



Sugarloaf

Sales Comparables - November 2023

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|-----------|---------------------|-------|----------------|-----|------|------------|---------------|-----------|--------|------------------|
| Sugarloaf | 671 Highland Ln | 1032 | \$ 406.00 | 2 | 1 | 11/8/2023 | \$ 420,000.00 | 4750 | 0.11 | 2350-546-20-0000 |
| Sugarloaf | 727 Los Angeles Ave | 830 | \$ 303.00 | 1 | 1 | 11/22/2023 | \$ 252,000.00 | 7500 | 0.17 | 2350-475-13-0000 |
| Sugarloaf | 657 Moreno Ln | 744 | \$ 403.00 | 2 | 2 | 11/13/2023 | \$ 300,000.00 | 4750 | 0.11 | 2350-622-50-0000 |
| Sugarloaf | 737 Pine Ln | 608 | \$ 439.00 | 2 | 1 | 11/30/2023 | \$ 267,000.00 | 2400 | 0.06 | 2350-637-13-0000 |
| Sugarloaf | 196 Riverside Ave | 532 | \$ 451.00 | 1 | 1 | 11/7/2023 | \$ 240,000.00 | 2500 | 0.06 | 2350-415-35-0000 |
| Sugarloaf | 218 Spruce Ln | 1532 | \$ 293.00 | 3 | 2 | 11/17/2023 | \$ 450,000.00 | 5000 | 0.11 | 2350-585-41-0000 |
| Sugarloaf | 226 Victoria Ln | 1050 | \$ 342.00 | 2 | 1 | 11/15/2023 | \$ 360,000.00 | 4875 | 0.11 | 2350-582-43-0000 |
| Sugarloaf | 192 Vista Ln | 456 | \$ 537.00 | 1 | 1 | 11/9/2023 | \$ 245,000.00 | 2375 | 0.05 | 2350-419-41-0000 |

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| Total Sales: | 8 |
| Average Sales Price: | \$316,750.00 |
| Average Square Feet: | 848 |