



# Canyon Lake

## Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Canyon Lake	22204 San Joaquin Dr W	6347	\$ 208.00	5	7	10/1/2025	\$ 1,325,000.00	8712	0.2	353-131-017
Canyon Lake	23755 Goetz Dr	840	\$ 458.00	2	1	10/7/2025	\$ 385,000.00	4791	0.11	350-211-034
Canyon Lake	29284 Big Range Rd	1816	\$ 578.00	3	3.5	10/10/2025	\$ 1,050,000.00	5662	0.13	353-042-002
Canyon Lake	23780 Newport Dr	760	\$ 657.00	2	1	10/10/2025	\$ 500,000.00	10018	0.23	350-253-030
Canyon Lake	22571 Canyon Lake Dr N	2630	\$ 684.00	3	3	10/14/2025	\$ 1,800,000.00	20908	0.48	354-052-005
Canyon Lake	28545 Connecticut Dr	1056	\$ 445.00	3	1.75	10/14/2025	\$ 470,000.00	15245	0.35	350-184-006
Canyon Lake	30880 Emperor Dr	1813	\$ 355.00	3	1.75	10/14/2025	\$ 645,000.00	7405	0.17	355-231-027
Canyon Lake	30356 Spray Dr	2357	\$ 296.00	4	2.5	10/14/2025	\$ 699,000.00	7840	0.18	355-102-018
Canyon Lake	23968 Goetz Dr	816	\$ 551.00	2	1	10/15/2025	\$ 450,000.00	10018	0.23	350-203-053
Canyon Lake	23570 Brook Dr	1800	\$ 313.00	3	2	10/17/2025	\$ 565,000.00	9147	0.21	351-152-012
Canyon Lake	22410 Canyon Lake Dr S	2071	\$ 338.00	2	2.75	10/20/2025	\$ 700,000.00	7405	0.17	354-083-013
Canyon Lake	29474 Longhorn Dr	2853	\$ 368.00	5	4	10/20/2025	\$ 1,050,000.00	16552	0.38	353-052-018
Canyon Lake	30210 Longhorn Dr	2754	\$ 357.00	3	2.5	10/21/2025	\$ 985,000.00	9147	0.21	354-213-006
Canyon Lake	30220 Red Lure Pl	2288	\$ 417.00	3	2.5	10/23/2025	\$ 955,000.00	6098	0.14	354-061-020
Canyon Lake	22430 Canyon Lake Dr S	3682	\$ 353.00	5	3	10/24/2025	\$ 1,300,000.00	7405	0.17	354-083-014
Canyon Lake	21998 Strawberry Ln	2190	\$ 525.00	3	2.5	10/24/2025	\$ 1,150,000.00	9583	0.22	354-242-025
Canyon Lake	29117 Big Range Rd	1580	\$ 439.00	3	2	10/28/2025	\$ 695,000.00	7405	0.17	353-034-006



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<b>Total Sales:</b>	17
<b>Average Sales Price:</b>	\$866,117.65
<b>Average Square Feet:</b>	2215