Santa Monica

Sales Comparables - September 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Santa Monica	2344 22nd St	1452	$ 1,549.00	2	2	9/1/2022	$ 2,250,000.00	6762	0.16	4273-017-019
Santa Monica	129 Hart Ave	920	$ 2,173.00	2	1	9/2/2022	$ 2,000,000.00	3133	0.07	4288-017-028
Santa Monica	469 25th St	3544	$ 1,417.00	5	3	9/7/2022	$ 5,025,000.00	8680	0.2	4278-003-024
Santa Monica	741 Navy St	1491	$ 995.00	5	3	9/7/2022	$ 1,485,000.00	2017	0.05	4287-034-025
Santa Monica	2523 3rd St	4722	$ 1,005.00	2	2	9/12/2022	$ 4,750,000.00	6177	0.14	4287-008-026
Santa Monica	457 15th St	3161	$ 1,445.00	4	4	9/12/2022	$ 4,570,000.00	10227	0.23	4279-028-026
Santa Monica	2425 20th St	1753	$ 1,140.00	3	2	9/13/2022	$ 2,000,000.00	6746	0.15	4273-019-001
Santa Monica	407 Upper Mesa Rd	2337	$ 2,589.00	1	1	9/13/2022	$ 6,051,000.00	5011	0.12	4410-021-029
Santa Monica	3021 Pearl St	3226	$ 1,038.00	4	4	9/15/2022	$ 3,350,000.00	5250	0.12	4270-006-022
Santa Monica	824 22nd St	4800	$ 1,161.00	5	5	9/15/2022	$ 5,575,000.00	8036	0.18	4277-004-004
Santa Monica	2818 Pearl St	2400	$ 1,214.00	3	3	9/15/2022	$ 2,915,000.00	8000	0.18	4270-015-081
Santa Monica	1325 Cedar St	2393	$ 1,550.00	4	3	9/16/2022	$ 3,710,000.00	6328	0.15	4284-029-006
Santa Monica	101 Larkin Pl	1836	$ 2,320.00	2	2	9/20/2022	$ 4,260,000.00	9694	0.22	4280-004-009
Santa Monica	2124 Hill St	912	$ 4,330.00	2	1	9/22/2022	$ 3,949,500.00	7013	0.16	4272-010-005
Santa Monica	410 15th St	3581	$ 1,682.00	4	3	9/23/2022	$ 6,025,000.00	7480	0.17	4279-031-010
Santa Monica	922 Berkeley St	2114	$ 2,223.00	2	3	9/27/2022	$ 4,700,000.00	8398	0.19	4266-005-056
Santa Monica	1018 Cedar St	1654	$ 1,541.00	2	2	9/28/2022	$ 2,550,000.00	5542	0.13	4284-011-015
Santa Monica	2210 23rd St	1604	$ 1,371.00	2	2	9/29/2022	$ 2,200,000.00	6765	0.16	4273-005-033
Santa Monica	1348 Hill St	2233	$ 1,442.00	4	2	9/30/2022	$ 3,220,000.00	6973	0.16	4285-014-002
Santa Monica	1010 Berkeley St	4510	$ 986.00	5	5	9/30/2022	$ 4,450,000.00	9089	0.21	4266-006-039

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Total Sales:	**20**
Average Sales Price:	**$3,751,775.00**
Average Square Feet:	**2532**