



Anza

Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Anza	60627 Tamatea Rd	2809	\$ 128.00	3	2.75	9/2/2025	\$ 360,000.00	112820	2.59	577-170-005
Anza	55480 Upper Valley Rd	360	\$ 852.00	1	1.75	9/10/2025	\$ 307,000.00	435600	10	573-040-007
Anza	58175 Bailey Rd	2368	\$ 185.00	3	2.75	9/30/2025	\$ 440,000.00	399880	9.18	579-120-016

Total Sales:	3
Average Sales Price:	\$369,000.00
Average Square Feet:	1846