



## Newberry Springs

Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Newberry Springs	44531 Tioga St	1008	\$ 168.00	2	1	9/3/2025	\$ 170,000.00	209088	4.8	0531-301-02-0000
Newberry Springs	41091 Chloride Rd	1296	\$ 70.00	3	2	9/18/2025	\$ 91,000.00	112384	2.58	0521-061-07-0000
Newberry Springs	49333 Riverside Rd	1128	\$ 390.00	2	2	9/25/2025	\$ 440,000.00	1736737	39.87	0530-152-37-0000
Newberry Springs	30884 Oriente Dr	1096	\$ 106.00	3	1	9/26/2025	\$ 117,000.00	94699	2.174	0528-102-01-0000

<b>Total Sales:</b>	4
<b>Average Sales Price:</b>	\$204,500.00
<b>Average Square Feet:</b>	1132

*Deemed reliable but not guaranteed*

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