



Canyon Lake

Sales Comparables - February 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Canyon Lake	22755 Canyon Lake Dr S	3371	\$ 222.00	3	2.5	2/2/2024	\$ 750,000.00	8712	0.2	354-092-034
Canyon Lake	30675 Spyglass Way	1655	\$ 347.00	3	2	2/5/2024	\$ 575,000.00	7405	0.17	354-152-012
Canyon Lake	22925 Pheasant Dr	2052	\$ 314.00	2	2.5	2/6/2024	\$ 645,000.00	7405	0.17	354-161-009
Canyon Lake	30718 Early Round Dr	2694	\$ 244.00	3	2.25	2/8/2024	\$ 660,000.00	8712	0.2	354-151-030
Canyon Lake	23541 Casa Bonita Ave	1401	\$ 374.00	3	2	2/9/2024	\$ 525,000.00	7405	0.17	351-096-023
Canyon Lake	22606 San Joaquin Dr W	4131	\$ 287.00	5	3.75	2/13/2024	\$ 1,186,500.00	7405	0.17	353-103-004
Canyon Lake	29365 Old Wrangler Rd	1714	\$ 370.00	3	1.75	2/14/2024	\$ 635,000.00	7840	0.18	353-022-030
Canyon Lake	22882 Giant Fir Pl	2400	\$ 333.00	4	2.5	2/15/2024	\$ 800,000.00	7405	0.17	353-172-019
Canyon Lake	31386 Emperor Dr	1999	\$ 305.00	3	1.75	2/16/2024	\$ 610,000.00	6969	0.16	355-221-011
Canyon Lake	30077 Skipjack Dr	1636	\$ 368.00	3	1.75	2/16/2024	\$ 603,000.00	7405	0.17	355-392-005
Canyon Lake	23100 Compass Dr	1634	\$ 384.00	3	1.75	2/21/2024	\$ 629,000.00	13939	0.32	353-232-015
Canyon Lake	28143 Cottontail Dr	1463	\$ 307.00	3	2	2/23/2024	\$ 450,000.00	7840	0.18	350-093-014
Canyon Lake	30835 Early Round Dr	2543	\$ 310.00	4	3	2/26/2024	\$ 790,000.00	7405	0.17	354-152-036
Canyon Lake	30186 Windward Dr	3751	\$ 359.00	5	4	2/27/2024	\$ 1,350,000.00	9583	0.22	355-401-001
Canyon Lake	23507 Canyon Lake Dr N	1457	\$ 439.00	3	1.75	2/28/2024	\$ 640,000.00	6969	0.16	355-051-001
Canyon Lake	30177 Spray Dr	2019	\$ 439.00	3	2	2/28/2024	\$ 888,000.00	7840	0.18	355-103-056
Canyon Lake	30623 Sea Horse Cir	1913	\$ 418.00	3	2.25	2/29/2024	\$ 800,000.00	6969	0.16	355-111-033



Lawyers Title

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Total Sales:	17
Average Sales Price:	\$737,441.18
Average Square Feet:	2225