



Canyon Lake

Sales Comparables - August 2018

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|-------------|--------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Canyon Lake | 22861 Mariner Dr | 1985 | \$ 220.00 | 3 | 2 | 8/1/2018 | \$ 437,000.00 | 7405 | 0.17 | 353-223-001 |
| Canyon Lake | 29793 Yellow Gold Dr | 1506 | \$ 207.00 | 3 | 2 | 8/2/2018 | \$ 312,500.00 | 7405 | 0.17 | 353-221-016 |
| Canyon Lake | 22872 Green Pine Dr | 1741 | \$ 224.00 | 3 | 2.25 | 8/3/2018 | \$ 390,000.00 | 7841 | 0.18 | 353-142-002 |
| Canyon Lake | 28535 Mountain View Pl | 816 | \$ 257.00 | 2 | 1 | 8/6/2018 | \$ 210,000.00 | 7405 | 0.17 | 350-181-016 |
| Canyon Lake | 23243 Canyon Lake Dr N | 2221 | \$ 243.00 | 4 | 2.75 | 8/7/2018 | \$ 541,000.00 | 7405 | 0.17 | 355-037-006 |
| Canyon Lake | 23250 Clipper Ct | 2531 | \$ 168.00 | 3 | 2.5 | 8/8/2018 | \$ 427,000.00 | 12197 | 0.28 | 351-181-012 |
| Canyon Lake | 31090 Emperor Dr | 1651 | \$ 257.00 | 3 | 1.75 | 8/9/2018 | \$ 425,000.00 | 8712 | 0.2 | 355-231-013 |
| Canyon Lake | 22870 Giant Fir Pl | 2190 | \$ 164.00 | 3 | 2.25 | 8/10/2018 | \$ 360,000.00 | 8276 | 0.19 | 353-172-018 |
| Canyon Lake | 29284 Longhorn Dr | 2496 | \$ 190.00 | 3 | 2.75 | 8/13/2018 | \$ 475,000.00 | 7841 | 0.18 | 353-041-005 |
| Canyon Lake | 22078 Mustang Ct | 2537 | \$ 197.00 | 5 | 4 | 8/13/2018 | \$ 500,000.00 | 8276 | 0.19 | 353-052-023 |
| Canyon Lake | 23651 Outrigger Dr | 1838 | \$ 201.00 | 3 | 1.75 | 8/16/2018 | \$ 370,000.00 | 6970 | 0.16 | 351-155-001 |
| Canyon Lake | 30032 Clear Water Dr | 1525 | \$ 377.00 | 3 | 1.75 | 8/17/2018 | \$ 575,000.00 | 6098 | 0.14 | 355-103-001 |
| Canyon Lake | 23975 Elsinore Ln | 1085 | \$ 204.00 | 2 | 1.5 | 8/20/2018 | \$ 222,000.00 | 4792 | 0.11 | 350-201-024 |
| Canyon Lake | 23530 Lake Dr | 1008 | \$ 223.00 | 2 | 1 | 8/20/2018 | \$ 225,000.00 | 4792 | 0.11 | 350-191-048 |
| Canyon Lake | 24164 Outrigger Dr | 1960 | \$ 216.00 | 4 | 2.5 | 8/20/2018 | \$ 425,000.00 | 10019 | 0.23 | 351-172-036 |
| Canyon Lake | 30415 Harbor Cir | 2295 | \$ 339.00 | 4 | 2.75 | 8/21/2018 | \$ 780,000.00 | 10019 | 0.23 | 355-411-029 |
| Canyon Lake | 30381 Big River Dr | 2121 | \$ 188.00 | 3 | 1.75 | 8/22/2018 | \$ 400,000.00 | 7405 | 0.17 | 355-192-011 |
| Canyon Lake | 23040 Giant Fir Pl | 1661 | \$ 246.00 | 3 | 1.75 | 8/24/2018 | \$ 410,000.00 | 7405 | 0.17 | 353-172-031 |
| Canyon Lake | 30431 Harbor Cir | 2076 | \$ 349.00 | 3 | 2 | 8/24/2018 | \$ 725,000.00 | 7405 | 0.17 | 355-411-031 |
| Canyon Lake | 22976 Mariner Dr | 1548 | \$ 274.00 | 3 | 1.75 | 8/24/2018 | \$ 425,000.00 | 9583 | 0.22 | 353-222-021 |
| Canyon Lake | 22961 Blue Bird Dr | 3321 | \$ 192.00 | 4 | 3 | 8/27/2018 | \$ 640,000.00 | 7405 | 0.17 | 354-103-016 |
| Canyon Lake | 23340 Blue Bird Dr | 1723 | \$ 255.00 | 3 | 2 | 8/27/2018 | \$ 440,000.00 | 7841 | 0.18 | 354-173-016 |
| Canyon Lake | 30833 Burning Tree Dr | 1875 | \$ 209.00 | 3 | 2.5 | 8/27/2018 | \$ 392,500.00 | 7405 | 0.17 | 355-272-012 |
| Canyon Lake | 30525 Longhorn Dr | 2644 | \$ 194.00 | 4 | 3 | 8/27/2018 | \$ 515,000.00 | 8276 | 0.19 | 354-241-004 |
| Canyon Lake | 23007 Canyon Lake Dr N | 2040 | \$ 171.00 | 3 | 1.75 | 8/30/2018 | \$ 350,000.00 | 7405 | 0.17 | 354-062-004 |
| Canyon Lake | 23030 Gray Fox Dr | 5065 | \$ 280.00 | 3 | 3.5 | 8/30/2018 | \$ 1,420,000.00 | | | 355-131-009 |
| Canyon Lake | 29806 Santa Maria Dr | 1488 | \$ 282.00 | 3 | 1.75 | 8/30/2018 | \$ 420,000.00 | 7841 | 0.18 | 351-171-016 |
| Canyon Lake | 22961 Sierra Trl | 1752 | \$ 236.00 | 3 | 1.75 | 8/30/2018 | \$ 415,000.00 | 8276 | 0.19 | 353-182-006 |
| Canyon Lake | 23726 Cheyenne Canyon Dr | 1617 | \$ 225.00 | 3 | 2 | 8/31/2018 | \$ 364,000.00 | 8712 | 0.2 | 351-222-005 |
| Canyon Lake | 30333 Cinnamon Teal Dr | 2187 | \$ 298.00 | 3 | 2 | 8/31/2018 | \$ 652,500.00 | 7841 | 0.18 | 355-171-005 |

Deemed reliable but not guaranteed

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|-------------|-------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Canyon Lake | 29168 Yosemite Pl | 2720 | \$ 169.00 | 4 | 2.75 | 8/31/2018 | \$ 460,000.00 | 10890 | 0.25 | 353-152-012 |

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|-----------------------------|--------------|
| Total Sales: | 31 |
| Average Sales Price: | \$474,306.45 |
| Average Square Feet: | 2039 |

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