



Anza
Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Anza	38580 Howard Rd	980	\$ 356.00	3	2	4/4/2023	\$ 349,000.00	115434	2.65	573-310-005
Anza	61455 Indian Paint Brush Rd	1409	\$ 369.00	3	1.75	4/6/2023	\$ 520,000.00	202989	4.66	577-420-041
Anza	54310 Cave Rock Rd	586	\$ 597.00	1	1	4/11/2023	\$ 350,000.00	871200	20	573-320-012
Anza	61450 Burnt Valley Rd	1892	\$ 343.00	3	1.75	4/17/2023	\$ 650,000.00	426016	9.78	577-080-032
Anza	38281 Western Hills Rd	1248	\$ 342.00	3	1.75	4/19/2023	\$ 427,500.00	210830	4.84	572-090-013
Anza	38331 Western Hills Rd	1648	\$ 342.00	2	1	4/20/2023	\$ 565,000.00	210830	4.84	572-090-023

Total Sales:	6
Average Sales Price:	\$476,916.67
Average Square Feet:	1294