



## Canyon Lake

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Canyon Lake	22973 Compass Dr	1506	\$ 381.00	3	1.75	4/3/2023	\$ 575,000.00	6969	0.16	353-231-019
Canyon Lake	30336 Buck Tail Dr	2332	\$ 351.00	4	2.5	4/4/2023	\$ 820,000.00	7405	0.17	355-232-026
Canyon Lake	24003 Outrigger Dr	2198	\$ 291.00	4	2.25	4/4/2023	\$ 640,000.00	8276	0.19	351-171-034
Canyon Lake	30430 Cinnamon Teal Dr	1579	\$ 389.00	3	1.75	4/10/2023	\$ 615,000.00	7405	0.17	355-173-011
Canyon Lake	30160 Spray Dr	1732	\$ 328.00	3	2	4/10/2023	\$ 569,000.00	8276	0.19	355-102-011
Canyon Lake	29346 Vacation Dr	1701	\$ 74.00	2	1.75	4/10/2023	\$ 126,000.00	7840	0.18	353-182-018
Canyon Lake	21693 Appaloosa Ct	1782	\$ 258.00	3	2	4/11/2023	\$ 460,000.00	7405	0.17	354-220-033
Canyon Lake	24154 Canyon Lake Dr N	3755	\$ 163.00	5	4.25	4/12/2023	\$ 615,000.00	10018	0.23	355-392-019
Canyon Lake	23190 Biggs Ln	744	\$ 470.00	2	1	4/17/2023	\$ 350,000.00	9147	0.21	351-123-016
Canyon Lake	29620 Bonanza Pl	3844	\$ 292.00	4	3.5	4/19/2023	\$ 1,125,000.00	9583	0.22	353-201-012
Canyon Lake	27781 Cold Springs Rd	2346	\$ 287.00	3	2	4/19/2023	\$ 675,000.00	51400	1.18	335-040-006
Canyon Lake	22725 Canyon Lake Dr N	2010	\$ 276.00	3	2	4/20/2023	\$ 555,000.00	7405	0.17	354-051-010
Canyon Lake	22434 Loch Lomond Dr	2682	\$ 307.00	3	2.5	4/20/2023	\$ 825,000.00	6534	0.15	354-131-001
Canyon Lake	28475 Mountain View Pl	970	\$ 401.00	2	1	4/20/2023	\$ 389,500.00	12632	0.29	350-122-021
Canyon Lake	30181 Point Marina Dr	1423	\$ 411.00	3	1.75	4/21/2023	\$ 585,000.00	7405	0.17	355-091-007
Canyon Lake	22046 San Joaquin Dr W	2381	\$ 440.00	4	3	4/21/2023	\$ 1,050,000.00	11325	0.26	353-181-003
Canyon Lake	22460 Village Way Dr	2604	\$ 422.00	3	2.5	4/21/2023	\$ 1,100,000.00	10018	0.23	354-083-005
Canyon Lake	30163 Yellow Feather Dr	1497	\$ 327.00	3	1.75	4/24/2023	\$ 490,000.00	7840	0.18	355-033-009
Canyon Lake	23946 Goetz Dr	368	\$ 388.00	2	1.75	4/27/2023	\$ 143,000.00	5227	0.12	350-203-032
Canyon Lake	22908 Canyon Lake Dr S	2524	\$ 261.00	3	1.75	4/28/2023	\$ 660,000.00	7405	0.17	354-172-006
Canyon Lake	23596 Cassandra Dr	754	\$ 596.00	2	1	4/28/2023	\$ 450,000.00	5227	0.12	350-231-038

Deemed reliable but not guaranteed

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<b>Total Sales:</b>	21
<b>Average Sales Price:</b>	\$610,357.14
<b>Average Square Feet:</b>	1940