



Needles

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Needles	832 Beach Dr	1833	\$ 177.00	3	2	4/3/2023	\$ 325,000.00	7500	0.17	0660-331-02-0000
Needles	2113 El Monte St	2220	\$ 29.00	3	2	4/11/2023	\$ 65,000.00	9300	0.21	0185-291-03-0000
Needles	1901 Peru St	1110	\$ 148.00	3	2	4/11/2023	\$ 165,000.00	8190	0.19	0185-283-08-0000
Needles	52445 Maruba Rd	2230	\$ 123.00	1	1	4/13/2023	\$ 275,000.00	3484800	80	0567-111-37-0000
Needles	104 Monterey St	1278	\$ 148.00	1	1	4/21/2023	\$ 190,000.00	10000	0.23	0186-236-13-0000

Total Sales:	5
Average Sales Price:	\$204,000.00
Average Square Feet:	1734

Deemed reliable but not guaranteed

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