



# Cedarpines Park

Sales Comparables - August 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Cedarpines Park	21691 Sawpit Canyon Rd	994	\$ 503.00	3	2	8/10/2023	\$ 500,000.00	36537	0.84	0342-153-65-0000
Cedarpines Park	344 Lovers Ln	704	\$ 262.00	2	1	8/10/2023	\$ 185,000.00	7680	0.18	0342-278-25-0000
Cedarpines Park	21740 Buckthorne Dr	950	\$ 389.00	2	1	8/25/2023	\$ 370,000.00	15308	0.35	0342-203-41-0000
Cedarpines Park	439 Long Beach Ave	2040	\$ 219.00	5	2	8/30/2023	\$ 447,000.00	9950	0.23	0342-288-21-0000

<b>Total Sales:</b>	<b>4</b>
<b>Average Sales Price:</b>	<b>\$375,500.00</b>
<b>Average Square Feet:</b>	<b>1172</b>

Deemed reliable but not guaranteed

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