



## Twin Peaks

Sales Comparables - February 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Twin Peaks	Mid Ln					2/5/2024	\$ 7,500.00	2687	0.06	0339-247-02-0000
Twin Peaks	244 Squirrel Dr	3932	\$ 301.00	4	4	2/6/2024	\$ 1,185,000.00	22700	0.52	0334-415-07-0000
Twin Peaks	449 Cedarbrook Dr	1412	\$ 347.00	2	2	2/8/2024	\$ 490,000.00	7300	0.17	0334-052-29-0000
Twin Peaks	684 Grass Valley Rd	1148	\$ 274.00	3	2	2/15/2024	\$ 315,000.00	11800	0.27	0334-202-28-0000
Twin Peaks	923 Willow Springs Rd	1708	\$ 245.00	3	2	2/20/2024	\$ 420,000.00	9900	0.23	0334-261-15-0000
Twin Peaks	26442 Lake Forest Dr	2276	\$ 215.00	4	2	2/21/2024	\$ 490,000.00	4500	0.1	0334-163-10-0000
Twin Peaks	25606 North Rd	976	\$ 563.00	2	1	2/29/2024	\$ 550,000.00	10996	0.25	0339-246-37-0000

<b>Total Sales:</b>	7
<b>Average Sales Price:</b>	\$493,928.57
<b>Average Square Feet:</b>	1909