



**Twin Peaks**  
Sales Comparables - July 2023

| City       | Address           | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price   | Lot Sq Ft | Lot Ac | APN              |
|------------|-------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|------------------|
| Twin Peaks | 26452 Alpine Ln   | 616   | \$ 422.00      | 2   | 1    | 7/6/2023  | \$ 260,000.00 | 4530      | 0.1    | 0334-162-35-0000 |
| Twin Peaks | 547 Rose Ln       | 1420  | \$ 269.00      | 3   | 1    | 7/7/2023  | \$ 382,000.00 | 5250      | 0.12   | 0334-111-19-0000 |
| Twin Peaks | 26237 Boulder Ln  | 1901  | \$ 268.00      | 4   | 2    | 7/7/2023  | \$ 510,000.00 | 4060      | 0.09   | 0334-105-26-0000 |
| Twin Peaks | 842 Forest Gln Rd | 2364  | \$ 249.00      | 4   | 3    | 7/24/2023 | \$ 590,000.00 | 13595     | 0.31   | 0339-221-61-0000 |
| Twin Peaks | 674 Rose Ln       | 1628  | \$ 220.00      | 3   | 2    | 7/24/2023 | \$ 359,000.00 | 13100     | 0.3    | 0334-121-31-0000 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 5            |
| <b>Average Sales Price:</b> | \$420,200.00 |
| <b>Average Square Feet:</b> | 1586         |

Deemed reliable but not guaranteed

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