



# Cedarpines Park

Sales Comparables - June 2023

| City            | Address             | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price   | Lot Sq Ft | Lot Ac | APN              |
|-----------------|---------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|------------------|
| Cedarpines Park | 21710 Peak Cir S    | 1728  | \$ 204.00      | 4   | 2    | 6/9/2023  | \$ 353,000.00 | 9500      | 0.22   | 0342-104-16-0000 |
| Cedarpines Park | 227 Fir St          | 660   | \$ 507.00      | 2   | 2    | 6/15/2023 | \$ 335,000.00 | 13497     | 0.31   | 0342-255-50-0000 |
| Cedarpines Park | 419 Willow Witch Rd | 1070  | \$ 266.00      | 2   | 1    | 6/22/2023 | \$ 285,000.00 | 5400      | 0.12   | 0342-283-34-0000 |

|                             |                     |
|-----------------------------|---------------------|
| <b>Total Sales:</b>         | <b>3</b>            |
| <b>Average Sales Price:</b> | <b>\$324,333.33</b> |
| <b>Average Square Feet:</b> | <b>1153</b>         |

Deemed reliable but not guaranteed

**Cedarpines Park**

Deemed reliable but not guaranteed