



Forest Falls

Sales Comparables - January 2018

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|--------------|------------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Forest Falls | 41024 Oak Dr | 520 | \$ 134.00 | 2 | 1 | 1/3/2018 | \$ 70,000.00 | 8200 | 0.19 | 0323-344-16 |
| Forest Falls | 41434 Valley Of The Falls Dr | 1672 | \$ 167.00 | 3 | 1 | 1/10/2018 | \$ 280,000.00 | 6000 | 0.14 | 0323-403-09 |
| Forest Falls | 41099 Pine Dr | 660 | \$ 328.00 | 2 | 1 | 1/12/2018 | \$ 217,000.00 | 6120 | 0.14 | 0323-363-20 |
| Forest Falls | 9360 Spring Dr | 1920 | \$ 96.00 | 2 | 2 | 1/26/2018 | \$ 185,000.00 | 6400 | 0.15 | 0323-372-09 |

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|-----------------------------|--------------|
| Total Sales: | 4 |
| Average Sales Price: | \$188,000.00 |
| Average Square Feet: | 1193 |

Deemed reliable but not guaranteed

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