



Cedarpines Park

Sales Comparables - March 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Cedarpines Park	460 Fir St	976	\$59.00	2	1	3/19/2018	\$ 58,500.00	11300	0.26	0342-285-32
Cedarpines Park	633 Burnt Mill Canyon Rd	1070	\$212.00	3	2	3/22/2018	\$ 227,000.00	30149	0.69	0342-072-47
Cedarpines Park	22844 Crest Forest Dr	1000	\$227.00	1	1	3/23/2018	\$ 227,000.00	5600	0.13	0343-203-30
Cedarpines Park	21551 Buckthorn Dr	728	\$109.00	1	1	3/27/2018	\$ 80,000.00	18234	0.42	0342-195-10
Cedarpines Park	466 Willow Witch Rd	504	\$218.00	1	1	3/27/2018	\$ 110,000.00	5960	0.14	0342-282-50
Cedarpines Park	572 Mozumdar Dr	932	\$139.00	2	1	3/28/2018	\$ 130,000.00	10950	0.25	0342-051-05
Cedarpines Park	21973 Crest Forest Dr	816	\$226.00	2	1	3/29/2018	\$ 185,000.00	5700	0.13	0342-266-43
Cedarpines Park	22040 Crest Forest Dr	537	\$214.00	1	1	3/30/2018	\$ 115,000.00	7500	0.17	0342-285-10

Total Sales:	8
Average Sales Price:	\$141,562.50
Average Square Feet:	820