



Cedarpines Park

Sales Comparables - July 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Cedarpines Park	22077 Mockingbird Ln	1392	\$ 154.00	2	1	7/3/2018	\$ 215,000.00	9290	0.21	0342-174-06
Cedarpines Park	221 Sawpit Creek Spur	2278	\$ 195.00	4	3	7/17/2018	\$ 445,000.00	233917	5.37	0341-251-24
Cedarpines Park	21820 Fern Canyon Rd	805	\$ 112.00	1	1	7/19/2018	\$ 90,500.00	9845	0.23	0342-166-25
Cedarpines Park	1078 Playground Dr	2364	\$ 179.00	4	1	7/19/2018	\$ 425,000.00	8950	0.21	0344-104-37
Cedarpines Park	980 Oak Dr	744	\$ 266.00	2	1	7/26/2018	\$ 198,000.00	7710	0.18	0344-102-13
Cedarpines Park	227 Fir St	660	\$ 196.00	2	2	7/27/2018	\$ 130,000.00	13504	0.31	0342-255-50

Total Sales:	6
Average Sales Price:	\$250,583.33
Average Square Feet:	1374

Deemed reliable but not guaranteed

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