



Cedarpines Park

Sales Comparables - September 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Cedarpines Park	172 Nardi Ln	1632	\$ 150.00	3	2	9/13/2018	\$ 245,000.00	7235	0.17	0342-225-42
Cedarpines Park	22759 Valley View Dr	2012	\$ 202.00	3	2	9/17/2018	\$ 408,000.00	27500	0.63	0344-113-03
Cedarpines Park	22008 Crest Forest Dr	622	\$ 167.00	1	1	9/21/2018	\$ 104,000.00	2500	0.06	0342-285-22
Cedarpines Park	22384 Crest Forest Dr	1587	\$ 9.00	2	2	9/24/2018	\$ 15,000.00	12850	0.29	0344-051-65

Total Sales:	4
Average Sales Price:	\$193,000.00
Average Square Feet:	1463