



**Twin Peaks**  
Sales Comparables - December 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Twin Peaks	384 Cedar Brook Dr	1470	\$ 193.00	3	2	12/10/2018	\$ 285,000.00	14062	0.32	0334-041-50-0000
Twin Peaks	835 Lo Ln	820	\$ 213.00	2	1	12/17/2018	\$ 175,000.00	5000	0.11	0339-224-07-0000
Twin Peaks	25816 Middle Rd	1869	\$ 176.00	3	1	12/18/2018	\$ 329,000.00	11900	0.27	0334-382-02-0000
Twin Peaks	26200 Boulder Ln	1440	\$ 166.00	3	1	12/28/2018	\$ 240,000.00	5010	0.12	0334-102-55-0000
Twin Peaks	850 Glen View Ln	946	\$ 204.00	2	2	12/28/2018	\$ 193,000.00	12040	0.28	0334-144-19-0000

<b>Total Sales:</b>	5
<b>Average Sales Price:</b>	\$244,400.00
<b>Average Square Feet:</b>	1309