



Twin Peaks

Sales Comparables - March 2024

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|------------|----------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|------------------|
| Twin Peaks | 26431 Alpine Ln | 1344 | \$ 319.00 | 3 | 1 | 3/6/2024 | \$ 430,000.00 | 3000 | 0.07 | 0334-172-13-0000 |
| Twin Peaks | 722 Clubhouse Dr | 1546 | \$ 336.00 | 4 | 1 | 3/12/2024 | \$ 520,000.00 | 7314 | 0.17 | 0334-122-18-0000 |
| Twin Peaks | 26131 Lake Forest Dr | 1080 | \$ 185.00 | 3 | 2 | 3/15/2024 | \$ 200,000.00 | 4360 | 0.1 | 0334-102-21-0000 |
| Twin Peaks | 357 Cedarbrook Dr | 1240 | \$ 375.00 | 2 | 2 | 3/27/2024 | \$ 465,000.00 | 7000 | 0.16 | 0334-023-14-0000 |
| Twin Peaks | 26220 Circle Dr | 1520 | \$ 398.00 | 3 | 1 | 3/27/2024 | \$ 605,000.00 | 10200 | 0.23 | 0334-351-18-0000 |
| Twin Peaks | 25978 Mile Pine Rd | 882 | \$ 453.00 | 2 | 1 | 3/27/2024 | \$ 400,000.00 | 14700 | 0.34 | 0336-191-06-0000 |
| Twin Peaks | 26174 Boulder Ln | 1088 | \$ 334.00 | 2 | 1 | 4/1/2024 | \$ 364,000.00 | 10110 | 0.23 | 0334-102-47-0000 |

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| Total Sales: | 7 |
| Average Sales Price: | \$426,285.71 |
| Average Square Feet: | 1243 |