



Cedarpines Park

Sales Comparables - March 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Cedarpines Park	21615 Peak Cir	772	\$ 233.00	2	1	3/3/2022	\$ 180,000.00	15757	0.36	0342-142-31-0000
Cedarpines Park	493 Mozumdar Dr	342	\$ 124.00	1	1	3/4/2022	\$ 42,500.00	3698	0.08	0342-121-01-0000
Cedarpines Park	365 Lovers Ln	620	\$ 217.00	2	1	3/8/2022	\$ 135,000.00	3744	0.09	0342-283-19-0000
Cedarpines Park	21510 Crest Forest Dr	1824	\$ 211.00	3	3	3/14/2022	\$ 385,000.00	3600	0.08	0342-231-03-0000
Cedarpines Park	21642 Crest Forest Dr	1504	\$ 259.00	4	2	3/17/2022	\$ 390,000.00	7120	0.16	0342-204-29-0000
Cedarpines Park	491 Willow Witch Rd	572	\$ 192.00		1	3/25/2022	\$ 110,000.00	4000	0.09	0342-283-02-0000

Total Sales:	6
Average Sales Price:	\$207,083.33
Average Square Feet:	939

Deemed reliable but not guaranteed

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