



## Twin Peaks

Sales Comparables - January 2024

| City       | Address                 | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price  | Lot Sq Ft | Lot Ac | APN              |
|------------|-------------------------|-------|----------------|-----|------|-----------|--------------|-----------|--------|------------------|
| Twin Peaks | 25903 State Highway 189 | 840   | \$130.00       | 2   | 1    | 1/5/2024  | \$110,000.00 | 16400     | 0.38   | 0336-201-09-0000 |
| Twin Peaks | 26204 Boulder Ln        | 1440  | \$243.00       | 4   | 2    | 1/11/2024 | \$350,000.00 | 3700      | 0.08   | 0334-102-01-0000 |
| Twin Peaks | 636 Longview Dr         | 2117  | \$252.00       | 3   | 2    | 1/12/2024 | \$535,000.00 | 4000      | 0.09   | 0334-211-03-0000 |
| Twin Peaks | 25661 Mid Ln            | 1419  | \$281.00       | 3   | 2    | 1/23/2024 | \$400,000.00 | 14880     | 0.34   | 0339-247-54-0000 |
| Twin Peaks | 598 Rose Ln             | 1620  | \$55.00        | 1   | 1    | 1/26/2024 | \$90,000.00  | 11423     | 0.26   | 0334-106-68-0000 |
| Twin Peaks | 644 Rose Ln             | 920   | \$195.00       | 2   | 1    | 1/29/2024 | \$180,000.00 | 13310     | 0.31   | 0334-121-33-0000 |
| Twin Peaks | 258 Grandview           | 2364  | \$226.00       | 3   | 2    | 1/31/2024 | \$534,500.00 | 10536     | 0.24   | 0334-021-06-0000 |

|                             |                     |
|-----------------------------|---------------------|
| <b>Total Sales:</b>         | <b>7</b>            |
| <b>Average Sales Price:</b> | <b>\$314,214.29</b> |
| <b>Average Square Feet:</b> | <b>1531</b>         |