



Comps Report

City/State: MURRIETA CA

March 2008

Address	TG Map	SalePrice	Sq. Feet	Price/Foot	Beds	Baths	YearBuilt	SaleDate
26380 ARBORETUM WAY 603		132,000	730	181	1	1.0	2004	3/21/2008
26390 ARBORETUM WAY 3008		140,000	787	178	1	1.0	2004	3/25/2008
26320 ARBORETUM WAY 308		147,000	787	187	1	1.0	2004	3/28/2008
30312 BUCCANEER BAY F		163,500	961	170	2	2.0	2001	3/27/2008
39169 ANCHOR BAY F		164,500	961	171	2	2.0	2002	3/12/2008
41410 JUNIPER ST 1223		170,000	1,159	147	2	2.0	2005	3/26/2008
41410 JUNIPER ST 413		175,000	1,159	151	2	2.0	2005	3/27/2008
39285 CAMINO LAS POSITAS	928-D2	210,000	1,353	155	3	2.0	1989	3/7/2008
39255 TURTLE BAY D		210,000	1,387	151	3	3.0	2002	3/31/2008
39731 ALMANSA CT	928-B2	212,500	1,591	134	3	3.0	1991	3/18/2008
28362 WELLSVILLE ST		215,000	1,441	149	3	3.0	2005	3/21/2008
39918 ASHWOOD LN		218,000	1,664	131	3	3.0	1997	3/28/2008
25714 BARCLAY DR	928-F6	223,000	1,555	143	4	2.0	1997	3/27/2008
24035 TARRAGONA DR	928-C2	224,000	1,304	172	3	2.0	1988	3/18/2008
40001 NOTTINGHILL RD		231,500	1,555	149	4	2.0	1995	3/18/2008
24107 FIVE TRIBES TRL		236,000	1,646	143	3	3.0	1988	3/6/2008
24339 VIA LAS JUNITAS	928-D2	240,000	1,386	173	3	2.0	1989	3/5/2008
39661 WILD FLOWER DR		240,000	1,640	146	4	3.0	1988	3/28/2008
35844 BREDA AVE		242,000	1,464	165	3	3.0	2005	3/11/2008
40784 GINGER BLOSSOM CT		243,000	2,155	113	4	3.0	1989	3/25/2008
24464 VIA LAS JUNITAS	928-D2	245,000	1,386	177	3	2.0	1989	3/18/2008
25268 SHADESCALE DR	928-E5	245,000	1,493	164	4	2.0	1988	3/12/2008
24580 CALLE SAN VICENTE		250,000	1,528	164	3	2.0	1990	3/21/2008
33626 MARIGOLD LN		252,000	2,301	110	3	3.0	2002	3/21/2008
39238 ETERNITY LN	929-A7	253,000	1,512	167	3	3.0	2001	3/19/2008
28308 TRIESE ST		255,000	1,626	157	3	3.0	2005	3/5/2008
39674 OLD SPRING RD	928-G5	258,000	1,354	191	3	2.0	1988	3/5/2008
39521 TANGLETREE WAY		260,000	1,810	144	3	3.0	1997	3/21/2008
24043 FIVE TRIBES TRL	928-B1	260,954	1,646	159	3	3.0	1988	3/20/2008
24026 COLMAR LN	928-A3	263,000	2,030	130	4	2.0	1998	3/25/2008
30166 DESTINY DR	929-A7	263,500	1,512	174	3	3.0	2000	3/28/2008
31175 HIDDEN LAKE DR		265,000	2,180	122	3	3.0	2004	3/28/2008
27939 WINTERGROVE WAY		265,000	2,671	99	4	3.0	2001	3/24/2008
28415 WARE ST		265,000	2,065	128	3	2.0	2005	3/28/2008
40575 SYMERON WAY	928-C5	265,000	2,164	122	4	3.0	1989	3/14/2008
39291 MEMORY DR	929-A6	266,000	2,862	93	4	4.0	2001	3/20/2008



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41616 MAGNOLIA ST	927-H4	267,772	2,331	115	4	3.0	1990	3/31/2008
25872 MARCO POLO ST		270,000	1,920	141	3	3.0	2005	3/27/2008
33637 AZALEA LN		270,500	2,459	110	4	3.0	2003	3/6/2008
39735 Highbury DR	928-F5	275,000	2,137	129	3	3.0	1988	3/20/2008
40649 SYMERON WAY	928-C5	275,000	2,164	127	4	3.0	1989	3/14/2008
36312 THOUSAND OAKS PL		275,000	2,224	124	3	3.0	2004	3/12/2008
37991 VERANDA WAY		276,000	2,065	134	3	2.0	2005	3/7/2008
40227 VIA REATA	928-C4	280,000	2,086	134	4	3.0	1997	3/21/2008
24362 ECHO RIDGE DR	928-C2	280,000	1,750	160	3	3.0	1988	3/7/2008
24079 FUSCHIA CT	927-J4	280,000	2,700	104	4	3.0	1989	3/6/2008
39433 TIBURON DR		285,000	3,434	83	4	4.0	2003	3/11/2008
41604 EVENING SHADE PL		285,000	3,291	87	5	3.0	2004	3/28/2008
23953 CONSTANTINE DR	927-J3	290,000	2,075	140	4	3.0	1992	3/10/2008
38669 CLEARBROOK DR		290,000	3,113	93	4	3.0	2002	3/31/2008
29916 CIRCINUS ST		293,000	1,992	147	3	3.0	2005	3/5/2008
33667 SUNDROP AVE		294,000	2,386	123	3	3.0	2004	3/21/2008
25884 MARCO POLO ST		295,000	2,053	144	4	3.0	2005	3/5/2008
40982 BOUVIER CT	927-H2	299,000	2,897	103	3	3.0	2002	3/26/2008
31649 ROSALES AVE		300,000	2,579	116	3	3.0	2004	3/6/2008
40125 JULIANNE DR	928-G7	300,000	2,487	121	4	3.0	2001	3/5/2008
24030 FUSCHIA CT	927-J4	300,000	2,700	111	4	3.0	1989	3/6/2008
38239 HERMOSA CT		305,000	2,648	115	4	3.0	2004	3/7/2008
40589 SYMPHONY PARK LN		307,000	1,772	173	4	2.0	1998	3/3/2008
38279 HERMOSA CT		309,000	2,916	106	4	3.0	2004	3/6/2008
39299 CORTE ALISOS		309,000	2,584	120	4	3.0	1994	3/3/2008
38440 MAGDELENA ST		310,000	2,579	120	3	3.0	2005	3/28/2008
31483 CREEK SIDE CT		310,000	3,213	96	4	4.0	2003	3/28/2008
26979 HOLLY GROVE CT		310,000	2,668	116	4	3.0	2003	3/19/2008
40396 SADDLEBROOK ST		310,000	3,220	96	4	3.0	2000	3/12/2008
30583 MUIR CT		310,000	2,825	110	4	4.0	2003	3/25/2008
41996 YUKON CT		315,000	2,621	120	3	3.0	1999	3/10/2008
26725 PEACHWOOD DR		315,000	3,067	103	5	3.0	2001	3/14/2008
33715 SUNDROP AVE		315,000	2,648	119	4	3.0	2004	3/25/2008
38488 TRANQUILA AVE		315,000	2,648	119	4	3.0	2003	3/21/2008
33675 SHAMROCK LN		316,000	2,985	106	4	3.0	2002	3/19/2008
42288 WILDWOOD LN		317,000	2,784	114	3	3.0	2002	3/27/2008



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40090 JAYLENE ST		320,000	2,208	145	3	3.0	2005	3/13/2008
23573 SPINDLE WAY	898-A7	320,000	2,162	148	4	3.0	1989	3/21/2008
38852 ROCKINGHORSE RD		320,000	2,706	118	4	3.0	2002	3/5/2008
29295 WRANGLER DR		321,000	3,675	87	4	3.0	2002	3/31/2008
36313 THOUSAND OAKS PL		323,000	2,224	145	3	3.0	2004	3/4/2008
40514 CARLY CT		325,000	2,725	119	4	3.0	2004	3/7/2008
26559 EVERGREEN AVE	928-H7	325,000	3,369	96		3.0	2001	3/17/2008
40322 CAMBRIDGE ST		327,000	3,137	104	4	3.0	2001	3/28/2008
38174 SHERWOOD ST		328,000	2,371	138	3	3.0	2002	3/21/2008
31464 ORCHARD LN		330,000	2,761	120	4	3.0	2002	3/4/2008
39657 CALLE AZUCAR		330,000	3,153	105	5	3.0	2001	3/31/2008
40335 SEQUOIA ST		335,000	2,531	132	4	3.0	2001	3/27/2008
29818 YORKTON RD		335,000	3,595	93	5	5.0	2000	3/31/2008
23382 BLUE GARDENIA LN		336,000	3,070	109	4	3.0	2003	3/27/2008
27768 POST OAK PL		337,000	3,238	104	4	3.0	2004	3/11/2008
41963 CAMERYN CT		339,000	2,328	146	3	3.0	2000	3/12/2008
42744 MOUNTAIN SHADOW RD		339,500	2,095	162	3	2.0	1995	3/28/2008
33635 EUGENIA LN		340,000	3,175	107	4	3.0	2002	3/17/2008
23856 MATADOR WAY	928-A2	340,000	2,646	128	4	3.0	1998	3/3/2008
38068 FLORAL CIR		345,000	3,067	112	5	3.0	2001	3/20/2008
38251 HAZELWOOD ST		345,000	2,838	122	3	3.0	2002	3/31/2008
29245 BRANWIN CT		345,000	2,420	143	3	3.0	2004	3/12/2008
23586 SARATOGA SPRINGS PL		347,000	6,358	55	5	3.0	2003	3/14/2008
40184 PROVOST CT		350,000	3,023	116	4	3.0	2002	3/19/2008
27433 MURRIETA OAKS AVE		350,000	3,371	104	4	3.0	2004	3/13/2008
22917 BELCARA PL		350,000	3,020	116	5	3.0	2005	3/18/2008
38266 SHADOW CRK		350,000	2,794	125	4	3.0	2001	3/31/2008
39306 VIA BELLEZA		350,000	2,608	134	4	3.0	2001	3/5/2008
38655 MEMBERS CLUB DR		351,000	3,113	113	3	3.0	2004	3/7/2008
24152 GOLDEN MIST DR		355,000	3,233	110	4	3.0	2005	3/14/2008
23358 SARATOGA SPRINGS PL		360,000	3,179	113	4	3.0	2003	3/25/2008
29774 MASTERS DR		360,000	2,720	132	4	3.0	2005	3/20/2008
40219 MIRIAM WAY		360,000	2,788	129	4	3.0	2005	3/7/2008
39610 CALLE AZUCAR		363,000	3,411	106	5	4.0	2001	3/11/2008
23563 KATHRYN ST		367,000	3,686	100	5	4.0	2004	3/28/2008
26125 SHADY BROOK CIR		370,000	3,357	110	5	5.0	2000	3/14/2008



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29340 WRANGLER DR		372,000	3,675	101	4	3.0	2002	3/28/2008
33844 SALVIA LN		374,000	4,043	93	4	4.0	2003	3/21/2008
23360 WHITE OAK LN		374,000	2,794	134	4	3.0	2000	3/31/2008
23439 SCOOTER WAY		375,000	3,187	118	4	3.0	2003	3/18/2008
27286 SNOWFIELD ST		375,000	3,312	113	5	5.0	2005	3/20/2008
39781 BAIRD CT		380,000	3,348	114	5	4.0	2004	3/31/2008
29764 MASTERS DR		382,000	3,233	118	4	3.0	2005	3/19/2008
37274 HARVEST DR		389,000	3,677	106	5	3.0	2005	3/14/2008
29224 PEBBLE BEACH DR	868-C1	390,000	3,491	112	4	4.0	2000	3/28/2008
39462 CHECKER CT		390,000	2,386	163	3	3.0	2004	3/21/2008
40984 OAK CREEK RD	927-H2	395,000	3,406	116	4	3.0	2002	3/14/2008
26357 NORMA JEAN PL		397,000	3,613	110	5	4.0	2005	3/3/2008
42210 SAGEWOOD ST		400,000	2,587	155	4	3.0	2002	3/25/2008
36037 RAVELLO CT	928-B1	400,000	3,176	126	5	3.0	1990	3/7/2008
38585 CLEARBROOK DR		400,000	3,301	121	4	3.0	2003	3/28/2008
23785 VIA MADRID	898-C7	400,000	3,094	129	4	3.0	1990	3/28/2008
27189 PUMPKIN ST		401,000	3,532	114	4	3.0	2004	3/7/2008
22918 BELCARA PL		407,500	3,646	112	6	4.0	2005	3/25/2008
38042 ENCANTO RD		415,000	3,613	115	4	3.0	2004	3/28/2008
23548 KATHRYN ST		417,000	3,814	109	5	4.0	2004	3/7/2008
27186 CORAL BELLS WAY		420,000	3,676	114	3	4.0	2004	3/5/2008
41534 GRAND VIEW DR		430,000	3,255	132	4	4.0	2002	3/26/2008
27368 DESERT WILLOW ST		430,000	3,962	109	5	4.0	2003	3/20/2008
24367 WHITAKER WAY		443,000	3,711	119	5	5.0	2005	3/24/2008
36906 DOREEN DR		445,000	4,239	105	6	5.0	2005	3/21/2008
24351 WHITAKER WAY		446,000	3,711	120	5	5.0	2005	3/24/2008
36821 DOREEN DR		449,500						3/13/2008
23325 BISHOP RD		467,000	4,419	106	5	5.0	2003	3/11/2008
30925 CENTRAL PARK DR		615,000	3,026	203	3	3.0	2004	3/7/2008
21790 THE TRAILS CIR		810,000	3,943	205	3	4.0	2002	3/10/2008
21629 AVENIDA DE ARBOLES		880,000	4,475	197	4	4.0	2006	3/7/2008
25686 GOLD CUP LN		1,060,000	4,086	259	4	5.0	2004	3/24/2008



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The Total Sales Are 140
The Average Sales Price Is: \$327,423
The Average Square Footage Is: 2617
The Average Cost Per Square Foot Is: \$128

The above Comps reflect full value transfers only

