



Sales Comparables

Site Address Parcel Number SalePrice Sq. Feet Beds Baths Yr. Built SaleDate Price/Foot

Lake Elsinore

| | | | | | | | | |
|-----------------------|-------------|-----------|------|---|---|------|----------|-------|
| 33228 Churchill St | 382-021-007 | \$38,500 | 1312 | 4 | 2 | 1975 | 20111212 | \$29 |
| 33680 Naranjo Dr | 383-183-027 | \$58,000 | 1135 | 2 | 1 | 1953 | 20111230 | \$51 |
| 16510 Lakeshore Dr | 378-302-002 | \$68,000 | 864 | 2 | 1 | 1978 | 20111223 | \$79 |
| 16835 Gunnerson St | 378-181-003 | \$68,000 | 1635 | 3 | 2 | 1979 | 20111214 | \$42 |
| 30801 Illinois St | 378-282-008 | \$82,000 | 864 | 2 | 1 | 1979 | 20111221 | \$95 |
| 3661 Raven Dr | 379-174-029 | \$88,000 | 1251 | 3 | 1 | 1979 | 20111212 | \$70 |
| 33044 Adelfa St | 381-262-017 | \$90,000 | 864 | 2 | 1 | 1979 | 20111208 | \$104 |
| 1103 Taylor Ct | 379-322-009 | \$90,000 | 924 | 3 | 1 | 1980 | 20111221 | \$97 |
| 1105 Jefferson St | 379-321-007 | \$90,000 | 924 | 3 | 1 | 1980 | 20111216 | \$97 |
| 30291 Hill Ave | 375-313-047 | \$91,000 | 1347 | 3 | 1 | 1930 | 20111201 | \$68 |
| 33088 Washington St | 387-072-015 | \$95,000 | 975 | 2 | 1 | 1952 | 20111227 | \$97 |
| 32475 Olive Tree Ct | 370-351-017 | \$96,000 | 1304 | 3 | 2 | 1999 | 20111230 | \$74 |
| 19019 Tule Way | 371-232-015 | \$105,000 | 1289 | 3 | 1 | 1989 | 20111202 | \$81 |
| 33012 Buena Vista St | 381-272-029 | \$105,000 | 1085 | 3 | 1 | 1984 | 20111230 | \$97 |
| 15170 Kingsway Dr | 387-193-013 | \$110,000 | 1741 | 3 | 1 | 1975 | 20111209 | \$63 |
| 15105 Grand Ave | 387-071-015 | \$110,000 | 1504 | 2 | 1 | 1948 | 20111230 | \$73 |
| 1102 Buchanan St | 379-324-002 | \$112,000 | 1110 | 3 | 1 | 1980 | 20111219 | \$101 |
| 17115 Alta Vis | 383-054-004 | \$115,000 | 1716 | 2 | 1 | 1986 | 20111219 | \$67 |
| 33125 Lorimer St | 381-221-014 | \$125,000 | 1874 | 3 | 1 | 1992 | 20111208 | \$67 |
| 19002 Reindeer Dr | 371-234-003 | \$125,000 | 1149 | 3 | 1 | 1989 | 20111223 | \$109 |
| 33260 Walls St | 383-114-011 | \$134,000 | 1428 | 3 | 1 | 1989 | 20111230 | \$94 |
| 15720 Laguna Ave | 381-362-014 | \$135,000 | 1754 | 3 | 1 | 1990 | 20111230 | \$77 |
| 29431 Falling Leaf Dr | 391-771-006 | \$135,000 | 1342 | 3 | 2 | 2006 | 20111222 | \$101 |
| 29189 Sunswept Dr | 391-743-006 | \$135,000 | 1342 | 3 | 2 | 2004 | 20111222 | \$101 |
| 53013 Belle Isis Ct | 349-541-013 | \$139,000 | 2270 | 3 | 2 | 2007 | 20111213 | \$61 |
| 806 Alameda Ct | 389-611-003 | \$142,900 | 2058 | 5 | 3 | 1996 | 20111207 | \$69 |



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|-------------------------|---------------|-----------|----------|------|-------|-----------|----------|------------|
| 17219 De Brask Ave | 378-155-035 | \$145,000 | 1470 | 3 | 2 | 2006 | 20111230 | \$99 |
| 32475 Racquet Club Way | 370-412-014 | \$146,000 | 1438 | 3 | 2 | 1989 | 20111213 | \$102 |
| 32919 Fairmont Ln | 371-262-009 | \$146,000 | 1770 | 2 | 2 | 2004 | 20111222 | \$82 |
| 16514 Badalona St | 379-470-029 | \$147,500 | 2197 | 3 | 2 | 2007 | 20111230 | \$67 |
| 29960 Illinois St | 375-023-005 | \$148,000 | 1374 | 3 | 2 | 2006 | 20111228 | \$108 |
| 53223 Compassion Way | 349-531-013 | \$153,000 | 3081 | 5 | 3 | 2007 | 20111215 | \$50 |
| 29149 Sunswept Dr | 391-741-008 | \$155,000 | 1342 | 3 | 2 | 2004 | 20111228 | \$115 |
| 15237 Windjammer Way | 389-561-019 | \$156,500 | 1520 | 3 | 2 | 1993 | 20111202 | \$103 |
| 801 Solano Ct | 389-621-009 | \$160,000 | 1902 | 4 | 3 | 1995 | 20111222 | \$84 |
| 19977 Crestwood Dr | 370-415-009 | \$160,000 | 1973 | 3 | 2 | 2005 | 20111214 | \$81 |
| 32630 Racquet Club Way | 370-541-003 | \$160,000 | 2228 | 5 | 2 | 2007 | 20111205 | \$72 |
| 45022 Promise Rd | 347-460-010 | \$163,000 | 2696 | 4 | 2 | 2005 | 20111207 | \$60 |
| 805 Solano Ct | 389-621-007 | \$164,000 | 1696 | 4 | 2 | 1995 | 20111216 | \$97 |
| 53235 Bonica St | 349-524-007 | \$165,000 | 2613 | 5 | 3 | 2007 | 20111221 | \$63 |
| 21037 High Crest Dr | 363-273-018 | \$165,000 | 1780 | 4 | 2 | 2000 | 20111222 | \$93 |
| 33507 Cedar Creek Ln | 363-690-014 | \$165,000 | 1911 | 3 | 2 | 2004 | 20111216 | \$86 |
| 15022 Navel Way | 389-385-014 | \$170,000 | 1452 | 3 | 1 | 1987 | 20111230 | \$117 |
| 4158 Ladrillo St | 389-710-004 | \$172,000 | 2413 | 3 | 2 | 2007 | 20111228 | \$71 |
| 31689 Canyon Estates Dr | 363-263-003 | \$173,000 | 2136 | 5 | 3 | 1999 | 20111230 | \$81 |
| 53220 Rugosa St | 349-532-013 | \$175,000 | 3081 | 5 | 3 | 2007 | 20111229 | \$57 |
| 45032 Altissimo Way | 347-471-007 | \$175,200 | 2370 | 3 | 2 | 2006 | 20111201 | \$74 |
| 18890 Stonewood Way | 370-513-014 | \$176,000 | 2052 | 4 | 2 | 1999 | 20111223 | \$86 |
| 33120 Trabuco Dr | 381-361-026 | \$176,000 | 1754 | 3 | 1 | 1990 | 20111230 | \$100 |
| 29404 Rocky Canyon Dr | 391-780-002 | \$176,500 | 1771 | 3 | 2 | 2006 | 20111202 | \$100 |
| 33571 Cedar Creek Ln | 363-810-034 | \$180,000 | 2116 | 4 | 2 | 2006 | 20111202 | \$85 |
| 32385 Stonewood Way | 370-511-020 | \$180,000 | 2364 | 4 | 2 | 2000 | 20111209 | \$76 |
| 30033 Audelo St | 387-502-002 | \$182,000 | 2232 | 3 | 2 | 2002 | 20111214 | \$82 |
| 35411 Ocotillo Ct | 363-852-012 | \$182,000 | 2800 | 3 | 2 | 2006 | 20111229 | \$65 |



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|------------------------|---------------|-----------|----------|------|-------|-----------|----------|------------|
| 34271 Chaparossa Dr | 358-260-016 | \$185,000 | 1954 | 4 | 2 | 2006 | 20111228 | \$95 |
| 29041 Stoneridge Ter | 389-454-005 | \$185,000 | 1955 | 4 | 3 | 1997 | 20111223 | \$95 |
| 253 S Pennsylvania St | 389-072-016 | \$185,000 | 2255 | 3 | 2 | 2003 | 20111213 | \$82 |
| 33574 Cedar Creek Ln | 363-810-028 | \$186,909 | 1880 | 2 | 2 | 2006 | 20111205 | \$99 |
| 34280 Deergass Way | 358-251-013 | \$187,000 | 2110 | 3 | 2 | 2007 | 20111214 | \$89 |
| 34293 Hickory Ln | 363-803-003 | \$189,000 | 2434 | 4 | 2 | 2006 | 20111228 | \$78 |
| 33160 Trabuco Dr | 381-361-022 | \$190,000 | 2293 | 4 | 2 | 1990 | 20111205 | \$83 |
| 15710 Alvarado St | 387-323-004 | \$192,000 | 2065 | 4 | 1 | 1983 | 20111221 | \$93 |
| 32046 Poppy Way | 363-471-020 | \$192,000 | 2284 | 3 | 2 | 2003 | 20111222 | \$84 |
| 31900 Manzanita Ln | 363-602-017 | \$192,000 | 2310 | 4 | 2 | 2002 | 20111208 | \$83 |
| 15055 Amorose St | 387-521-016 | \$194,000 | 2032 | 3 | 2 | 2002 | 20111213 | \$95 |
| 32835 Fairmont Ln | 371-262-003 | \$194,000 | 2322 | 3 | 2 | 2004 | 20111220 | \$84 |
| 34237 Sweet Acacia Ct | 363-791-014 | \$195,000 | 2434 | 4 | 2 | 2006 | 20111230 | \$80 |
| 34259 Canyon Rim Dr | 363-801-005 | \$195,000 | 2618 | 4 | 2 | 2006 | 20111223 | \$74 |
| 53201 Beales St | 349-512-005 | \$195,000 | 2867 | 4 | 2 | 2006 | 20111215 | \$68 |
| 32010 Poppy Way | 363-471-002 | \$196,000 | 2284 | 3 | 2 | 2002 | 20111209 | \$86 |
| 4124 Poplar Cir | 389-720-011 | \$200,000 | 2581 | 3 | 3 | 2006 | 20111209 | \$77 |
| 21 Corte Lateuza | 363-382-012 | \$203,000 | 2735 | 5 | 3 | 1995 | 20111230 | \$74 |
| 53011 Belle Isis Ct | 349-541-012 | \$204,000 | 3206 | 5 | 2 | 2007 | 20111208 | \$64 |
| 2 Plaza Avila | 363-361-039 | \$204,000 | 2580 | 4 | 2 | 2004 | 20111208 | \$79 |
| 33133 Windward Way | 381-354-014 | \$207,500 | 2419 | 4 | 3 | 1991 | 20111221 | \$86 |
| 41113 Portia St | 347-511-004 | \$208,000 | 2750 | 4 | 2 | 2006 | 20111216 | \$76 |
| 38 Villa Valtelena | 363-391-006 | \$210,000 | 2425 | 3 | 2 | 1998 | 20111209 | \$87 |
| 10 Plaza Avila | 363-361-043 | \$210,000 | 3194 | 5 | 3 | 2004 | 20111202 | \$66 |
| 29025 Stoneridge Ter | 389-444-003 | \$210,000 | 2482 | 4 | 3 | 1997 | 20111221 | \$85 |
| 19800 Silverwood Dr | 370-523-015 | \$211,500 | 2823 | 3 | 2 | 2006 | 20111202 | \$75 |
| 31651 Hidden Canyon Rd | 363-311-001 | \$214,500 | 2867 | 4 | 2 | 2001 | 20111206 | \$75 |
| 3804 Ash St | 389-700-013 | \$215,000 | 2572 | 4 | 2 | 2005 | 20111220 | \$84 |



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|----------------------|---------------|-----------|----------|------|-------|-----------|----------|------------|
| 32363 Clear Water Dr | 363-721-008 | \$220,000 | 2885 | 4 | 2 | 2005 | 20111222 | \$76 |
| 15136 Versailles St | 389-061-014 | \$220,000 | 2234 | 3 | 3 | 1997 | 20111220 | \$98 |
| 29249 Gateway Dr | 391-850-027 | \$225,000 | 2499 | 4 | 2 | 2007 | 20111216 | \$90 |
| 40934 Carnegie Cir | 347-542-004 | \$225,500 | 3049 | 4 | 3 | 2008 | 20111227 | \$74 |
| 3 Villa Trizza | 349-471-002 | \$226,000 | 2516 | 4 | 2 | 2000 | 20111221 | \$90 |
| 15031 Valencia Way | 389-392-004 | \$230,000 | 2247 | 4 | 2 | 1989 | 20111215 | \$102 |
| 17158 Grand Ave | 381-120-020 | \$230,000 | 1584 | 2 | 1 | 1938 | 20111219 | \$145 |
| 4124 Cottonwood Cir | 389-711-001 | \$235,000 | 3089 | 4 | 3 | 2006 | 20111223 | \$76 |
| 29253 Sandpiper Dr | 391-751-004 | \$236,000 | 1527 | 4 | 2 | 2005 | 20111209 | \$155 |
| 17 Vista Palermo | 363-443-005 | \$240,000 | 3312 | 6 | 3 | 1999 | 20111230 | \$72 |
| 40916 Diana Ln | 347-540-020 | \$248,000 | 3661 | 4 | 3 | 2007 | 20111221 | \$68 |
| 35404 Piney Cir | 363-840-048 | \$250,000 | 3315 | 4 | 3 | 2007 | 20111223 | \$75 |
| 25 Via Palmieki Ct | 363-760-020 | \$271,000 | 3353 | 3 | 2 | 2006 | 20111209 | \$81 |
| 48 Via De La Valle | 363-362-016 | \$275,000 | 3493 | 5 | 4 | 2005 | 20111220 | \$79 |
| 13 Via Del Macci Ct | 363-770-020 | \$300,000 | 3842 | 5 | 3 | 2006 | 20111220 | \$78 |
| 9 Via Palmieki Ct | 363-760-028 | \$331,000 | 3711 | 5 | 3 | 2005 | 20111229 | \$89 |

Total Number of Sales

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