



*Sales Comparables*

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

**Menifee**

28076 Orangegrove Ave	340-063-004	\$124,000	974	2	1	1990	20111205	\$127
28214 Glenside Ct	340-271-002	\$132,000	1297	1	1	2002	20111223	\$102
29498 Rainbow Forest Way	340-300-017	\$133,500	1297	1	1	2003	20111214	\$103
28571 Moon Shadow Dr	364-144-003	\$145,000	1472	3	2	1989	20111216	\$99
28022 Palm Villa Dr	340-060-012	\$145,000	1206	3	1	1989	20111207	\$120
26843 Madera Ct	360-422-027	\$147,500	1757	3	2	2002	20111213	\$84
25359 Mammoth Lakes Cir	339-471-014	\$150,000	1598	3	2	2003	20111214	\$94
29144 Beryl St	388-081-008	\$160,000	1740	3	2	2004	20111229	\$92
30441 Cleary St	360-074-005	\$162,000	1728	4	2	1999	20111228	\$94
25717 Dorval Ct	339-304-008	\$164,000	1522	4	2	1992	20111228	\$108
25265 Stepping Stone Cir	339-403-019	\$167,000	1724	4	2	2001	20111201	\$97
33278 Pitman Ln	388-280-005	\$170,000	1977	3	2	2004	20111220	\$86
30302 Chester Morrison Way	360-063-007	\$170,000	1398	2	2	2001	20111208	\$122
29108 Paradise Canyon Dr	340-200-019	\$170,000	1324	1	1	1999	20111206	\$128
29613 Tierra Shores Ln	340-480-003	\$171,000	2569	4	3	2006	20111228	\$67
29556 Utopia Ct	340-292-015	\$174,000	1868	2	2	2002	20111216	\$93
31192 Eagle Creek St	360-541-020	\$174,100	2036	3	2	2005	20111201	\$86
31270 Shadow Ridge Dr	372-243-009	\$176,000	1883	4	2	2004	20111223	\$93
29456 Piazza Ct	340-560-014	\$177,000	2152	3	2	2005	20111216	\$82
29572 Camino Cristal	340-404-018	\$180,000	1953	4	2	2004	20111209	\$92
28130 Aspenwood Way	372-021-007	\$180,000	1495	3	2	1994	20111223	\$120
30236 Via Amante	364-105-002	\$180,000	1643	3	2	1990	20111207	\$110
29202 Castlewood Dr	340-562-002	\$181,000	1698	3	2	2006	20111223	\$107
28682 Heather Green Way	372-231-030	\$183,267	2904	4	2	2003	20111209	\$63
26373 Granite Ridge Ln	360-541-001	\$187,500	1869	3	2	2006	20111230	\$100
30344 Shoreline Dr	364-044-017	\$190,000	1785	4	2	1990	20111223	\$106



### Sales Comparables

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
30755 Laioe St	360-434-004	\$190,000	2096	4	2	2002	20111216	\$91
29722 Desert Jewel Dr	340-180-005	\$193,000	1648	2	2	2000	20111223	\$117
29740 Cottonwood Cove Dr	340-490-078	\$195,000	2778	5	3	2005	20111229	\$70
28811 First Star Ct	364-220-010	\$195,000	2834	4	2	2005	20111214	\$69
32280 Byers St	362-450-001	\$195,000	1472	3	2	2000	20111222	\$132
29334 Grande Vista Ave	340-542-009	\$195,000	2425	4	2	2005	20111201	\$80
33341 Pitman Ln	388-361-002	\$195,400	3750	5	4	2006	20111221	\$52
29426 Cresta Dr	340-571-009	\$198,000	2425	4	2	2006	20111230	\$82
30174 Loretta Ave	466-380-004	\$200,600	3281	5	3	2006	20111213	\$61
25016 Springbrook Way	341-210-001	\$206,500	2663	4	2	2004	20111227	\$78
25539 Mountain Springs St	339-460-004	\$210,000	2255	3	2	2003	20111221	\$93
30202 Whembly Cir	466-390-003	\$210,000	2491	4	2	2006	20111215	\$84
28536 Chaucer Dr	336-431-006	\$210,000	2153	4	3	2003	20111208	\$98
29415 Starshine Dr	340-522-023	\$212,000	2828	4	2	2005	20111228	\$75
28846 Golden Dawn Dr	372-352-014	\$215,000	2597	3	3	2006	20111216	\$83
31212 Palomar Rd	372-270-006	\$217,000	2374	4	2	2004	20111220	\$91
28934 Evening Passage Dr	372-351-013	\$217,500	2438	4	2	2005	20111216	\$89
28702 Maplewood Dr	372-062-021	\$219,000	3453	5	2	2001	20111215	\$63
24841 Springbrook Way	341-240-012	\$220,000	3581	5	2	2004	20111216	\$61
26402 Twin Pines St	360-550-006	\$221,000	2511	4	2	2005	20111214	\$88
31278 Mystic Ln	372-271-028	\$222,000	2904	4	2	2004	20111223	\$76
28275 Vienna Ct	372-392-020	\$234,000	2376	3	2	2006	20111212	\$98
29214 Shadow Hills St	372-371-018	\$234,000	2922	5	3	2006	20111229	\$80
30183 Whembly Cir	466-392-009	\$240,000	3299	7	4	2006	20111221	\$73
33332 Gypsum St	388-373-013	\$240,000	2721	5	3	2011	20111229	\$88
29531 Winding Brook Dr	340-250-057	\$242,500	2457	2	2	2000	20111223	\$99
28371 Northmoore Pl	372-402-001	\$244,000	2376	3	2	2005	20111215	\$103
28805 Golden Dawn Dr	372-350-012	\$250,000	3472	5	3	2006	20111206	\$72



*Sales Comparables*

Site Address	Parcel Number	SalePrice	Sq. Feet	Beds	Baths	Yr. Built	SaleDate	Price/Foot
29313 Tremont Dr	364-270-056	\$255,000	3951	4	3	2007	20111223	\$65
29616 Rock Canyon Rd	340-461-009	\$258,000	3135	5	2	2005	20111207	\$82
30204 Sterling Cir	364-270-062	\$262,500	3808	4	3	2007	20111215	\$69
31538 Aspen Cir	372-061-040	\$265,000	3439	5	2	2000	20111215	\$77
29273 Hidden Lake Dr	340-190-042	\$266,500	2085	2	2	2001	20111230	\$128
32632 Comet Chase Ct	466-381-008	\$299,000	3993	6	3	2006	20111207	\$75
30858 Sunset Lake Cir	364-182-013	\$375,000	3557	5	3	1995	20111222	\$105

Total Number of Sales

61

