



Sales Comparables

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

Murrieta

39456 Crossbrook Cir	957-384-006	\$112,954	1475	3	2	1997	20111212	\$77
29657 Saint Andrews Ct	908-161-004	\$130,000	1143	3	2	1988	20111209	\$114
40657 Corte Albara	947-630-055	\$135,500	1263	3	1	1998	20111209	\$107
39867 Millbrook Way	916-071-050	\$139,000	1532	2	2	2002	20111213	\$91
23844 Via Barletta	947-511-043	\$145,100	1243	3	1	1997	20111220	\$117
24471 New Haven Dr	948-131-013	\$148,950	1409	3	2	1987	20111220	\$106
24346 Via Briones	948-372-009	\$150,000	1541	3	2	1989	20111227	\$97
25500 Buckley Dr	912-114-003	\$154,000	1183	3	2	1988	20111209	\$130
25200 Corte Oranada	948-423-006	\$155,000	1735	4	2	1995	20111220	\$89
25180 Via Las Lomas	948-351-036	\$155,000	1700	4	2	1988	20111229	\$91
35719 Kittentails Ln	392-410-006	\$158,000	1660	3	2	2005	20111216	\$95
27530 Sunray Ct	392-420-028	\$160,000	1797	3	2	2005	20111215	\$89
41152 Mountain Pride Dr	949-051-011	\$160,000	1445	3	2	1988	20111222	\$111
39878 Osprey Rd	948-153-010	\$164,000	1750	3	2	1988	20111212	\$94
39576 Crystal Lake Ct	948-481-030	\$170,000	1853	4	2	1990	20111230	\$92
39445 Crossbrook Cir	957-384-005	\$170,000	1475	3	2	1996	20111216	\$115
40140 Paseo Del Sol	948-352-012	\$170,500	1700	4	2	1988	20111213	\$100
40572 Via Amapola	947-250-057	\$175,000	1437	2	2	1989	20111208	\$122
39813 Saint Honore Dr	913-302-005	\$176,000	1740	4	1	1997	20111208	\$101
28355 Ravenna St	392-370-015	\$180,000	1950	4	2	2005	20111216	\$92
31225 Hidden Lake Dr	964-252-016	\$180,000	1752	3	2	2003	20111202	\$103
24446 Saradella Ct	947-222-013	\$180,000	1716	3	2	1988	20111229	\$105
39875 Teal Dr	948-163-012	\$180,000	1900	4	2	1988	20111216	\$95
24461 Tuscola Cir	948-132-016	\$181,000	1282	3	1	1987	20111206	\$141
39383 San Thomas Ct	947-172-035	\$181,500	1591	3	2	1988	20111209	\$114
28396 Triese St	392-380-050	\$183,000	1626	3	2	2005	20111202	\$113



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26635 Silver Oaks Dr	913-262-007	\$185,000	1168	3	1	2000	20111214	\$158
41880 B St	906-102-034	\$186,500	1338	3	2	1988	20111215	\$139
29459 Masters Dr	908-341-008	\$189,800	1980	2	2	2003	20111213	\$96
23629 Spindle Way	947-293-005	\$190,000	1927	4	3	1989	20111216	\$99
25489 Blackwood Rd	912-201-010	\$190,000	2052	4	2	1988	20111209	\$93
23782 Matador Way	947-352-027	\$190,000	1783	4	2	1999	20111229	\$107
40391 Clybourne Cir	947-544-029	\$198,000	1789	4	3	1995	20111205	\$111
39740 Monarch Dr	913-382-023	\$199,000	2601	3	2	2002	20111213	\$77
24782 Tumbleweed Ct	948-540-001	\$199,500	1664	3	2	1997	20111215	\$120
26225 Monticello Way	913-382-044	\$202,500	1916	3	2	2001	20111230	\$106
29988 Rose Blossom Dr	908-151-011	\$202,500	1892	2	2	2000	20111230	\$107
24035 Whistling Swan Rd	947-470-048	\$202,800	1732	3	2	1995	20111227	\$117
23898 Via Pamilla	947-573-005	\$205,000	1489	2	1	1997	20111215	\$138
24522 Mooncrest Cir	948-132-046	\$205,000	1633	3	2	1987	20111214	\$126
41620 Valor Dr	906-281-030	\$205,000	2331	4	2	1991	20111219	\$88
39315 Via Curvado	920-292-009	\$205,000	1746	3	2	2002	20111223	\$117
24071 Sweet William Ln	949-321-018	\$207,500	2972	5	3	1989	20111213	\$70
39590 Firethorn Ct	912-171-020	\$209,000	1352	3	2	1988	20111213	\$155
39293 Devotion Ln	957-422-014	\$209,500	1849	4	2	2000	20111222	\$113
40105 Jaylene St	916-591-026	\$210,000	2208	3	2	2005	20111206	\$95
30370 Raven Ct	480-090-014	\$210,000	2072	4	2	1989	20111209	\$101
37157 Stardust Way	900-280-014	\$210,000	1760	4	2	2002	20111229	\$119
37959 Spyglass Cir	908-163-003	\$213,500	1842	4	2	1991	20111222	\$116
37628 Flora Ct	908-041-012	\$214,000	2459	4	2	2003	20111230	\$87
25198 Parkcrest Dr	948-353-020	\$214,500	2012	5	2	1988	20111215	\$107
40061 Milkwood Ln	948-191-032	\$215,000	2331	4	3	1989	20111221	\$92
25896 Marco Polo St	910-450-007	\$216,000	1920	3	2	2005	20111214	\$113
38954 Autumn Woods Rd	964-271-009	\$217,000	1956	3	2	2002	20111213	\$111



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25839 Marco Polo St	910-450-050	\$220,000	2053	4	2	2004	20111208	\$107
27626 Forest Ct	900-240-019	\$220,000	2617	5	2	2003	20111209	\$84
25116 Calle Viejo	948-451-001	\$220,000	1640	3	1	1993	20111221	\$134
37966 Rainbow Dr	908-071-011	\$220,000	1975	3	2	2002	20111230	\$111
28785 Sandy Ave	384-303-010	\$220,000	2700	5	3	2007	20111209	\$81
39631 Cornhusk Cir	947-342-016	\$220,000	2716	5	2	1996	20111220	\$81
39341 Salinas Dr	957-064-007	\$222,000	2361	3	2	1992	20111215	\$94
33968 Petunia St	388-330-044	\$222,000	2742	4	2	2004	20111229	\$81
41616 Evening Shade Pl	906-720-047	\$223,500	3291	5	3	2004	20111228	\$68
30618 Lily Pond Ln	957-490-006	\$223,944	3105	4	2	2002	20111221	\$72
39523 Calle Casablanca	948-411-002	\$224,000	2356	5	2	1990	20111207	\$95
40866 Mountain Pride Dr	949-071-014	\$225,000	2373	4	2	1994	20111201	\$95
42125 Thoroughbred Ln	906-305-002	\$227,000	2230	4	1	1989	20111202	\$102
30586 McGowans Pass	957-500-031	\$227,250	2204	3	2	2003	20111229	\$103
40253 Jacob Way	916-630-011	\$227,500	3258	4	3	2005	20111214	\$70
24314 Lenox Ln	906-301-002	\$228,000	2326	4	3	1989	20111229	\$98
31981 Blanca Ct	964-371-031	\$228,000	2180	3	2	2005	20111207	\$105
36647 Ponderosa Ct	900-200-025	\$229,500	2984	5	3	2005	20111216	\$77
29998 Couples Ave	908-321-009	\$230,000	2720	4	2	2005	20111213	\$85
26440 Saint Ives Ct	913-302-046	\$230,000	1740	4	1	1997	20111206	\$132
24385 Avenida Arconte	949-381-004	\$230,000	2882	5	2	1988	20111214	\$80
39988 Candy Apple Way	947-333-021	\$230,000	2052	4	2	1994	20111222	\$112
25131 Calle Entradero	948-452-006	\$230,076	2253	4	3	1997	20111206	\$102
40475 Crystal Aire Ct	947-541-003	\$232,000	1789	4	3	1994	20111215	\$130
30836 Park Point Ct	957-661-012	\$232,000	1512	3	2	2004	20111221	\$153
29195 Dentaria Way	388-340-022	\$233,000	3243	4	2	2004	20111208	\$72
28640 Lavatera Ave	388-332-035	\$233,000	2742	4	2	2004	20111221	\$85
34153 Albacete Ave	384-291-009	\$234,500	2604	3	3	2005	20111212	\$90



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40029 Via Xanthe	947-710-068	\$235,000	2010	3	1	2002	20111222	\$117
30339 Mondavi Cir	920-223-011	\$237,000	1772	2	1	2002	20111207	\$134
29128 Smokewood Dr	908-042-004	\$237,000	2663	3	2	2002	20111212	\$89
27576 Brentstone Way	900-223-011	\$237,000	2467	4	2	2003	20111221	\$96
37688 Oxford Dr	904-591-041	\$239,000	2311	3	2	1999	20111227	\$103
29791 Maximillian Ave	900-473-001	\$243,000	2822	3	2	2005	20111208	\$86
42162 Sagewood St	906-541-019	\$245,000	2405	4	2	2002	20111206	\$102
39378 Wentworth St	913-373-004	\$245,000	2214	3	2	2001	20111215	\$111
27199 Tube Rose St	392-210-004	\$246,500	3282	4	3	2004	20111201	\$75
40163 Jonah Way	916-582-014	\$248,500	2929	4	3	2005	20111207	\$85
37194 La Lune Ave	900-464-001	\$249,000	2822	3	2	2005	20111215	\$88
39750 Avenida Miguel Oeste	948-431-010	\$249,000	2010	5	2	1997	20111221	\$124
33574 Mint Ave	388-251-020	\$250,000	2916	4	2	2004	20111216	\$86
37793 Amber Ln	904-602-012	\$250,000	2385	4	3	1999	20111229	\$105
31707 Arbor Ct	964-311-012	\$250,000	2706	4	2	2002	20111220	\$92
29728 Ski Ranch St	900-475-001	\$252,500	2822	3	2	2005	20111223	\$89
36241 Redbud Ln	900-080-001	\$252,500	2582	3	2	2004	20111230	\$98
42750 Settlers Rdg	904-513-002	\$253,000	2095	3	2	1995	20111207	\$121
29693 Baker Ln	908-114-006	\$253,000	3453	5	3	2002	20111229	\$73
39369 Wentworth St	913-372-016	\$255,000	3165	4	1	2001	20111216	\$81
38907 Canyon Bridge Cir	964-272-010	\$255,000	2330	4	2	2003	20111220	\$109
27530 Sierra Madre Dr	920-212-031	\$255,000	2608	4	2	2001	20111208	\$98
23601 Black Oak Ln	949-643-014	\$257,000	3077	5	2	2005	20111228	\$84
40799 Dakota Springs Way	947-822-007	\$260,000	3512	3	2	2003	20111229	\$74
31611 Whitedove Ln	964-312-001	\$260,000	2579	4	2	2003	20111215	\$101
24488 Calle Estancia	906-381-006	\$260,000	3017	4	3	2000	20111230	\$86
23470 Mount Lassen Way	906-432-028	\$262,000	2562	3	2	2000	20111228	\$102
27346 Wedgewood Way	900-110-003	\$265,000	2621	3	2	2004	20111214	\$101



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31742 Wintergreen Way	963-330-008	\$265,000	3349	4	2	2005	20111223	\$79
26582 Lido Dr	913-411-032	\$265,000	2680	8	2	2002	20111230	\$99
29523 Hyperion St	900-422-035	\$265,000	3000	4	3	2005	20111220	\$88
29722 Maximillian Ave	900-505-012	\$268,000	3800	5	3	2005	20111230	\$71
33688 Verbena Ave	388-310-018	\$269,000	3771	4	3	2005	20111212	\$71
23658 Saratoga Springs Pl	947-831-007	\$270,000	3179	5	3	2003	20111220	\$85
36349 Thousand Oaks Pl	900-120-029	\$270,000	2621	3	2	2004	20111227	\$103
24420 Stallion Ct	906-302-003	\$270,000	2897	4	2	1989	20111229	\$93
36945 Longbranch Ave	900-260-011	\$272,000	2999	5	2	2003	20111213	\$91
39637 Bordeaux Pl	947-690-005	\$272,000	3171	4	3	1998	20111220	\$86
24470 Whitaker Way	906-730-041	\$272,000	2890	4	2	2005	20111230	\$94
24467 Corte Jaramillo	949-384-015	\$273,000	2591	4	2	1988	20111221	\$105
37887 Shady Maple Rd	908-153-030	\$274,000	3732	4	3	2002	20111214	\$73
31701 Rose Hill Cir	963-332-021	\$275,000	3677	5	2	2005	20111222	\$75
36850 Gemina Ave	900-492-007	\$280,000	4006	5	4	2005	20111216	\$70
26194 Cottonwood St	916-062-002	\$280,000	2531	4	2	2000	20111206	\$111
27668 Dogwood St	900-083-011	\$280,000	3073	3	3	2004	20111216	\$91
23850 Scarlet Oak Dr	904-601-024	\$280,000	2385	3	2	2000	20111229	\$117
35679 Bowervine Pl	392-210-058	\$285,000	2740	3	2	2004	20111219	\$104
39804 Mount Blanc Ave	947-670-028	\$285,000	3432	5	3	1998	20111227	\$83
30578 Tomales Ln	957-460-021	\$295,000	3113	6	3	2003	20111230	\$95
39854 Savanna Way	916-290-001	\$295,000	3511	6	4	2002	20111209	\$84
39566 Corte Gata	948-060-015	\$295,000	2280	4	2	2001	20111221	\$129
23756 Cloverleaf Way	904-742-006	\$295,000	2636	3	2	2002	20111220	\$112
37950 Spur Dr	908-092-004	\$298,000	2995	4	2	2003	20111221	\$99
42819 Woody Knoll Rd	904-554-005	\$300,000	2417	4	2	1995	20111221	\$124
23448 Mountain Breeze Dr	906-441-027	\$302,000	2328	3	2	2000	20111228	\$130
37819 Oxford Dr	904-581-015	\$303,000	3441	4	2	1999	20111214	\$88



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24915 Shoshone Dr	949-154-003	\$306,000	3259	6	2	1990	20111209	\$94
29267 Woodbridge Dr	908-370-015	\$310,000	3613	4	2	2003	20111214	\$86
35491 Crabapple St	392-170-044	\$312,000	3141	4	2	2004	20111202	\$99
24076 Semillon Ln	904-812-017	\$312,000	3711	5	3	2004	20111214	\$84
26699 Evergreen Ave	913-292-035	\$312,000	3617	4	2	2000	20111209	\$86
23545 Sycamore Creek Ave	906-662-001	\$315,000	2788	5	3	2004	20111227	\$113
41348 Grand View Dr	949-660-008	\$320,000	2762	4	2	2003	20111223	\$116
29345 Big Horn Ct	908-090-020	\$330,000	2995	4	2	2002	20111223	\$110
23890 Jonathan Pl	906-631-024	\$336,000	2766	5	2	2003	20111220	\$121
42695 Mountain Shadow Rd	904-521-011	\$345,000	2543	4	3	1996	20111222	\$136
27365 Bottle Brush Way	392-200-071	\$365,000	3948	5	2	2005	20111201	\$92
23653 Angel Pl	906-650-018	\$369,000	4074	5	2	2004	20111223	\$91
23572 Euclid St	392-022-004	\$375,000	3632	5	3	2004	20111230	\$103
38253 Birch Ct	904-652-022	\$377,000	3040	3	3	2001	20111213	\$124
42868 Joshua Tree Ct	906-340-001	\$416,500	3454	4	2	2000	20111201	\$121
30362 Mirassou Cir	920-261-008	\$424,000	2773	3	2	2002	20111220	\$153
41403 Mackenzie Ct	949-660-013	\$455,000	3459	7	2	2003	20111205	\$132
20765 Avenida Castilla	930-250-004	\$575,000	3207	4	3	1984	20111228	\$179
19295 Avenida Cordoba	929-220-014	\$620,000	4824	5	4	1992	20111208	\$129
22146 Twin Oaks Ct	904-310-002	\$635,000	3890	2	2	1989	20111230	\$163
38725 Calle De Companero	930-330-002	\$650,000	7015	6	4	2008	20111216	\$93
41225 Calle De Suenos	930-180-035	\$660,000	4118	4	3	1990	20111219	\$160
38504 Quail Ridge Dr	904-240-003	\$661,000	4095	4	3	1992	20111228	\$161
40100 Valle Vis	930-210-012	\$672,500	3349	4	3	1982	20111207	\$201



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Site Address

Parcel Number

SalePrice

Sq. Feet

Beds

Baths

Yr. Built

SaleDate

Price/Foot

Total Number of Sales

162

