



Sales Comparables

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

Temecula

39750 Creative Dr	920-032-008	\$140,000	1458	4	2	1988	20111230	\$96
40170 Roripaugh Rd	920-153-010	\$148,500	1254	3	2	1989	20111223	\$118
33055 Romero Dr	960-110-014	\$152,000	1480	3	1	1993	20111227	\$103
39472 Long Ridge Dr	920-054-047	\$155,000	1143	3	2	1986	20111230	\$136
30308 Pechanga Dr	922-341-013	\$160,000	1083	3	2	1988	20111207	\$148
30318 Mira Loma Dr	944-121-043	\$161,000	1299	3	1	1972	20111216	\$124
30090 Calle Carranza	944-080-016	\$161,000	1490	4	1	1976	20111227	\$108
31452 Paseo De Las Olas	954-131-008	\$162,100	1524	4	2	1988	20111221	\$106
31918 Calle Ballentine	955-412-020	\$169,000	1217	3	2	1997	20111228	\$139
45546 Olympic Way	922-283-006	\$175,000	1342	3	2	1986	20111223	\$130
31836 Calle Novelda	955-221-007	\$175,000	1339	3	2	1993	20111214	\$131
39535 Sarah Dr	920-205-004	\$176,500	1471	3	2	1996	20111228	\$120
44516 Cayenne Trl	960-110-005	\$180,000	1294	3	1	1993	20111229	\$139
30010 Del Mar Ct	944-151-024	\$180,000	1526	3	1	1976	20111223	\$118
43115 Teramo St	959-244-012	\$181,600	1350	3	2	1999	20111220	\$135
39544 April Dr	920-192-012	\$182,000	1328	3	2	1996	20111230	\$137
43545 Corte Logrono	955-242-020	\$183,000	1395	4	3	1994	20111216	\$131
43165 Sereno Dr	959-332-016	\$184,100	1536	4	2	2001	20111213	\$120
31073 Corte Anza	954-051-032	\$188,000	1524	4	2	1988	20111213	\$123
45584 Olympic Way	922-283-009	\$190,000	1218	3	2	1986	20111230	\$156
44994 Muirfield Dr	961-043-008	\$190,000	1502	3	2	1997	20111223	\$126
29957 Villa Alturas Dr	944-162-002	\$192,000	1987	4	1	1975	20111227	\$97
30745 Mira Loma Dr	944-202-003	\$194,000	2470	4	2	1985	20111216	\$79
42002 Humber Dr	921-500-060	\$195,000	1197	3	2	1987	20111221	\$163
32788 Caserta Dr	959-231-007	\$195,000	1346	2	2	1999	20111209	\$145
29767 Marhill Cir	921-561-023	\$195,000	1658	4	2	1988	20111205	\$118



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45366 Tesiben Ct	918-362-015	\$195,300	1875	4	2	1991	20111207	\$104
31186 Corte Talvera	954-082-005	\$199,000	1636	3	2	1988	20111208	\$122
31108 Tecumseh Ct	918-363-024	\$199,000	1189	3	1	1991	20111229	\$167
44746 Calle Hilario	960-271-035	\$200,000	1955	4	1	1995	20111206	\$102
32956 Tulley Ranch Rd	960-101-010	\$200,000	1412	3	1	1997	20111228	\$142
39762 Knollridge Dr	920-021-007	\$200,000	1458	4	2	1988	20111227	\$137
42719 San Julian Pl	944-121-049	\$200,000	1645	4	1	1972	20111208	\$122
41806 Borealis Dr	944-242-008	\$204,000	1660	3	2	1985	20111206	\$123
33340 Via Chapparo	965-351-013	\$207,000	1416	3	2	1997	20111215	\$146
33290 Via Chapparo	965-351-009	\$209,000	1841	4	2	1994	20111223	\$114
44695 Calle Hilario	960-272-009	\$209,000	1687	4	2	1996	20111222	\$124
30562 Hollyberry Ln	921-491-026	\$210,000	1524	4	2	1987	20111230	\$138
32541 Galatina St	959-203-007	\$215,000	1621	3	2	1999	20111227	\$133
32228 Via Almazan	962-072-027	\$215,000	2587	5	3	1994	20111222	\$83
27455 Senna Ct	920-132-009	\$215,000	2178	4	2	1991	20111229	\$99
45520 Classic Way	922-312-044	\$215,000	1840	3	2	1986	20111208	\$117
39835 Creative Dr	920-021-037	\$220,000	1808	4	2	1988	20111220	\$122
41575 Corte Amalia	954-231-003	\$225,000	1714	3	2	1990	20111213	\$131
45602 Magnolia Pl	961-321-012	\$225,000	3226	4	2	2005	20111223	\$70
32443 Via Destello	959-291-001	\$226,000	1914	3	2	2001	20111214	\$118
41763 Bargil Ct	921-541-008	\$230,000	2018	4	3	1988	20111230	\$114
32274 Corte Illora	955-371-013	\$230,000	1594	3	2	1998	20111208	\$144
32592 Hislop Way	960-071-002	\$230,000	2078	4	2	1994	20111230	\$111
44926 Camino Veste	961-183-007	\$230,000	2450	4	2	1994	20111227	\$94
28858 Sarasota Way	916-460-001	\$230,000	1866	3	2	2005	20111209	\$123
44716 Corte Gutierrez	960-142-005	\$232,500	1559	3	2	1993	20111221	\$149
44946 Tehachapi Pass	960-243-010	\$234,500	1577	3	1	1993	20111221	\$149
45045 Corte Valle	961-142-040	\$235,000	2118	4	3	1994	20111208	\$111



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31962 Calle Ballentine	955-401-004	\$235,000	1664	3	2	1997	20111207	\$141
30224 Milano Rd	919-384-010	\$237,500	1868	4	2	1990	20111213	\$127
32624 Guevara Dr	959-323-013	\$240,000	1628	3	2	2000	20111230	\$147
40168 Bellevue Dr	916-501-016	\$240,000	1913	3	2	2005	20111202	\$125
45783 Pheasant Pl	961-342-024	\$240,000	2628	4	3	2005	20111223	\$91
45657 Jaguar Way	961-341-045	\$240,000	2141	3	2	2005	20111215	\$112
45659 Hawk Ct	961-341-025	\$242,000	2628	4	3	2005	20111230	\$92
41171 Crooked Stick Dr	953-430-038	\$243,000	2470	3	2	1999	20111216	\$98
44865 Longfellow Ave	966-200-003	\$245,000	2090	3	2	2000	20111209	\$117
27391 Lock Haven Ct	916-641-013	\$245,000	2304	4	2	2007	20111202	\$106
33076 Regina Dr	960-291-004	\$250,000	2558	4	2	1997	20111213	\$98
31710 Corte Avalos	955-301-031	\$250,000	1775	4	2	1994	20111223	\$141
33100 Regina Dr	960-291-001	\$252,000	2562	5	2	1997	20111221	\$98
31990 Lodge House Ct	962-470-040	\$252,000	2654	3	2	2007	20111223	\$95
27467 Lock Haven Ct	916-641-003	\$252,000	2304	4	2	2007	20111221	\$109
31358 Sunningdale Dr	953-461-022	\$255,000	2024	3	2	2000	20111222	\$126
45735 Pheasant Pl	961-342-020	\$255,000	2141	3	2	2005	20111206	\$119
43992 Northgate Ave	944-033-027	\$255,000	2333	3	2	1987	20111221	\$109
42127 Humber Dr	921-451-008	\$256,000	1770	3	2	1988	20111202	\$145
39962 Hudson Ct	916-331-013	\$256,000	2410	4	2	2004	20111216	\$106
46107 Toy Ct	962-430-065	\$260,000	2579	3	2	2004	20111206	\$101
33256 Calle Cantu	960-121-005	\$260,000	2023	4	3	1996	20111201	\$129
39600 Parkview Dr	957-540-001	\$265,000	3468	5	3	2004	20111202	\$76
43115 Lancashire Cmn	965-321-007	\$265,000	2663	4	2	1999	20111229	\$100
39881 Sweetbrier Cir	920-170-013	\$265,000	2178	4	2	1994	20111202	\$122
40489 Amesbury Ln	916-662-008	\$265,000	1890	3	2	2011	20111221	\$140
32842 San Jose Ct	965-130-022	\$265,500	2709	4	3	2004	20111229	\$98
28251 Corte Malbino	944-341-009	\$266,000	3086	5	2	1996	20111230	\$86



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43098 Corte Fresca	944-342-004	\$269,000	2130	4	2	1994	20111215	\$126
32474 Galatina St	959-202-007	\$270,000	1790	4	2	1999	20111216	\$151
42059 Dunes Ct	953-553-003	\$274,900	2526	4	2	2001	20111215	\$109
45645 Elm Pl	961-360-004	\$275,000	2851	4	2	2007	20111219	\$96
40485 Amesbury Ln	916-662-009	\$277,500	2095	3	3	2011	20111215	\$132
40727 Cebu St	957-571-010	\$280,000	2944	4	4	2003	20111213	\$95
40453 Amesbury Ln	916-662-016	\$281,500	2174	4	2	2011	20111216	\$129
41722 Niblick Rd	953-281-018	\$283,000	2786	3	2	1999	20111209	\$102
34068 Turtle Creek St	966-060-025	\$286,000	2609	4	2	2004	20111221	\$110
32992 Sotelo Dr	960-201-005	\$286,000	3086	5	2	1998	20111207	\$93
32139 Copper Crest Ln	962-501-018	\$287,000	3378	4	3	2007	20111209	\$85
44968 Silver Rose St	966-212-018	\$292,000	3106	5	2	2004	20111209	\$94
43118 Calle Mataro	955-381-025	\$293,000	2317	4	2	1997	20111228	\$126
33055 Vermont Rd	965-161-008	\$295,000	2748	3	2	2003	20111228	\$107
42033 Delmonte St	953-551-015	\$297,000	1726	2	2	2000	20111223	\$172
40203 Pasadena Dr	916-491-011	\$298,000	2528	4	2	2005	20111213	\$118
29691 Windwood Cir	921-782-001	\$300,000	3363	7	3	2000	20111229	\$89
41125 Promenade Chardonnay Hls	953-200-038	\$301,000	2337	5	3	1997	20111209	\$129
45540 Via Jaca	962-111-008	\$303,000	2665	4	2	1997	20111215	\$114
33312 Vermont Rd	965-210-005	\$305,000	2950	4	2	2004	20111227	\$103
42700 Jolle Ct	965-140-037	\$309,000	2709	4	3	2004	20111216	\$114
33350 Elizabeth Rd	965-331-004	\$309,000	3145	4	3	2000	20111216	\$98
32195 Corte Parado	954-352-007	\$309,090	2205	4	3	1997	20111216	\$140
30761 Point Woods Ct	953-402-030	\$310,000	2584	4	2	1998	20111201	\$120
41698 Monterey Pl	953-571-028	\$310,000	2237	3	2	2002	20111229	\$139
45442 Eagle Crest Ln	962-261-019	\$310,000	3088	4	2	2002	20111229	\$100
41150 Crooked Stick Dr	953-441-020	\$310,000	2470	3	2	1999	20111207	\$126
39859 Longleaf St	916-320-034	\$310,000	2943	3	2	2001	20111205	\$105



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31734 Via Saltio	961-211-012	\$314,500	2323	4	2	1993	20111201	\$135
40858 Cebu Dr	957-580-012	\$315,000	2944	4	4	2003	20111201	\$107
44775 Rutherford St	966-261-008	\$319,000	2902	5	3	2004	20111202	\$110
32807 Valentino Way	960-253-011	\$320,000	3300	4	2	1998	20111230	\$97
42960 Calle Reva	944-352-007	\$320,000	3086	5	2	1996	20111221	\$104
40217 Medford Rd	916-541-019	\$320,000	2774	4	2	2007	20111207	\$115
33764 Blue Water Way	966-030-025	\$323,000	3136	4	3	2005	20111223	\$103
32971 Anasazi Dr	962-142-009	\$327,000	2787	5	3	1999	20111228	\$117
45454 Seagull Way	961-371-004	\$330,000	3254	5	3	2005	20111207	\$101
40999 Julo Way	957-591-008	\$330,500	3457	3	3	2004	20111207	\$96
34064 Tuscan Creek Way	966-060-015	\$339,000	3335	5	2	2005	20111209	\$102
45551 Bayberry Pl	961-312-025	\$342,000	4113	5	3	2005	20111230	\$83
43359 Chico Ct	955-442-040	\$345,000	3259	5	2	2002	20111212	\$106
31437 Inverness Ct	953-180-038	\$347,000	2515	3	2	2000	20111219	\$138
43968 Breeze Way Pl	966-070-026	\$349,000	3371	4	2	2005	20111229	\$104
45587 Callesito Altar	962-132-008	\$350,000	3600	6	2	1999	20111222	\$97
32686 Vine St	962-390-001	\$350,000	3360	4	2	2004	20111215	\$104
45652 Camino Rubi	962-221-024	\$353,000	3444	6	4	1998	20111222	\$102
33373 Scarborough Ln	966-102-012	\$356,500	3717	4	3	2003	20111223	\$96
32182 Corte Del Cerro	954-271-006	\$360,000	3189	4	3	1995	20111214	\$113
32195 Copper Crest Ln	962-512-007	\$360,000	3601	4	2	2007	20111201	\$100
46317 Kohinoor Way	962-381-019	\$361,100	3613	4	2	2003	20111207	\$100
28782 South Lake Dr	916-480-032	\$365,000	2144	4	2	2006	20111202	\$170
32980 Paraguay Dr	965-170-001	\$369,000	2939	5	3	2004	20111201	\$126
46135 Hunter Trl	962-520-036	\$369,000	3506	5	2	2006	20111220	\$105
32122 Calle Balareza	959-371-003	\$370,000	3842	5	2	2004	20111230	\$96
46209 Jon William Way	962-370-023	\$375,500	3613	4	2	2003	20111223	\$104
40541 Wgasa Pl	957-560-008	\$381,000	3140	3	3	2003	20111207	\$121



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32591 Valentino Way	960-182-011	\$386,000	3300	4	2	1997	20111201	\$117
40483 Via Gamay	943-040-009	\$395,000	1590	2	2	2002	20111222	\$248
39220 Calle Conejo	924-140-012	\$400,000	2074	3	3	1990	20111221	\$193
45225 Willowick St	962-310-054	\$402,181	3545	4	3	2004	20111205	\$113
46299 Jon William Way	962-380-017	\$405,000	3613	4	2	2003	20111212	\$112
31988 Woodside Ct	962-492-007	\$423,500	2898	4	3	2006	20111220	\$146
39885 Camino Del Vino	942-070-016	\$440,000	2439	3	2	1987	20111202	\$180
46331 Hunter Trl	962-540-008	\$471,000	3506	5	2	2007	20111208	\$134
32439 Castle Ct	965-090-007	\$475,000	3667	5	3	2004	20111228	\$130
35270 Via Cerro Vis	927-110-009	\$480,000	3116	4	2	1995	20111209	\$154
45143 Saddleback Ct	966-411-007	\$490,000	4616	6	4	2006	20111216	\$106
30213 Del Rey Rd	921-202-004	\$525,000	4461	4	1	1988	20111207	\$118
38580 Ganson Pl	915-370-031	\$540,000	3746	4	2	1988	20111205	\$144
38651 Avenida De La Bandolero	924-170-010	\$565,000	2081	3	2	1980	20111221	\$272
37655 Spring Valley Rd	915-120-031	\$600,000	4606	2	2	2006	20111222	\$130
39435 Parado Del Sol Dr	941-070-009	\$645,000	3594	3	2	2004	20111216	\$179
44950 Frogs Leap St	966-340-001	\$660,000	4545	5	4	2005	20111221	\$145
44752 Frogs Leap St	966-323-004	\$675,000	4021	5	3	2005	20111213	\$168
40077 Parado Del Sol Dr	927-200-009	\$700,000	1532	1	1	2004	20111206	\$457
43165 Avenida De San Pasqual	945-100-017	\$815,000	3978	4	3	2006	20111220	\$205
31125 Pauba Rd	945-090-009	\$820,000	3319	4	2	1989	20111205	\$247

Total Number of Sales

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