

CMA Summary Report

RESIDENTIAL Summary Statistics

| | | | |
|-----------------------|------------------|--------------------|--------------------|
| High | Low | Average | Median |
| LP:\$2,695,000 | \$399,000 | \$1,222,761 | \$1,029,000 |
| SP:\$2,575,000 | \$405,000 | \$1,275,962 | \$1,100,000 |

RESIDENTIAL - Sold

Number of Properties: 81

| Num | Address | DOM | SqFt | DOM | LP | LP/SqFt | SP | SP/SqFt |
|-----|------------------------|-----|------|-----|-----------|------------|-------------|------------|
| 1 | 1087 Murrieta Blvd | 5 | 758 | 5 | \$399,000 | \$526.39 | \$405,000 | \$534.30 |
| 2 | 1009 Murrieta Blvd | 8 | 980 | 8 | \$409,000 | \$417.35 | \$410,000 | \$418.37 |
| 3 | 1743 Paseo Laguna Seco | 8 | 1062 | 8 | \$629,000 | \$592.28 | \$670,000 | \$630.89 |
| 4 | 63 Meritage Cmn | 8 | 1019 | 8 | \$718,000 | \$704.61 | \$697,000 | \$684.00 |
| 5 | 1393 Daisy Lane | 9 | 874 | 9 | \$719,000 | \$822.65 | \$775,000 | \$886.73 |
| 6 | 253 Bellington Common | 7 | 947 | 7 | \$724,888 | \$765.46 | \$730,000 | \$770.86 |
| 7 | 1995 De Vaca Way | 22 | 858 | 22 | \$724,999 | \$844.99 | \$740,000 | \$862.47 |
| 8 | 1930 Cartier Dr | 7 | 1192 | 7 | \$785,000 | \$658.56 | \$810,000 | \$679.53 |
| 9 | 1980 Elm St | 7 | 792 | 7 | \$799,000 | \$1,008.84 | \$820,000 | \$1,035.35 |
| 10 | 3872 Santa Clara Way | 7 | 1131 | 7 | \$799,000 | \$706.45 | \$885,000 | \$782.49 |
| 11 | 4113 Sugar Pine Way | 20 | 959 | 20 | \$799,900 | \$834.10 | \$770,000 | \$802.92 |
| 12 | 410 Falcon Way | 4 | 1257 | 4 | \$829,950 | \$660.26 | \$945,000 | \$751.79 |
| 13 | 815 Ventura Ave | 7 | 1008 | 7 | \$849,000 | \$842.26 | \$900,000 | \$892.86 |
| 14 | 2838 Gelding Ln | 6 | 1368 | 6 | \$865,000 | \$632.31 | \$1,075,000 | \$785.82 |
| 15 | 5548 Idlewild Ave | 3 | 1120 | 3 | \$870,000 | \$776.79 | \$1,000,000 | \$892.86 |
| 16 | 864 Havasu Ct | 0 | 1658 | 0 | \$876,000 | \$528.35 | \$876,000 | \$528.35 |
| 17 | 1462 2Nd St | 6 | 1147 | 6 | \$888,000 | \$774.19 | \$930,000 | \$810.81 |
| 18 | 1300 Windswept Common | 18 | 1778 | 18 | \$889,000 | \$500.00 | \$879,993 | \$494.93 |
| 19 | 1649 Spruce St | 8 | 1172 | 8 | \$889,500 | \$758.96 | \$1,005,000 | \$857.51 |
| 20 | 683 SONOMA COURT | 4 | 1404 | 4 | \$899,000 | \$640.31 | \$1,080,000 | \$769.23 |
| 21 | 4004 Drake Way | 3 | 1347 | 3 | \$899,000 | \$667.41 | \$1,010,000 | \$749.81 |
| 22 | 2349 Bluebell Dr | 8 | 1120 | 8 | \$900,000 | \$803.57 | \$1,020,000 | \$910.71 |
| 23 | 1728 Catalina Ct | 7 | 1540 | 7 | \$924,988 | \$600.64 | \$940,000 | \$610.39 |
| 24 | 3907 Pestana Way | 5 | 1264 | 5 | \$925,000 | \$731.80 | \$1,050,000 | \$830.70 |
| 25 | 1580 Hollyhock St | 6 | 1280 | 6 | \$938,000 | \$732.81 | \$950,000 | \$742.19 |
| 26 | 869 Waverly Cmn | 3 | 1797 | 3 | \$939,000 | \$522.54 | \$960,000 | \$534.22 |
| 27 | 427 Lincoln Ave | 12 | 1256 | 12 | \$948,000 | \$754.78 | \$1,049,000 | \$835.19 |
| 28 | 5307 Starflower Way | 19 | 1567 | 19 | \$950,000 | \$606.25 | \$1,030,000 | \$657.31 |
| 29 | 195 Albatross Ave | 6 | 1457 | 6 | \$955,000 | \$655.46 | \$940,000 | \$645.16 |

| | | | | | | | | |
|----|---------------------------|----|------|----|-------------|----------|-------------|----------|
| 30 | 881 Havasu Ct | 7 | 1658 | 7 | \$968,000 | \$583.84 | \$1,000,000 | \$603.14 |
| 31 | 525 Selby Ln | 6 | 2043 | 6 | \$969,000 | \$474.30 | \$1,030,000 | \$504.16 |
| 32 | 3928 Dartmouth Way | 7 | 1232 | 7 | \$974,900 | \$791.31 | \$990,000 | \$803.57 |
| 33 | 291 Fennel Way | 7 | 1765 | 7 | \$998,000 | \$565.44 | \$1,025,000 | \$580.74 |
| 34 | 6975 Foxtail Dr | 7 | 1694 | 7 | \$998,000 | \$589.14 | \$1,120,000 | \$661.16 |
| 35 | 3952 CALIFORNIA WAY | 6 | 1440 | 6 | \$998,000 | \$693.06 | \$1,150,000 | \$798.61 |
| 36 | 790 Meadowlark Street | 11 | 1356 | 11 | \$998,800 | \$736.58 | \$1,100,000 | \$811.21 |
| 37 | 1218 Hillview Dr | 16 | 1444 | 16 | \$999,000 | \$691.83 | \$1,010,000 | \$699.45 |
| 38 | 6365 Altamar Cir | 0 | 1506 | 0 | \$999,500 | \$663.68 | \$1,040,000 | \$690.57 |
| 39 | 3957 Duke Court | 26 | 1204 | 26 | \$999,888 | \$830.47 | \$935,000 | \$776.58 |
| 40 | 902 El Rancho | 32 | 1349 | 32 | \$999,988 | \$741.28 | \$970,000 | \$719.05 |
| 41 | 149 Misty Cir | 2 | 1762 | 2 | \$1,029,000 | \$584.00 | \$1,150,000 | \$652.67 |
| 42 | 1375 Columbus Ave | 8 | 1574 | 8 | \$1,049,000 | \$666.45 | \$1,181,000 | \$750.32 |
| 43 | 1720 Holly Common | 6 | 1925 | 6 | \$1,050,000 | \$545.45 | \$1,025,000 | \$532.47 |
| 44 | 1089 Wagoner Dr | 7 | 1392 | 7 | \$1,069,000 | \$767.96 | \$1,200,000 | \$862.07 |
| 45 | 484 Colusa Way | 7 | 1563 | 7 | \$1,089,000 | \$696.74 | \$1,075,000 | \$687.78 |
| 46 | 240 Hillcrest | 28 | 1778 | 28 | \$1,129,700 | \$635.38 | \$1,089,000 | \$612.49 |
| 47 | 689 Brighton Way | 8 | 2024 | 8 | \$1,175,000 | \$580.53 | \$1,200,000 | \$592.89 |
| 48 | 607 Splitrail Ct | 6 | 1683 | 6 | \$1,198,000 | \$711.82 | \$1,285,000 | \$763.52 |
| 49 | 421 Hummingbird Ln | 9 | 1856 | 9 | \$1,199,000 | \$646.01 | \$1,275,000 | \$686.96 |
| 50 | 4771 Maureen Cir | 7 | 1798 | 7 | \$1,249,000 | \$694.66 | \$1,405,000 | \$781.42 |
| 51 | 210 S R Street | 6 | 1579 | 6 | \$1,249,900 | \$791.58 | \$1,230,000 | \$778.97 |
| 52 | 1866 Helsinki Way | 9 | 1636 | 9 | \$1,249,950 | \$764.03 | \$1,335,000 | \$816.01 |
| 53 | 1284 Gonzaga Ct | 7 | 1606 | 7 | \$1,250,000 | \$778.33 | \$1,250,000 | \$778.33 |
| 54 | 918 Venus Way | 8 | 1664 | 8 | \$1,275,000 | \$766.23 | \$1,300,000 | \$781.25 |
| 55 | 687 Emerald St | 5 | 1960 | 5 | \$1,395,000 | \$711.73 | \$1,515,000 | \$772.96 |
| 56 | 1107 Innsbruck St | 6 | 2024 | 6 | \$1,395,000 | \$689.23 | \$1,575,000 | \$778.16 |
| 57 | 635 Laurelwood Ct | 18 | 2553 | 18 | \$1,475,000 | \$577.75 | \$1,501,000 | \$587.94 |
| 58 | 1271 Jessica Dr | 7 | 2268 | 7 | \$1,495,000 | \$659.17 | \$1,550,000 | \$683.42 |
| 59 | 1774 Whipoorwill St | 7 | 2505 | 7 | \$1,498,000 | \$598.00 | \$1,585,000 | \$632.73 |
| 60 | 642 Vivian Dr | 2 | 2536 | 2 | \$1,499,000 | \$591.09 | \$1,569,000 | \$618.69 |
| 61 | 1459 Chianti Court | 8 | 2856 | 8 | \$1,499,000 | \$524.86 | \$1,988,000 | \$696.08 |
| 62 | 1213 Deep Creek Rd | 3 | 2177 | 3 | \$1,499,000 | \$688.56 | \$1,530,000 | \$702.80 |
| 63 | 701 Forester Ct | 11 | 2358 | 11 | \$1,500,000 | \$636.13 | \$1,500,000 | \$636.13 |
| 64 | 2662 Decker Lane | 9 | 2460 | 9 | \$1,599,000 | \$650.00 | \$1,625,000 | \$660.57 |
| 65 | 4220 Milton Way | 6 | 2483 | 6 | \$1,630,000 | \$656.46 | \$1,630,000 | \$656.46 |
| 66 | 10600 Morgan Territory Rd | 52 | 2941 | 52 | \$1,649,950 | \$561.02 | \$1,649,950 | \$561.02 |
| 67 | 1253 Rebecca Dr | 10 | 2704 | 10 | \$1,695,000 | \$626.85 | \$1,700,000 | \$628.70 |
| 68 | 557 Wayland Loop | 5 | 2867 | 5 | \$1,698,000 | \$592.26 | \$1,710,000 | \$596.44 |
| 69 | 4172 Milton Way | 7 | 2975 | 7 | \$1,698,000 | \$570.76 | \$1,860,000 | \$625.21 |
| 70 | 853 McGlinchey Drive | 6 | 3051 | 6 | \$1,699,000 | \$556.87 | \$1,810,000 | \$593.25 |

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|------------|-------------------------|-----------|-------------|-----------|--------------------|-------------------|--------------------|-------------------|
| 71 | 11655 Tesla Rd | 11 | 2849 | 11 | \$1,798,000 | \$631.10 | \$1,800,000 | \$631.80 |
| 72 | 2444 French Oak Pl | 7 | 2816 | 7 | \$1,899,000 | \$674.36 | \$2,050,000 | \$727.98 |
| 73 | 1287 Regent Pl | 10 | 2300 | 10 | \$1,899,950 | \$826.07 | \$1,868,000 | \$812.17 |
| 74 | 3604 Thornhill Drive | 28 | 2694 | 28 | \$1,899,999 | \$705.27 | \$1,875,000 | \$695.99 |
| 75 | 2551 White Crane Circle | 6 | 2973 | 6 | \$1,949,000 | \$655.57 | \$2,015,000 | \$677.77 |
| 76 | 3099 Faltings Court | 4 | 3687 | 4 | \$1,999,900 | \$542.42 | \$2,150,000 | \$583.13 |
| 77 | 3020 San Minete Drive | 4 | 3619 | 4 | \$1,999,999 | \$552.64 | \$2,050,000 | \$566.45 |
| 78 | 2280 Merlot Lane | 14 | 3940 | 14 | \$2,200,000 | \$558.38 | \$2,150,000 | \$545.69 |
| 79 | 2970 Siena Rd | 8 | 2820 | 8 | \$2,275,000 | \$806.74 | \$2,250,000 | \$797.87 |
| 80 | 2460 Chardonnay | 11 | 4064 | 11 | \$2,598,000 | \$639.27 | \$2,550,000 | \$627.46 |
| 81 | 2557 WOOD HOLLOW DRIVE | 31 | 4455 | 31 | \$2,695,000 | \$604.94 | \$2,575,000 | \$578.00 |
| Avg | | 9 | 1883 | 9 | \$1,222,761 | \$668.49 | \$1,275,962 | \$701.09 |
| Min | | 0 | 758 | 0 | \$399,000 | \$417.35 | \$405,000 | \$418.37 |
| Max | | 52 | 4455 | 52 | \$2,695,000 | \$1,008.84 | \$2,575,000 | \$1,035.35 |
| Med | | 7 | 1658 | 7 | \$1,029,000 | \$659.17 | \$1,100,000 | \$690.57 |