

CMA Summary Report

RESIDENTIAL Summary Statistics

| | | | |
|-----------------------|------------------|--------------------|--------------------|
| High | Low | Average | Median |
| LP:\$2,999,950 | \$379,950 | \$1,185,940 | \$1,074,500 |
| SP:\$2,900,000 | \$349,000 | \$1,155,865 | \$1,050,000 |

RESIDENTIAL - Sold

Number of Properties: 92

| Num | Address | DOM | SqFt | DOM | LP | LP/SqFt | SP | SP/SqFt |
|-----|---------------------------|-----|------|-----|-----------|----------|-----------|----------|
| 1 | 1001 Murrieta Blvd #116 | 17 | 669 | 17 | \$379,950 | \$567.94 | \$349,000 | \$521.67 |
| 2 | 342 Chris Cmn | 4 | 610 | 4 | \$440,000 | \$721.31 | \$435,000 | \$713.11 |
| 3 | 1243 SpringValley Cmn | 6 | 850 | 6 | \$574,000 | \$675.29 | \$574,000 | \$675.29 |
| 4 | 1334 Spring Valley Common | 13 | 1274 | 13 | \$589,900 | \$463.03 | \$582,500 | \$457.22 |
| 5 | 111 Northwood Cmns | 7 | 958 | 7 | \$639,000 | \$667.01 | \$685,000 | \$715.03 |
| 6 | 168 Gillette Pl | 4 | 1145 | 4 | \$725,000 | \$633.19 | \$740,000 | \$646.29 |
| 7 | 1623 Peachtree Cmn | 82 | 1393 | 82 | \$749,000 | \$537.69 | \$760,000 | \$545.59 |
| 8 | 1796 Rhododendron Dr | 18 | 924 | 18 | \$755,000 | \$817.10 | \$740,000 | \$800.87 |
| 9 | 173 Heligan Lane | 16 | 1138 | 16 | \$760,000 | \$667.84 | \$740,000 | \$650.26 |
| 10 | 2025 Shetland Rd | 6 | 1313 | 6 | \$775,000 | \$590.25 | \$805,000 | \$613.10 |
| 11 | 546 Dovecote Ln | 19 | 1635 | 19 | \$799,000 | \$488.69 | \$785,000 | \$480.12 |
| 12 | 968 Lambaren Ave | 31 | 1260 | 31 | \$800,000 | \$634.92 | \$775,000 | \$615.08 |
| 13 | 659 Buckeye Dr | 19 | 988 | 19 | \$825,000 | \$835.02 | \$830,000 | \$840.08 |
| 14 | 1137 Hibiscus Way | 30 | 1100 | 30 | \$848,000 | \$770.91 | \$840,000 | \$763.64 |
| 15 | 267 Northwood Cmns | 40 | 1618 | 40 | \$879,000 | \$543.26 | \$870,000 | \$537.70 |
| 16 | 226 Vista St | 10 | 1206 | 10 | \$888,000 | \$736.32 | \$920,000 | \$762.85 |
| 17 | 1685 Chestnut Common | 57 | 1674 | 57 | \$899,000 | \$537.04 | \$877,000 | \$523.89 |
| 18 | 3658 Madeira Way | 28 | 1120 | 28 | \$899,000 | \$802.68 | \$900,000 | \$803.57 |
| 19 | 817 Tranquility Cir | 3 | 1508 | 3 | \$899,000 | \$596.15 | \$930,000 | \$616.71 |
| 20 | 4131 Torrey Pine Way | 12 | 1224 | 12 | \$899,000 | \$734.48 | \$880,000 | \$718.95 |
| 21 | 3809 Stanford Way | 15 | 1226 | 15 | \$899,888 | \$734.00 | \$900,000 | \$734.09 |
| 22 | 723 Nightingale St | 6 | 1125 | 6 | \$899,900 | \$799.91 | \$908,000 | \$807.11 |
| 23 | 5937 Ocean Hills Way | 11 | 1544 | 11 | \$899,998 | \$582.90 | \$896,000 | \$580.31 |
| 24 | 2892 Patcham Cmn | 49 | 1955 | 49 | \$899,998 | \$460.36 | \$900,000 | \$460.36 |
| 25 | 4152 Bristlecone Way | 24 | 1110 | 24 | \$900,000 | \$810.81 | \$877,000 | \$790.09 |
| 26 | 490 Persimmon Cmn | 7 | 1426 | 7 | \$901,000 | \$631.84 | \$901,000 | \$631.84 |
| 27 | 1080 Coronado Way | 12 | 1168 | 12 | \$920,000 | \$787.67 | \$910,000 | \$779.11 |
| 28 | 667 Sonoma | 30 | 1404 | 30 | \$929,900 | \$662.32 | \$900,000 | \$641.03 |
| 29 | 867 Grace St | 26 | 1384 | 26 | \$950,000 | \$686.42 | \$850,000 | \$614.16 |

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|----|------------------------|-----|------|-----|-------------|----------|-------------|----------|
| 30 | 2821 Lemon Cmn | 39 | 1612 | 39 | \$950,000 | \$589.33 | \$920,000 | \$570.72 |
| 31 | 759 Wagoner | 30 | 1580 | 30 | \$950,000 | \$601.27 | \$905,000 | \$572.78 |
| 32 | 1375 Rincon Ave | 22 | 1738 | 22 | \$959,000 | \$551.78 | \$965,000 | \$555.24 |
| 33 | 516 Everglades Lane | 79 | 1613 | 79 | \$975,000 | \$604.46 | \$975,000 | \$604.46 |
| 34 | 5642 Crestmont Ave. | 18 | 1108 | 18 | \$988,000 | \$891.70 | \$988,000 | \$891.70 |
| 35 | 4718 Zinnia Ct | 21 | 1542 | 21 | \$995,000 | \$645.27 | \$995,000 | \$645.27 |
| 36 | 986 Lisbon Ave | 13 | 2254 | 13 | \$997,950 | \$442.75 | \$1,008,000 | \$447.20 |
| 37 | 138 Teasel Cmn | 28 | 1754 | 28 | \$999,000 | \$569.56 | \$970,000 | \$553.02 |
| 38 | 831 Delaware Way | 18 | 1913 | 18 | \$999,888 | \$522.68 | \$980,000 | \$512.28 |
| 39 | 576 Heligan Ln | 20 | 2043 | 20 | \$999,999 | \$489.48 | \$940,000 | \$460.11 |
| 40 | 271 Fennel Way | 8 | 1673 | 8 | \$1,015,000 | \$606.69 | \$1,010,000 | \$603.71 |
| 41 | 5922 Running Hills Ave | 25 | 1416 | 25 | \$1,025,000 | \$723.87 | \$1,025,000 | \$723.87 |
| 42 | 707 Curlew Rd | 6 | 1750 | 6 | \$1,048,000 | \$598.86 | \$1,125,000 | \$642.86 |
| 43 | 1759 Sutter St | 36 | 1254 | 36 | \$1,049,000 | \$836.52 | \$980,000 | \$781.50 |
| 44 | 5252 Scenic Ave | 30 | 1409 | 30 | \$1,049,000 | \$744.50 | \$990,000 | \$702.63 |
| 45 | 295 Fennel Way | 2 | 1754 | 2 | \$1,050,000 | \$598.63 | \$1,060,000 | \$604.33 |
| 46 | 466 Stanford Ct | 14 | 1413 | 14 | \$1,050,000 | \$743.10 | \$1,050,000 | \$743.10 |
| 47 | 964 De Caen Ct | 2 | 1638 | 2 | \$1,099,000 | \$670.94 | \$1,070,000 | \$653.24 |
| 48 | 4531 Rice St | 28 | 1933 | 28 | \$1,100,000 | \$569.06 | \$1,000,000 | \$517.33 |
| 49 | 3881 Stanford Way | 59 | 1945 | 59 | \$1,148,000 | \$590.23 | \$1,125,000 | \$578.41 |
| 50 | 210 Fennel Way | 14 | 2006 | 14 | \$1,149,000 | \$572.78 | \$1,150,000 | \$573.28 |
| 51 | 119 Cameo Dr | 21 | 1508 | 21 | \$1,149,900 | \$762.53 | \$1,100,000 | \$729.44 |
| 52 | 196 Lloyd St | 92 | 2273 | 92 | \$1,150,000 | \$505.94 | \$1,050,000 | \$461.94 |
| 53 | 322 Misty Circle | 5 | 2270 | 5 | \$1,190,000 | \$524.23 | \$1,190,000 | \$524.23 |
| 54 | 502 Cedar Drive | 40 | 1223 | 40 | \$1,195,000 | \$977.11 | \$1,050,000 | \$858.54 |
| 55 | 333 Elvira Street | 65 | 1392 | 65 | \$1,198,000 | \$860.63 | \$1,120,000 | \$804.60 |
| 56 | 2379 Norwood Rd | 42 | 1674 | 42 | \$1,199,000 | \$716.25 | \$1,075,000 | \$642.17 |
| 57 | 1359 Boxwood Ct | 6 | 2022 | 6 | \$1,199,000 | \$592.98 | \$1,199,000 | \$592.98 |
| 58 | 630 Cedar Dr | 28 | 1589 | 28 | \$1,199,900 | \$755.13 | \$1,195,000 | \$752.05 |
| 59 | 1122 Innsbruck St | 41 | 2024 | 41 | \$1,199,950 | \$592.86 | \$1,200,000 | \$592.89 |
| 60 | 762 Alden Ln | 6 | 1728 | 6 | \$1,199,999 | \$694.44 | \$1,100,000 | \$636.57 |
| 61 | 685 Ruby Rd | 9 | 1276 | 9 | \$1,200,000 | \$940.44 | \$1,175,000 | \$920.85 |
| 62 | 749 Lido Dr | 40 | 1662 | 40 | \$1,200,000 | \$722.02 | \$1,115,000 | \$670.88 |
| 63 | 847 Keystone Way | 7 | 1860 | 7 | \$1,215,000 | \$653.23 | \$1,260,000 | \$677.42 |
| 64 | 819 Curlew Rd. | 14 | 1428 | 14 | \$1,229,950 | \$861.31 | \$1,200,000 | \$840.34 |
| 65 | 871 Keystone Way | 7 | 2086 | 7 | \$1,249,000 | \$598.75 | \$1,275,000 | \$611.22 |
| 66 | 5881 Flora Cmn | 103 | 2083 | 103 | \$1,274,888 | \$612.04 | \$1,211,111 | \$581.43 |
| 67 | 215 Silverstone Cmn | 6 | 2484 | 6 | \$1,288,800 | \$518.84 | \$1,320,000 | \$531.40 |
| 68 | 1487 Aster Ln | 5 | 1981 | 5 | \$1,299,000 | \$655.73 | \$1,275,000 | \$643.61 |
| 69 | 4844 Maureen Cir | 6 | 2242 | 6 | \$1,350,000 | \$602.14 | \$1,350,000 | \$602.14 |
| 70 | 1565 De Leon | 14 | 2206 | 14 | \$1,350,000 | \$611.97 | \$1,320,000 | \$598.37 |

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|------------|----------------------|------------|-------------|------------|--------------------|-----------------|--------------------|-----------------|
| 71 | 1230 Hillview Dr | 12 | 2422 | 12 | \$1,388,000 | \$573.08 | \$1,350,000 | \$557.39 |
| 72 | 1247 Geneve Ct | 24 | 2125 | 24 | \$1,449,000 | \$681.88 | \$1,385,000 | \$651.76 |
| 73 | 1055 Eve Ln | 9 | 2230 | 9 | \$1,450,000 | \$650.22 | \$1,450,000 | \$650.22 |
| 74 | 884 Lucerne St | 31 | 1967 | 31 | \$1,450,000 | \$737.16 | \$1,400,000 | \$711.74 |
| 75 | 789 Lido Dr | 41 | 2217 | 41 | \$1,450,000 | \$654.04 | \$1,390,000 | \$626.97 |
| 76 | 1355 Rebecca Drive | 26 | 3200 | 26 | \$1,499,999 | \$468.75 | \$1,375,000 | \$429.69 |
| 77 | 646 Zermatt St | 11 | 2748 | 11 | \$1,500,000 | \$545.85 | \$1,650,000 | \$600.44 |
| 78 | 2623 Chateau Way | 36 | 3416 | 36 | \$1,525,000 | \$446.43 | \$1,439,000 | \$421.25 |
| 79 | 646 Daisyfield Dr | 23 | 2539 | 23 | \$1,549,000 | \$610.08 | \$1,500,000 | \$590.78 |
| 80 | 2256 Lawson Cir | 48 | 2845 | 48 | \$1,599,000 | \$562.04 | \$1,600,000 | \$562.39 |
| 81 | 2403 Decker Lane | 19 | 2536 | 19 | \$1,600,000 | \$630.91 | \$1,475,000 | \$581.62 |
| 82 | 517 Ruby Rd | 10 | 3224 | 10 | \$1,849,900 | \$573.79 | \$1,800,000 | \$558.31 |
| 83 | 2677 Vernazza Dr | 55 | 2730 | 55 | \$1,895,000 | \$694.14 | \$1,777,000 | \$650.92 |
| 84 | 2550 Superior Dr | 9 | 2564 | 9 | \$1,895,000 | \$739.08 | \$1,895,000 | \$739.08 |
| 85 | 2332 Tapestry Dr | 6 | 3032 | 6 | \$1,898,000 | \$625.99 | \$1,965,000 | \$648.09 |
| 86 | 5672 Dresslar Circle | 34 | 3270 | 34 | \$1,960,000 | \$599.39 | \$1,850,000 | \$565.75 |
| 87 | 2850 Vine Court | 13 | 2906 | 13 | \$1,998,000 | \$687.54 | \$1,900,000 | \$653.82 |
| 88 | 3113 Salisbury Court | 17 | 3412 | 17 | \$1,998,000 | \$585.58 | \$1,950,000 | \$571.51 |
| 89 | 2571 Merlot Lane | 16 | 2822 | 16 | \$2,198,000 | \$778.88 | \$2,000,000 | \$708.72 |
| 90 | 2701 Vernazza Drive | 38 | 2880 | 38 | \$2,199,000 | \$763.54 | \$2,050,000 | \$711.81 |
| 91 | 2198 Cabernet Way | 77 | 3735 | 77 | \$2,399,888 | \$642.54 | \$2,168,000 | \$580.46 |
| 92 | 2208 Minerva Ct | 40 | 4148 | 40 | \$2,999,950 | \$723.23 | \$2,900,000 | \$699.13 |
| Avg | | 24 | 1861 | 24 | \$1,185,940 | \$652.96 | \$1,155,865 | \$638.27 |
| Min | | 2 | 610 | 2 | \$379,950 | \$442.75 | \$349,000 | \$421.25 |
| Max | | 103 | 4148 | 103 | \$2,999,950 | \$977.11 | \$2,900,000 | \$920.85 |
| Med | | 18 | 1674 | 18 | \$1,074,500 | \$634.06 | \$1,050,000 | \$629.41 |