

**CMA Summary Report**

| RESIDENTIAL Summary Statistics |           |             |             |  |
|--------------------------------|-----------|-------------|-------------|--|
| High                           | Low       | Average     | Median      |  |
| LP:\$2,440,000                 | \$299,900 | \$1,137,272 | \$1,083,975 |  |
| SP:\$2,375,000                 | \$299,900 | \$1,150,180 | \$1,092,500 |  |

**RESIDENTIAL - Sold**

**Number of Properties: 76**

| Num | Address                | DOM | SqFt | DOM | LP        | LP/SqFt  | SP          | SP/SqFt  |
|-----|------------------------|-----|------|-----|-----------|----------|-------------|----------|
| 1   | 1085 Murrieta Blvd.    | 26  | 758  | 26  | \$299,900 | \$395.65 | \$299,900   | \$395.65 |
| 2   | 1085 Murrieta Blvd     | 101 | 828  | 101 | \$334,900 | \$404.47 | \$350,000   | \$422.71 |
| 3   | 1085 Murrieta Blvd     | 59  | 758  | 59  | \$334,978 | \$441.92 | \$305,000   | \$402.37 |
| 4   | 3661 Carrigan Cmn      | 5   | 1120 | 5   | \$650,000 | \$580.36 | \$655,000   | \$584.82 |
| 5   | 1625 Monterey Drive    | 0   | 1344 | 0   | \$669,800 | \$498.36 | \$669,800   | \$498.36 |
| 6   | 6468 Forget Me Not     | 13  | 1225 | 13  | \$685,000 | \$559.18 | \$683,000   | \$557.55 |
| 7   | 203 Northwood Cmns     | 12  | 958  | 12  | \$685,000 | \$715.03 | \$685,000   | \$715.03 |
| 8   | 763 El Rancho Dr       | 6   | 1042 | 6   | \$698,000 | \$669.87 | \$900,000   | \$863.72 |
| 9   | 932 Dolores Street     | 22  | 1242 | 22  | \$699,000 | \$562.80 | \$692,000   | \$557.17 |
| 10  | 1076 Glenn Cmn         | 13  | 1182 | 13  | \$699,000 | \$591.37 | \$700,100   | \$592.30 |
| 11  | 1876 Mira Loma St      | 14  | 1066 | 14  | \$775,000 | \$727.02 | \$775,000   | \$727.02 |
| 12  | 32 Meritage Cmn        | 9   | 1231 | 9   | \$789,000 | \$640.94 | \$799,000   | \$649.07 |
| 13  | 817 Tranquility Circle | 6   | 1300 | 6   | \$799,000 | \$614.62 | \$850,000   | \$653.85 |
| 14  | 611 Mulqueeney St      | 8   | 1069 | 8   | \$800,000 | \$748.36 | \$830,000   | \$776.43 |
| 15  | 801 Tranquility Cir    | 19  | 1254 | 19  | \$805,888 | \$642.65 | \$805,888   | \$642.65 |
| 16  | 5720 Preston           | 16  | 1770 | 16  | \$818,000 | \$462.15 | \$750,000   | \$423.73 |
| 17  | 576 N O Street         | 32  | 1728 | 32  | \$848,888 | \$491.25 | \$820,000   | \$474.54 |
| 18  | 5476 Treeflower Dr     | 9   | 1389 | 9   | \$885,000 | \$637.15 | \$900,000   | \$647.95 |
| 19  | 173 Heligan Lane       | 7   | 1379 | 7   | \$888,000 | \$643.94 | \$875,000   | \$634.52 |
| 20  | 3385 Pestana Way       | 60  | 1038 | 60  | \$888,900 | \$856.36 | \$895,000   | \$862.24 |
| 21  | 1375 Chateau Cmn       | 54  | 1385 | 54  | \$899,950 | \$649.78 | \$922,000   | \$665.70 |
| 22  | 5617 Oakmont Cir       | 27  | 1046 | 27  | \$929,000 | \$888.15 | \$919,000   | \$878.59 |
| 23  | 5576 Idlewild Ave      | 15  | 1261 | 15  | \$945,000 | \$749.41 | \$965,000   | \$765.27 |
| 24  | 5224 Diane Ln          | 18  | 2102 | 18  | \$949,000 | \$451.47 | \$975,000   | \$463.84 |
| 25  | 521 Andrea Cir         | 8   | 1120 | 8   | \$950,000 | \$848.21 | \$990,000   | \$883.93 |
| 26  | 899 Havasu Ct          | 10  | 1478 | 10  | \$969,000 | \$655.62 | \$985,000   | \$666.44 |
| 27  | 897 Tranquility Circle | 9   | 1508 | 9   | \$975,000 | \$646.55 | \$955,000   | \$633.29 |
| 28  | 618 Falcon Way         | 8   | 1401 | 8   | \$975,000 | \$695.93 | \$1,050,000 | \$749.46 |
| 29  | 428 Mulqueeney St      | 8   | 1499 | 8   | \$985,000 | \$657.10 | \$1,026,000 | \$684.46 |

|    |                       |     |      |     |             |            |             |          |
|----|-----------------------|-----|------|-----|-------------|------------|-------------|----------|
| 30 | 144 Teasel Cmn        | 9   | 1646 | 9   | \$989,000   | \$600.85   | \$990,000   | \$601.46 |
| 31 | 5448 Cleo Ct          | 8   | 1588 | 8   | \$990,000   | \$623.43   | \$1,030,000 | \$648.61 |
| 32 | 3575 Madeira Way      | 8   | 1331 | 8   | \$999,000   | \$750.56   | \$971,000   | \$729.53 |
| 33 | 5903 Ocean Hills Way  | 7   | 1239 | 7   | \$999,900   | \$807.02   | \$1,087,311 | \$877.57 |
| 34 | 426 Vista Court       | 29  | 1443 | 29  | \$1,019,000 | \$706.17   | \$1,005,000 | \$696.47 |
| 35 | 427 Thrasher Ave      | 50  | 1436 | 50  | \$1,025,000 | \$713.79   | \$1,025,000 | \$713.79 |
| 36 | 5530 Greenwich Ave    | 5   | 1475 | 5   | \$1,050,000 | \$711.86   | \$1,125,000 | \$762.71 |
| 37 | 833 Seminole Dr       | 26  | 1661 | 26  | \$1,075,000 | \$647.20   | \$1,060,000 | \$638.17 |
| 38 | 704 Debra St.         | 6   | 1318 | 6   | \$1,079,950 | \$819.39   | \$1,097,000 | \$832.32 |
| 39 | 6361 Tiffany Cmn      | 13  | 1747 | 13  | \$1,088,000 | \$622.78   | \$1,088,000 | \$622.78 |
| 40 | 1860 Rhododendron Dr  | 15  | 1346 | 15  | \$1,098,000 | \$815.75   | \$1,140,000 | \$846.95 |
| 41 | 1859 Warsaw Ave       | 9   | 1466 | 9   | \$1,099,950 | \$750.31   | \$1,205,000 | \$821.96 |
| 42 | 83 Diamond Dr         | 7   | 1536 | 7   | \$1,100,000 | \$716.15   | \$1,205,000 | \$784.51 |
| 43 | 786 Crane Ave         | 115 | 1257 | 115 | \$1,125,000 | \$894.99   | \$1,050,000 | \$835.32 |
| 44 | 602 Saddleback Cir    | 40  | 1348 | 40  | \$1,140,000 | \$845.70   | \$1,100,000 | \$816.02 |
| 45 | 843 Wall St           | 7   | 1484 | 7   | \$1,149,000 | \$774.26   | \$1,149,000 | \$774.26 |
| 46 | 5982 Cypress Point Dr | 4   | 1545 | 4   | \$1,149,000 | \$743.69   | \$1,240,000 | \$802.59 |
| 47 | 5676 Shorehaven Cir   | 12  | 1754 | 12  | \$1,150,000 | \$655.64   | \$1,195,000 | \$681.30 |
| 48 | 1121 Miranda Way      | 22  | 1148 | 22  | \$1,150,000 | \$1,001.74 | \$1,125,000 | \$979.97 |
| 49 | 630 Selby Ln          | 2   | 2196 | 2   | \$1,155,000 | \$525.96   | \$1,155,000 | \$525.96 |
| 50 | 644 Canterbury Ave    | 8   | 1512 | 8   | \$1,249,000 | \$826.06   | \$1,350,000 | \$892.86 |
| 51 | 1333 Saybrook Rd      | 31  | 1909 | 31  | \$1,249,950 | \$654.77   | \$1,200,000 | \$628.60 |
| 52 | 1477 Saybrook Rd.     | 0   | 1366 | 0   | \$1,250,000 | \$915.08   | \$1,250,000 | \$915.08 |
| 53 | 5432 Arlene           | 22  | 1947 | 22  | \$1,275,000 | \$654.85   | \$1,225,000 | \$629.17 |
| 54 | 268 Louis Ct.         | 8   | 1785 | 8   | \$1,289,950 | \$722.66   | \$1,322,000 | \$740.62 |
| 55 | 1170 Glenwood St      | 0   | 1905 | 0   | \$1,300,000 | \$682.41   | \$1,400,000 | \$734.91 |
| 56 | 881 Los Alamos Ave    | 0   | 1798 | 0   | \$1,320,000 | \$734.15   | \$1,320,000 | \$734.15 |
| 57 | 233 Joyce Street      | 36  | 1712 | 36  | \$1,325,000 | \$773.95   | \$1,295,000 | \$756.43 |
| 58 | 1312 Melanie Way      | 5   | 1858 | 5   | \$1,349,000 | \$726.05   | \$1,375,000 | \$740.04 |
| 59 | 6452 El Capitan Way   | 5   | 2438 | 5   | \$1,399,000 | \$573.83   | \$1,540,000 | \$631.67 |
| 60 | 214 Turnstone Dr      | 48  | 1987 | 48  | \$1,399,000 | \$704.08   | \$1,410,000 | \$709.61 |
| 61 | 3370 Gardella Plz     | 0   | 3867 | 0   | \$1,400,000 | \$362.04   | \$1,400,000 | \$362.04 |
| 62 | 1493 Chaparral Way    | 6   | 1870 | 6   | \$1,450,000 | \$775.40   | \$1,505,000 | \$804.81 |
| 63 | 1267 Hudson Way       | 44  | 2300 | 44  | \$1,499,950 | \$652.15   | \$1,525,000 | \$663.04 |
| 64 | 3220 May School Road  | 18  | 2141 | 18  | \$1,500,000 | \$700.61   | \$1,400,000 | \$653.90 |
| 65 | 3850 N Vasco Road     | 17  | 2338 | 17  | \$1,500,000 | \$641.57   | \$1,440,000 | \$615.91 |
| 66 | 678 Hayes Ave         | 4   | 2360 | 4   | \$1,569,000 | \$664.83   | \$1,650,000 | \$699.15 |
| 67 | 637 Yorkshire Ct      | 20  | 2279 | 20  | \$1,575,000 | \$691.09   | \$1,475,000 | \$647.21 |
| 68 | 937 S I St            | 70  | 1716 | 70  | \$1,599,000 | \$931.82   | \$1,575,000 | \$917.83 |
| 69 | 4298 Grove Court      | 9   | 2074 | 9   | \$1,600,000 | \$771.46   | \$1,750,000 | \$843.78 |
| 70 | 879 Whithorn Ct       | 8   | 2160 | 8   | \$1,650,000 | \$763.89   | \$1,620,000 | \$750.00 |

|            |                  |            |             |            |                    |                   |                    |                   |
|------------|------------------|------------|-------------|------------|--------------------|-------------------|--------------------|-------------------|
| 71         | 2693 Superior Dr | 6          | 1760        | 6          | \$1,678,000        | \$953.41          | \$1,800,000        | \$1,022.73        |
| 72         | 63 Rainier Ave   | 7          | 2745        | 7          | \$1,799,978        | \$655.73          | \$1,735,000        | \$632.06          |
| 73         | 2785 Decker Ln   | 48         | 2897        | 48         | \$1,899,000        | \$655.51          | \$1,925,000        | \$664.48          |
| 74         | 1761 Prima Drive | 17         | 3023        | 17         | \$2,290,000        | \$757.53          | \$2,232,750        | \$738.59          |
| 75         | 2963 Bresso Dr   | 23         | 3184        | 23         | \$2,315,900        | \$727.36          | \$2,250,000        | \$706.66          |
| 76         | 2928 Caldeira Dr | 42         | 2919        | 42         | \$2,440,000        | \$835.90          | \$2,375,000        | \$813.63          |
| <b>Avg</b> |                  | <b>19</b>  | <b>1661</b> | <b>19</b>  | <b>\$1,137,273</b> | <b>\$688.96</b>   | <b>\$1,150,181</b> | <b>\$698.87</b>   |
| <b>Min</b> |                  | <b>0</b>   | <b>758</b>  | <b>0</b>   | <b>\$299,900</b>   | <b>\$362.04</b>   | <b>\$299,900</b>   | <b>\$362.04</b>   |
| <b>Max</b> |                  | <b>115</b> | <b>3867</b> | <b>115</b> | <b>\$2,440,000</b> | <b>\$1,001.74</b> | <b>\$2,375,000</b> | <b>\$1,022.73</b> |
| <b>Med</b> |                  | <b>11</b>  | <b>1503</b> | <b>11</b>  | <b>\$1,083,975</b> | <b>\$693.51</b>   | <b>\$1,092,500</b> | <b>\$702.91</b>   |