



December -- 2008

<i>Thomas Guide</i>	<i>Address</i>	<i>Owner</i>	<i>Sq.Feet</i>	<i>BR/BA</i>	<i>Transfer Date</i>	<i>Transfer Amount</i>	<i>Price per Sq.Ft.</i>	<i>Yr.Built</i>	<i>Lt Size</i>	<i>Acre</i>	<i>Pool</i>	<i>APN</i>
	3375 Gingham Ct	(Driskell Robert)	1417	3/ 2	12/09/2008	\$357,000	\$252	1979	7,200	0.17		1017-521-45
	16145 Beckman Ct	(Gonzales Aida)	1923	3/ 2	12/19/2008	\$370,000	\$192	1998	3,000	0.07		1017-123-39
	4353 Saint Andrews Dr	(Cantos Onassis)	1744	3/ 2	12/03/2008	\$415,000	\$238	1998	5,424	0.12		1017-074-35
	13479 Parkview Ter	(Herrmann Harald)	1970	4/ 3	12/10/2008	\$435,000	\$221	1988	7,670	0.18	Y	1023-371-38
	14960 Mira Tortuga	(Gibson John)	1752	4/ 2	12/23/2008	\$475,000	\$271	1997	8,260	0.19		1032-431-14
	15072 Calle Verano	(Kim Min)	2689	4/ 3	12/15/2008	\$556,000	\$207	1995	8,614	0.20		1032-371-14
	2226 Avenida Las Ramblas	(Wang Chih)	2512	4/ 3	12/03/2008	\$582,000	\$232	1987	7,140	0.16		1023-671-28
	1666 Vista Santa Fe Pl	(Jiang Zhiyong)	2098	4/ 2	12/09/2008	\$600,000	\$286	1992	7,200	0.17		1000-401-01
	14982 Forest Spring Ct	(Piroozan Parham)	2411	4/ 3	12/23/2008	\$646,000	\$268	1996	12,158	0.28	Y	1000-461-14
	16257 Van Gogh Ct	(Janson Maris)	2774	3/ 2	12/08/2008	\$650,000	\$234	2001	8,000	0.18	Y	1017-703-35
4566 4F	15712 Danbury Way	(Chen Irene)	1834	3/ 2	12/01/2008	\$380,000	\$207	2002	4,620	0.11		1028-551-27
640 0	2511 Stagecoach Trl	(Whittingham Patrick)	1608	4/ 2	12/22/2008	\$420,000	\$261	1984	7,200	0.17		1023-261-01
680 0	14548 White Stallion Ct	(Sigala Fernando)	2191	3/ 3	12/30/2008	\$450,000	\$205	1990	7,590	0.17		1032-071-30
680 0	2304 Parkview Ln	(Ni Xin)	1781	3/ 2	12/17/2008	\$460,000	\$258	1991	5,376	0.12		1024-162-64
680 0	1807 Walnut Creek Dr	(Perera Nihal)	2322	4/ 3	12/22/2008	\$490,000	\$211	1991	7,540	0.17		1024-281-15
680 0	1879 Nordic Ave	(Lien Tzer)	2186	4/ 3	12/08/2008	\$505,000	\$231	1994	8,552	0.20		1032-031-04
680 0	14006 Plum Hollow Ln	(Lai Fayu)	1966	3/ 2	12/09/2008	\$537,500	\$273	1993	8,250	0.19		1024-301-42
680 0	2448 Hawkwood Dr	(Tsay Pey)	2511	4/ 3	12/03/2008	\$585,000	\$233	1991	7,000	0.16		1024-133-25
680 0	1486 Rancho Hills Dr	(Yoh Chiafan)	2587	4/ 3	12/01/2008	\$618,000	\$239	1995	9,000	0.21		1000-391-60
681 1B	13450 Treasure Way	(Liang Kwojeen)	1793	4/ 3	12/17/2008	\$429,000	\$239	1986	4,500	0.10	Y	1023-311-33
681 5A	2671 Chalet Pl	(Seif Magdy)	1975	3/ 2	12/16/2008	\$415,000	\$210	1992	3,478	0.08		1032-172-06
681 5A	14682 Grandrue Pl	(Seif Magdy)	1975	3/ 2	12/08/2008	\$420,000	\$213	1993	4,329	0.10		1032-191-27
681 5C	3628 Whirlaway Ln	(Smith Vanessa)	1584	4/ 2	12/22/2008	\$345,000	\$218	1977	10,206	0.23	Y	1025-431-03
681 5C	3436 Whirlaway Ln	(Obrien Erin)	1440	4/ 2	12/05/2008	\$345,000	\$240	1977	7,150	0.16		1025-661-07
681 5D	15031 Oakwood Ln	(Boan Leroy)	1562	3/ 2	12/10/2008	\$355,000	\$227	1964	6,500	0.15		1025-401-03
681 5D	15020 Rolling Ridge Dr	(Flores Jaime)	2502	4/ 2	12/17/2008	\$419,000	\$167	1966	10,543	0.24		1025-393-07
681 6B	3111 Oakview Ln	(Adrid Linda)	1429	3/ 2	12/04/2008	\$337,000	\$236	1987	4,452	0.10		1031-401-19
681 6D	3847 Arbor Ct	(Varner Joshua)	1883	4/ 3	12/05/2008	\$375,000	\$199	1972	10,976	0.25		1017-184-17
681 6F	15265 Monterey Ave	(Lin Ke)	912	3/ 2	12/10/2008	\$196,500	\$215	1998	4,350	0.10		1025-534-11
681 6F	15250 Carmelita Ave	(Chen Wei)	1503	3/ 2	12/17/2008	\$257,000	\$171	1989	4,200	0.10		1025-532-34
681 7A	2669 Hackberry Cir	(King Richard)	2912	5/ 3	12/05/2008	\$560,000	\$192	1989	8,750	0.20		1031-281-44
681 7B	3244 Cambridge Dr	(Sinsabaugh Ron)	1046	2/ 2	12/12/2008	\$356,500	\$341	1988	3,096	0.07		1031-331-38
681 7B	15680 Altamira Dr	(Kim Young)	1909	3/ 2	12/10/2008	\$420,000	\$220	1989	3,800	0.09		1031-241-45
681 7F	15665 Yorba Ave	(Briseno Alex)	800	2/ 1	12/05/2008	\$171,000	\$214	1959	5,000	0.11		1028-141-17
710 0	16105 Highland Pass Cir	(Kurdi Ahmad)	5163	4/ 4	12/12/2008	\$1,400,000	\$271	1990	69,696	1.60		1000-191-01
711 1E	4328 Sawgrass Ct	(Lee Dong)	2122	4/ 3	12/15/2008	\$465,000	\$219	1997	4,140	0.10		1017-055-43
711 1F	4748 Topaz Rd	(Maxwell Elaine)	1973	4/ 2	12/08/2008	\$420,000	\$213	1996	4,920	0.11		1017-492-36
711 1G	16339 Carnelian Ct	(Yang Alex)	3330	3/ 3	12/26/2008	\$590,000	\$177	1990	5,642	0.13		1017-662-22
711 1G	5081 Cellini Dr	(Cervantes Alfonso)	2780	4/ 2	12/19/2008	\$635,000	\$228	1996	5,625	0.13	Y	1017-932-42
711 2E	4299 Stone Mountain Dr	(Li Heng)	2404	4/ 2	12/22/2008	\$455,000	\$189	1999	3,640	0.08		1017-633-06



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711 2J	5867 Aloe Vera Ct (Chen Terry)		1567	3/ 2	12/30/2008	\$365,000	\$233	1999	5,178	0.12		1027-511-38
711 2J	16749 Swift Fox Ave (Chan Charlene)		2485	3/ 3	12/22/2008	\$400,000	\$161	1998	4,815	0.11		1027-512-82
711 4J	17458 Jessica Ln (Deleon Ernest)		2152	4/ 2	12/16/2008	\$489,000	\$227	1997	6,000	0.14		1033-311-11
711 4J	5964 Park Crest Dr (Alfaro Mario)		3028	6/ 4	12/02/2008	\$520,000	\$172	1996	6,153	0.14		1033-321-25
711 5J	5909 Ridgeway Dr (Yacoub Ishak)		1384	2/ 2	12/03/2008	\$360,000	\$260	1988	4,900	0.11		1033-231-03
712 4A	6204 Park Crest Dr (Nash Joel)		3028	6/ 4	12/02/2008	\$537,000	\$177	1997	6,200	0.14		1033-341-16
712 5A	17848 Cassidy Pl (Neal Tabatha)		1309	3/ 2	12/23/2008	\$300,000	\$229	1990	2,310	0.05		1033-282-35
712 5A	17876 Cassidy Pl (Lam Marie)		1309	3/ 2	12/10/2008	\$309,000	\$236	1990	2,310	0.05		1033-282-42
712 5A	17619 Dandelion Ln (Robinson Christopher)		2009	4/ 3	12/02/2008	\$445,000	\$222	1988	5,700	0.13		1033-251-71

Total Sales:	49
Average Sales Price:	\$461,684
Average Price Per Sq. Ft.:	\$225