



July -- 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>Acres</i>	<i>Pool</i>	<i>APN</i>
	15221 RAMONA AVE (MIRANDA)		1104	3/ 2	07/09/2008	\$240,000	\$217	1983	3600	0.08		102553118
	4231 VALLE VISTA DR (JOE)		1287	3/ 2	07/02/2008	\$306,000	\$238	1985	6500	0.15		102803420
	14980 ASHWOOD LN (CHEN)		1442	4/ 2	07/24/2008	\$322,000	\$223	1964	7500	0.17		102540315
	16251 CANON LN (FIGUEROA)		1662	6/ 2	07/02/2008	\$322,500	\$194	1935	4000	0.09		100007112
	2479 COTTONWOOD TRL (KAPLOWITZ)		1209	3/ 2	07/11/2008	\$342,000	\$283	1984	5250	0.12	Y	102315158
	17859 LONE RANGER TRL (DENG)		1309	3/ 2	07/24/2008	\$358,000	\$273	1990	2100	0.05		103328208
	15566 TIMBERIDGE LN (ENCINARES)		1922	4/ 2	07/08/2008	\$415,000	\$216	2000	3220	0.07		102858138
	16241 BERMUDA DUNES DR (LEE)		1887	3/ 2	07/18/2008	\$430,000	\$228	1998	5510	0.13		101707410
	4375 JASMINE HILL CT (ISSA)		2269	3/ 2	07/25/2008	\$510,000	\$225	1998	4400	0.10	Y	101764432
	4397 MISSION HILLS DR (LOERA)		2250	4/ 2	07/07/2008	\$519,000	\$231	1998	5750	0.13		101707511
	3404 ROYAL RIDGE RD (ROKERYA)		2531	4/ 3	07/21/2008	\$530,000	\$209	1987	5400	0.12		102348114
	5002 STONE RIDGE DR (WANG)		2607	4/ 2	07/02/2008	\$534,000	\$205	1999	5200	0.12		102852109
	2211 CALLE BIENVENIDA (GARCIA)		1650	4/ 2	07/01/2008	\$540,000	\$327	1993	9050	0.21	Y	103248130
	16233 SHADOW MOUNTAIN DR (HANSELL)		2392	4/ 3	07/25/2008	\$552,000	\$231	1999	9044	0.21		101708734
	16449 GARNET WAY (LUO)		2764	4/ 3	07/03/2008	\$600,000	\$217	2003	4290	0.10		101751369
	16171 PROMONTORY RD (ALLENDE)		2530	4/ 3	07/16/2008	\$680,000	\$269	1990	15748	0.36		101774124
	5383 BUTTONWOOD CT (BRUNTON)		3155	5/ 2	07/29/2008	\$715,000	\$227	2003	9700	0.22		101782212
	5385 CAROB AVE (KARNADI)		3155	5/ 2	07/24/2008	\$750,000	\$238	2003	8040	0.18	Y	101784420
640-J7	2364 COTTONWOOD TRL (REVILLA)		1571	4/ 2	07/10/2008	\$465,000	\$296	1984	8775	0.20		102315145
641-E6	6709 CATTLE CREEK DR (RAM)		1727	4/ 3	07/24/2008	\$420,000	\$243	1988	5800	0.13		105730202
680-H3	14268 LAUREL WOOD LN (HSIEH)		2607	5/ 3	07/10/2008	\$550,000	\$211	1991	8185	0.19	Y	102428125
680-H4	1846 RANCHO HILLS DR (TSAI)		2748	4/ 3	07/15/2008	\$660,000	\$240	1991	7200	0.17	Y	103201131
680-J2	13925 RAVENWOOD DR (CHANG)		2320	4/ 3	07/25/2008	\$645,000	\$278	1989	5600	0.13		102442120
680-J4	2189 LOS RANCHITOS RD (LEE)		1447	4/ 2	07/18/2008	\$485,000	\$335	1991	4610	0.11		103208214
680-J4	2316 BROWN DEER CT (CHOI)		1722	3/ 2	07/30/2008	\$490,000	\$285	1989	4042	0.09		103211140
680-J5	15063 AVENIDA COMPADRES (KANG)		2411	4/ 3	07/31/2008	\$650,000	\$270	1995	8816	0.20		100046108
681-A4	2562 LA SALLE POINTE (WU)		1975	3/ 2	07/25/2008	\$460,000	\$233	1990	3686	0.08		103217128
681-A5	2648 CHALET PL (JP MORGAN MTG ACQUISI		2052	3/ 2	07/18/2008	\$430,000	\$210	1993	3496	0.08		103217221
681-A7	15693 LIVE OAK RD (TU)		2402	4/ 3	07/21/2008	\$569,000	\$237	1988	7200	0.17		103125334
681-B2	13590 WHISPERING WILLOW (HE)		1425	3/ 2	07/31/2008	\$450,000	\$316	1986	5700	0.13		102335130
681-B2	3414 ROYAL RIDGE RD (DWARNAL)		2088	4/ 3	07/17/2008	\$510,000	\$244	1987	6000	0.14		102348109
681-B6	3184 OAKRIDGE DR (TRULL)		1758	3/ 2	07/30/2008	\$480,000	\$273	1987	4400	0.10		103138102
681-B6	3035 SUNDANCE CT (LIAO)		1885	4/ 2	07/28/2008	\$498,000	\$264	1987	6466	0.15	Y	103234134



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681-B7	15769 ALTAMIRA DR (HOM)		1603	3/ 2	07/15/2008	\$429,000	\$268	1990	5525	0.13		103126223
681-C6	15166 PALISADE ST (WARNER)		3565	5/ 3	07/01/2008	\$500,000	\$140	1983	20485	0.47		102567132
681-C7	15698 SHANTUNG AVE (YU)		1644	4/ 2	07/11/2008	\$341,500	\$208	1976	8100	0.19	Y	101739504
681-D5	14970 OAKWOOD LN (ALLEN)		1658	4/ 2	07/01/2008	\$405,000	\$244	1965	8000	0.18		102540205
681-D7	4024 LAUREL CT (CRUZ)		1379	3/	07/09/2008	\$405,000	\$294	1974	10800	0.25		101721334
681-E7	4442 LUGO AVE (JIANG)		1000	2/ 2	07/25/2008	\$260,000	\$260	2000	3125	0.07		102807115
681-E7	4138 VAL VERDE AVE (POON)		1145	3/ 2	07/14/2008	\$284,500	\$248	1963	6000	0.14		102804217
711-E2	4442 FOXRUN DR (KIM)		2048	3/ 2	07/22/2008	\$550,000	\$269	1998	4365	0.10		101762436
711-F2	4909 COPPER RD (LEE)		1948	4/ 2	07/17/2008	\$510,000	\$262	1996	6668	0.15		101776236
711-H1	16222 VERMEER DR (ZHENG)		2974	4/ 3	07/31/2008	\$635,000	\$214	1996	6600	0.15		101795242
711-H1	16306 VERMEER DR (GUPTA)		2700	4/ 3	07/15/2008	\$652,000	\$241	1996	10200	0.23	Y	101796246
712-B6	6489 COYOTE ST (CHAN)		2235	5/ 3	07/01/2008	\$438,000	\$196	1990	4223	0.10		103337137

Total Sales:	45
Average Sales Price:	\$485,278
Average Price Per Sq. Ft.:	\$245