Chicago Title

# MISSION VIEJO

## November -- 2008

"Easy to Read" Sales Comparables

| Thomas Guide | Address | Owner | Sq.Feet | BR/BA | Transfer Date | Transfer Amount | Price per Sq.Ft. | Yr.Built | Lt Size | Acre | Pool | APN |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 28051 Via Machado | ( Evans Russell ) | 1431 | 2/ 2 | 11/06/2008 | $340,000 | $238 | 1974 | 3,876 | 0.09 | | 808-053-15 |
| | 28446 Pacheco | ( Sandberg Jeanne ) | 1279 | 2/ 2 | 11/18/2008 | $360,000 | $281 | 1984 | 3,478 | 0.08 | | 786-171-16 |
| | 27582 Halcon | ( Brickley Ryder ) | 1120 | 2/ 2 | 11/07/2008 | $418,000 | $373 | 1977 | 6,900 | 0.16 | | 837-181-55 |
| | 25991 Via Del Norte | ( Alexander Joshua ) | 1236 | 2/ 2 | 11/07/2008 | $426,000 | $345 | 1968 | 7,200 | 0.17 | Y | 784-318-44 |
| | 23876 Via Astorga | ( Kott Michael ) | 1546 | 3/ 2 | 11/26/2008 | $450,000 | $291 | 1973 | 8,840 | 0.20 | Y | 808-283-04 |
| | 23672 Via Estella | ( Mueting Zachary ) | 1326 | 3/ 2 | 11/06/2008 | $455,000 | $343 | 1973 | 6,862 | 0.16 | | 808-151-18 |
| | 24632 Chrisanta Dr | ( Sandefur Thomas ) | 1360 | 3/ 2 | 11/20/2008 | $475,000 | $349 | 1967 | 6,000 | 0.14 | | 784-372-03 |
| | 24095 Via Luisa | ( Hollenbeck William ) | 1812 | 3/ 2 | 11/20/2008 | $505,000 | $279 | 1972 | 8,249 | 0.19 | | 809-363-11 |
| | 25611 Minoa Dr | ( Lin Jason ) | 2594 | 4/ 3 | 11/17/2008 | $540,000 | $208 | 1970 | 9,028 | 0.21 | Y | 619-161-16 |
| | 23671 Via Calzada | ( Brophy James ) | 2017 | 4/ 2 | 11/10/2008 | $565,000 | $280 | | 5,400 | 0.12 | | 808-163-07 |
| | 23731 Calle Ganador | ( Estabrook Talia ) | 2106 | 5/ 3 | 11/06/2008 | $595,000 | $283 | 1968 | 7,200 | 0.17 | | 809-012-17 |
| | 31 Sleepy Hollow Ln | ( Lerit Douglas ) | 2768 | 0/ 0 | 11/19/2008 | $705,500 | $255 | 2000 | | | | 759-181-36 |
| 892 1D | 27332 Pinavete | ( Gharibian Fred ) | 1120 | 3/ 2 | 11/07/2008 | $400,000 | $357 | 1976 | 4,988 | 0.11 | | 837-082-13 |
| 892 2D | 27342 Padilla | ( Villanueva Robert ) | 1120 | 3/ 2 | 11/18/2008 | $395,000 | $353 | 1976 | 5,176 | 0.12 | | 837-062-14 |
| 892 4D | 22791 Bergantin | ( Dourbetas Jeanie ) | 3386 | 4/ 4 | 11/05/2008 | $400,000 | $118 | 1980 | 8,760 | 0.20 | | 811-351-28 |
| 892 4F | 22642 Barlovento | ( McGuckin Aaron ) | 2762 | 3/ 3 | 11/25/2008 | $617,000 | $223 | 1980 | 6,375 | 0.15 | | 811-451-04 |
| 892 5F | 23452 Villena | ( Moore James ) | 1503 | 2/ 2 | 11/19/2008 | $371,000 | $247 | 1984 | 3,478 | 0.08 | | 786-241-33 |
| 892 5F | 28275 La Caleta | ( De Luna Matthew ) | 2762 | 3/ 3 | 11/18/2008 | $660,000 | $239 | 1979 | 7,350 | 0.17 | | 811-393-12 |
| 892 6F | 23865 Villena | ( Patrick Ronald ) | 1230 | 2/ 2 | 11/05/2008 | $350,000 | $285 | 1980 | 3,478 | 0.08 | | 786-151-44 |
| 892 6F | 23815 Villena | ( Wyndham Carolyn ) | 1503 | 2/ 2 | 11/25/2008 | $377,500 | $251 | 1981 | 3,478 | 0.08 | | 786-151-38 |
| 892 6F | 23572 Villena | ( Salus Richard ) | 1503 | 2/ 2 | 11/05/2008 | $545,000 | $363 | 1983 | 3,478 | 0.08 | | 786-241-47 |
| 892 7B | 24101 Salero Ln | ( Hicks Ryan ) | 1363 | 3/ 2 | 11/04/2008 | $575,000 | $422 | 1969 | 7,200 | 0.17 | Y | 809-073-04 |
| 892 7F | 24412 Diamante | ( Pittroff Alexis ) | 1472 | 4/ 2 | 11/20/2008 | $495,000 | $336 | 1979 | 5,400 | 0.12 | | 786-032-33 |
| 921 1J | 25322 Maximus St | ( Kerr Robert ) | 3224 | 4/ 3 | 11/13/2008 | $530,000 | $164 | 1969 | 7,488 | 0.17 | | 619-132-30 |
| 922 1A | 24536 Veronica Ct | ( Spencer John ) | 1452 | 3/ 2 | 11/26/2008 | $350,000 | $241 | 1978 | 2,850 | 0.07 | | 619-363-07 |
| 922 1B | 24650 Mosquero Ln | ( Stein Rudolph ) | 2109 | 4/ 2 | 11/14/2008 | $525,000 | $249 | 1966 | 8,024 | 0.18 | | 784-052-08 |
| 922 1C | 26822 Carretas Dr | ( Tucker Bradley ) | 1508 | 3/ 2 | 11/12/2008 | $515,000 | $342 | 1967 | 5,000 | 0.11 | | 784-093-14 |
| 922 1C | 24671 Spadra Ln | ( Martin Colton ) | 2109 | 4/ 2 | 11/06/2008 | $541,500 | $257 | 1967 | 5,000 | 0.11 | | 784-204-08 |
| 922 1E | 27762 Golondrina | ( Riehl Brian ) | 1540 | 3/ 2 | 11/06/2008 | $505,000 | $328 | | 7,688 | 0.18 | | 808-403-34 |
| 922 3C | 26672 Estanciero Dr | ( Waltz Stephen ) | 1632 | 4/ 2 | 11/25/2008 | $440,000 | $270 | 1967 | 6,600 | 0.15 | Y | 784-134-04 |
| 922 3C | 27098 Pacific Terrace Dr | ( Abadi Parham ) | 2880 | 3/ 3 | 11/03/2008 | $690,000 | $240 | | 5,000 | 0.11 | | 782-453-07 |
| 922 3C | 27022 Pacific Terrace Dr | ( Singh Ramnik ) | 2680 | 4/ 2 | 11/24/2008 | $835,000 | $312 | | 5,500 | 0.13 | | 782-441-13 |
| 922 5C | 26611 Guadiana | ( Singleton Kasey ) | 1214 | 2/ 2 | 11/21/2008 | $330,000 | $272 | 1976 | 3,760 | 0.09 | | 761-221-38 |
| 922 5C | 26637 Guadiana | ( Glidden Gerlyn ) | 1623 | 3/ 2 | 11/24/2008 | $360,000 | $222 | 1977 | 1,590 | 0.04 | Y | 761-221-33 |
| 922 5C | 26515 Azuer | ( Motia Fuad ) | 2230 | 3/ 3 | 11/18/2008 | $420,000 | $188 | 1976 | 1,961 | 0.05 | | 761-253-02 |
| 922 5D | 26926 Colmenar | ( Reyes Terrel ) | 1472 | 4/ 2 | 11/14/2008 | $445,000 | $302 | 1976 | 5,848 | 0.13 | | 759-032-17 |
| 922 5D | 26702 Baronet | ( Selecman Christian ) | 1711 | 3/ 2 | 11/12/2008 | $550,000 | $321 | | 4,269 | 0.10 | | 782-241-01 |
| 922 6C | 26832 Magdalena Ln | ( Boini Khalil ) | 1812 | 3/ 2 | 11/24/2008 | $530,000 | $292 | 1972 | 10,625 | 0.24 | | 761-162-07 |
| 922 6D | 27146 Ayamonte | ( Murphy Nathaniel ) | 976 | 2/ 1 | 11/10/2008 | $403,000 | $413 | 1975 | 5,452 | 0.13 | | 759-062-16 |

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"Easy to Read" Sales Comparables

November -- 2008

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|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | |
|---|---|
| Total Sales: | 39 |
| Average Sales Price: | $486,910 |
| Average Price Per Sq. Ft.: | $285 |