Chicago Title

PLACENTIA

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
	1425 Prospect Ave	(Scott Aaron)	1204	2/ 2	11/19/2008	$210,000	$174	1964	1,536	0.04		334-163-38
739 2G	508 Mohawk Dr	(Lewis John)	2299	3/ 2	11/21/2008	$615,000	$268	1972	7,000	0.16		336-592-29
739 3F	1920 Edwardson Cir	(Johnson David)	1752	4/ 2	11/06/2008	$480,000	$274	1971	7,875	0.18		336-191-26
739 4D	1740 Virginia Pl	(Tohill Jack)	1974	4/ 2	11/19/2008	$475,000	$241	1963	8,200	0.19		337-253-01
739 4D	1731 Virginia Pl	(Gao Yan)	2220	5/ 2	11/07/2008	$510,000	$230	1963	7,000	0.16		337-252-24
739 4G	1638 Seville St	(Osmundson Ben)	1540	3/ 2	11/04/2008	$480,000	$312	1964	7,000	0.16		336-051-04
739 4G	16252 Rockaway Dr	(Gonzalez Rafael)	1661	4/ 2	11/25/2008	$555,000	$334	1962	7,600	0.17	Y	340-264-03
739 4H	1676 Sherwood Village Cir	(Lathrop Judi)	1484	3/ 2	11/20/2008	$375,000	$253	1973	1,848	0.04		336-572-26
739 5F	1130 Dover Way	(Darrigo Patrick)	1241	3/ 2	11/17/2008	$424,000	$342	1967	6,887	0.16		339-152-31
739 5G	1354 Valencia Ave	(Espino John)	2094	4/ 2	11/13/2008	$452,000	$216	1965	7,500	0.17		340-105-04
739 6D	525 Melody Ln	(Ani Xiaoming)	1173	3/ 2	11/24/2008	$270,000	$230	1955	5,688	0.13		339-343-09
739 6D	506 Wilson Cir	(Wan Li)	1541	3/ 2	11/24/2008	$324,500	$211	1955	6,402	0.15		339-333-13
739 6D	720 Primrose Ave	(Wan Li)	1160	3/ 1	11/20/2008	$337,000	$291	1958	6,886	0.16		339-324-07
739 6F	213 Dartmouth Way	(Abbas Parvez)	2949	4/ 3	11/26/2008	$655,000	$222	1979	7,000	0.16		340-412-10
739 7E	328 Molokai Dr	(Joyce Jennifer)	1300	2/ 2	11/03/2008	$250,000	$192	1986	784	0.02		340-316-33

Total Sales:	15
Average Sales Price:	$427,500
Average Price Per Sq. Ft.:	$253