Chicago Title

Rancho Santa Margarita

"Easy to Read" Sales Comparables

November -- 2008

Thomas Guide	Address	Owner	Sq.Feet	BR/BA	Transfer Date	Transfer Amount	Price per Sq.Ft.	Yr.Built	Lt Size	Acre	Pool	APN
	4 Calle Alimar	(Katz Mark)	1591	0/ 0	11/17/2008	$420,000	$264					833-432-07
	5 El Vado Dr	(Sickler Michael)	1409	0/ 0	11/24/2008	$445,000	$316	1997				806-061-10
	31 Lazurite	(Ngo Andy)	2268	0/ 0	11/25/2008	$455,000	$201	1999				836-672-24
	11 Calle Liberacion	(Noh Sangtae)	1755	0/ 0	11/12/2008	$500,000	$285	1998				836-651-23
	46 Castletree	(Mischel Scott)	2031	0/ 0	11/06/2008	$640,000	$315	1996				780-101-26
	51 Via Anadeja	(Larsen Shawn)	2520	0/ 0	11/13/2008	$680,000	$270	1995				839-191-21
	39 Castletree	(Torres Fernando)	2200	0/ 0	11/12/2008	$725,000	$330	1996				780-101-03
892 3G	80 San Sebastian	(Dutton Lori)	1535	3/ 2	11/13/2008	$520,000	$339		4,979	0.11		805-141-28
893 2A	11 Mejorana	(Scarbo Vanessa)	1497	0/ 0	11/06/2008	$480,000	$321					833-563-04
893 2A	17 Rana	(Olson Dennis)	1755	3/ 2	11/17/2008	$490,000	$279					833-323-14
893 2B	9 Los Abitos	(Mazzone Gary)	1470	3/ 2	11/17/2008	$410,000	$279					833-481-62
893 2B	29 El Canto	(Williams Chris)	1470	0/ 0	11/12/2008	$450,000	$306					833-481-18

Total Sales:	12
Average Sales Price:	$517,917
Average Price Per Sq. Ft.:	$292