



**Chicago
Title**

SAN JUAN CAPISTRANO

**"Easy to Read"
Sales
Comparables**

November -- 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>
	30836 Calle Chueca (Miranda Ricardo)		1313	3/ 2	11/25/2008	\$275,000	\$209	1964	1,499	0.03		649-022-51
	31231 Calle Villa Clara (Moreau Michael)		1304	3/ 2	11/10/2008	\$513,000	\$393	1973	4,900	0.11		666-083-07
	31115 Via Madera (Cox Ryan)		1662	4/ 2	11/12/2008	\$579,000	\$348	1975	5,170	0.12		664-012-31
	31911 Paseo De Elena (Toth Ronald)		1875	4/ 2	11/24/2008	\$675,000	\$360	1974	11,875	0.27		649-251-01
952 3B	29401 Avocado Ln (Rebollar Jose)		1262	3/ 2	11/05/2008	\$297,000	\$235	1974	5,520	0.13		650-031-20
952 4B	29566 Westmont Ct (Lovallo Christopher)		1062	3/ 1	11/17/2008	\$257,000	\$242	1972	1,959	0.04		650-101-30
952 4B	26425 Arbor Rd (Rodriguez Hector)		1451	4/ 2	11/14/2008	\$325,000	\$224	1972	3,840	0.09		650-092-92
952 4C	29731 Monarch Dr (Smith Michael)		2248	3/ 2	11/10/2008	\$785,000	\$349	1982	19,950	0.46		650-461-14
952 7E	27561 Starrise Ln (St Pierre Bradley)		917	2/ 1	11/03/2008	\$284,500	\$310	1973	3,086	0.07		666-101-05
972 1E	27581 Brookside Ln (Kane Theresa)		917	2/ 1	11/21/2008	\$360,000	\$393	1973	2,844	0.07		666-101-43

Total Sales:	10
Average Sales Price:	\$435,050
Average Price Per Sq. Ft.:	\$306