



Comps Report

City/State: MENIFEE CA

March 2008

Address	TG Map	SalePrice	Sq. Feet	Price/Foot	Beds	Baths	YearBuilt	SaleDate
30219 LAKEPORT ST		168,000	1,757	96	3	2.0	2001	3/17/2008
28661 MOON SHADOW DR	868-F3	210,000	1,390	151	3	2.0	1989	3/7/2008
28441 BROADSTONE WAY	868-F2	219,000	1,466	149	3	2.0	1991	3/28/2008
28218 WINDSAIL CT	868-F3	220,000	1,502	146	3	2.0	1990	3/27/2008
29808 BERE A RD	867-J2	222,000	1,367	162	3	2.0	1991	3/11/2008
28360 HALCYON CT	868-F3	225,000	1,746	129	3	3.0	1991	3/17/2008
29748 PARK CITY AVE	868-A2	225,000	1,417	159	4	2.0	1989	3/31/2008
29563 CAMINO PEPITA		226,000	2,034	111	4	3.0	1998	3/20/2008
26946 MOUNTAIN GLEN DR		230,000	1,559	148	3	2.0	2002	3/14/2008
29810 VIA VIENTO	868-G2	230,000	1,449	159	3	2.0	1989	3/4/2008
27958 WINTER BRANCH CT		232,500	1,500	155	2	2.0	2004	3/21/2008
29836 CORAL TREE CT	868-F2	241,000	1,206	200	3	2.0	1990	3/11/2008
30583 WILLOW VILLAGE DR	868-G3	242,000	1,390	174	3	2.0	1989	3/12/2008
28671 AMBORELLA WAY		245,000	1,883	130	4	2.0	2001	3/27/2008
30263 VIA PALERMO		247,500	2,140	116	4	3.0	1990	3/12/2008
30479 NAPA ST		248,000	1,342	185	3	2.0	2002	3/17/2008
29060 DEER CREEK CIR	838-A7	250,000	1,272	197	2	2.0	1992	3/7/2008
29843 SALMON ST		252,000	2,752	92	5	3.0	2005	3/21/2008
29997 COOL MEADOW DR		255,000	1,961	130	4	2.0	2003	3/31/2008
29180 PERIDOT CIR	868-H2	255,500	1,941	132	3	3.0	1999	3/28/2008
29742 PAINTED DESERT DR		260,000	2,090	124	4	3.0	1998	3/26/2008
29435 DESERT TERRACE DR	868-G1	260,000	1,683	154	3	3.0	2002	3/26/2008
29936 BLUE WATER WAY		265,000	2,372	112	4	3.0	2005	3/31/2008
28217 GLENSIDE CT		270,000	1,500	180	2	2.0	2002	3/11/2008
29055 EMERALD CIR		270,000	2,469	109	4	3.0	2004	3/19/2008
28668 MIDSUMMER LN		275,000	2,904	95	5	3.0	2001	3/19/2008
31781 TUPELO CT		275,000	2,275	121	2	2.0	2000	3/10/2008
31171 RAWHIDE CT		275,000	2,036	135	3	2.0	2005	3/21/2008
26084 SIERRA SKY ST		282,000						3/31/2008
28441 NORTHMOORE PL		284,000	2,243	127	3	3.0	2005	3/19/2008
29246 ROSELITE CIR		288,000	2,367	122	3	2.0	2006	3/28/2008
29858 SALMON ST		290,000	2,752	105	5	3.0	2005	3/12/2008
29139 CELESTIAL DR		290,000	3,540	82	5	3.0	2004	3/7/2008
29785 PEACOCK MOUNTAIN DR		290,000	2,828	103	4	3.0	2004	3/27/2008
29149 BLUE SPRUCE CIR		292,000	3,581	82	5	3.0	2003	3/28/2008
29524 WAGON CREEK LN		295,000	2,340	126	3	3.0	2002	3/5/2008



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29226 ROCKLEDGE DR		300,000	2,445	123	3	3.0	2007	3/26/2008
28839 TULITA LN	898-G2	300,000	1,347	223	3	2.0	1984	3/14/2008
29351 OWL CREEK CT		302,000	2,828	107	4	3.0	2005	3/17/2008
29507 DESERT TERRACE DR	868-G1	304,500	2,680	114	5	3.0	2000	3/24/2008
29660 SILVER SUMMIT ST		305,000	3,135	97	5	3.0	2005	3/26/2008
26056 SIERRA SKY ST		309,500						3/14/2008
29125 TWILIGHT HILL DR		315,000	3,540	89	5	3.0	2004	3/28/2008
26098 SIERRA SKY ST		316,500						3/14/2008
29033 GLENCOE LN		322,500	2,715	119	4	3.0	2006	3/28/2008
31172 BELL MOUNTAIN RD		327,000	2,221	147	4	3.0	2005	3/28/2008
32801 PITMAN LN		338,000	3,197	106	4	3.0	2005	3/25/2008
26042 SIERRA SKY ST		339,500						3/21/2008
29128 PARKHILL CT	838-F7	345,000	1,500	230	2	2.0	2004	3/21/2008
33455 GYPSUM ST		357,500	4,041	88	4	4.0	2006	3/3/2008
33415 LITTLE REB PL	898-F2	360,000	1,284	280	3	2.0	1979	3/6/2008
32775 KENDAL CT		364,500	3,661	100	5	5.0	2005	3/11/2008
30114 LAMPLIGHTER LN		373,000	3,951	94	4	4.0	2007	3/20/2008
33436 LAZURITE WAY		380,000	3,750	101	5	4.0	2006	3/28/2008
28770 AVENIDA MARBELLA		400,000	3,554	113	5	4.0	2006	3/13/2008
32836 TIZNOW CIR		404,000	3,573	113	6	4.0	2006	3/20/2008
32745 LAMTARRA LOOP		430,000	4,422	97	5	4.0	2006	3/21/2008

The Total Sales Are 57
The Average Sales Price Is: \$285,930
The Average Square Footage Is: 2174
The Average Cost Per Square Foot Is: \$123

The above Comps reflect full value transfers only