



## Mission Viejo

Sales Comparables - December 2018

| City          | Address            | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date  | Sales Price     | Lot Sq Ft | Lot Ac | APN        |
|---------------|--------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|------------|
| Mission Viejo | 28292 Alava        | 1740  | \$ 402.00      | 2   | 3    | 12/12/2018 | \$ 700,000.00   | 3478      | 0.08   | 786-211-66 |
| Mission Viejo | 22791 Alturas Dr   | 1542  | \$ 434.00      | 4   | 2    | 12/4/2018  | \$ 670,000.00   | 5750      | 0.13   | 811-042-07 |
| Mission Viejo | 46 Amy Way         | 1828  | \$ 404.00      | 3   | 2    | 12/27/2018 | \$ 740,000.00   | 4544      | 0.1    | 759-581-30 |
| Mission Viejo | 26576 Aracena Dr   | 1508  | \$ 434.00      | 3   | 2    | 12/28/2018 | \$ 655,000.00   | 9179      | 0.21   | 784-074-08 |
| Mission Viejo | 34 Argento         | 2269  | \$ 386.00      | 4   | 3    | 12/7/2018  | \$ 877,500.00   | 4750      | 0.11   | 787-201-04 |
| Mission Viejo | 21931 Bacalar      | 1561  | \$ 420.00      | 3   | 2    | 12/7/2018  | \$ 657,000.00   | 5100      | 0.12   | 837-202-11 |
| Mission Viejo | 10 Becker Dr       | 4176  | \$ 353.00      | 5   | 5    | 12/28/2018 | \$ 1,475,000.00 | 7973      | 0.18   | 741-471-30 |
| Mission Viejo | 23756 Brasilia St  | 2311  | \$ 313.00      | 4   | 4    | 12/11/2018 | \$ 725,000.00   | 4000      | 0.09   | 619-322-24 |
| Mission Viejo | 22192 Brookpine    | 3374  | \$ 312.00      | 3   | 3    | 12/17/2018 | \$ 1,055,000.00 | 6000      | 0.14   | 786-411-17 |
| Mission Viejo | 26212 Buscador     | 1913  | \$ 386.00      | 3   | 2    | 12/5/2018  | \$ 740,000.00   | 5450      | 0.13   | 782-092-10 |
| Mission Viejo | 26315 Buscador     | 1913  | \$ 392.00      | 3   | 2    | 12/4/2018  | \$ 750,000.00   | 4500      | 0.1    | 782-114-06 |
| Mission Viejo | 21861 Calabaza     | 1472  | \$ 448.00      | 3   | 2    | 12/12/2018 | \$ 660,000.00   | 5148      | 0.12   | 837-172-10 |
| Mission Viejo | 24066 Calendula    | 1590  | \$ 371.00      | 2   | 2    | 12/6/2018  | \$ 590,000.00   | 3478      | 0.08   | 808-461-45 |
| Mission Viejo | 24872 Cienega Ln   | 1508  | \$ 483.00      | 3   | 2    | 12/31/2018 | \$ 729,000.00   | 7820      | 0.18   | 784-064-05 |
| Mission Viejo | 66 Circle Ct       | 2957  | \$ 304.00      | 3   | 2    | 12/3/2018  | \$ 900,000.00   | 5537      | 0.13   | 839-302-07 |
| Mission Viejo | 10 Clydesdale Dr   | 2922  | \$ 382.00      | 4   | 3    | 12/7/2018  | \$ 1,118,000.00 | 8073      | 0.19   | 741-081-15 |
| Mission Viejo | 24562 Dardania Ave | 2247  | \$ 262.00      | 4   | 2    | 12/28/2018 | \$ 589,000.00   | 9045      | 0.21   | 619-163-06 |
| Mission Viejo | 25 Dawnwood        | 1668  | \$ 431.00      | 3   | 2    | 12/27/2018 | \$ 720,000.00   | 3664      | 0.08   | 759-221-12 |
| Mission Viejo | 1 Drackert Ln      | 2751  | \$ 335.00      | 3   | 3    | 12/31/2018 | \$ 922,000.00   | 9790      | 0.22   | 741-551-14 |
| Mission Viejo | 23401 El Greco     | 1740  | \$ 379.00      | 2   | 3    | 12/27/2018 | \$ 660,000.00   | 3478      | 0.08   | 786-101-25 |
| Mission Viejo | 26562 Espalter Dr  | 2085  | \$ 366.00      | 3   | 3    | 12/20/2018 | \$ 765,000.00   | 9040      | 0.21   | 784-063-01 |
| Mission Viejo | 2 Fern Haven Farm  | 1804  | \$ 379.00      | 3   | 2    | 12/17/2018 | \$ 685,000.00   | 2484      | 0.06   | 741-161-01 |
| Mission Viejo | 28022 Festivo      | 2036  | \$ 356.00      | 3   | 2    | 12/28/2018 | \$ 726,000.00   | 6300      | 0.14   | 808-691-11 |
| Mission Viejo | 81 Flintridge Ave  | 3217  | \$ 318.00      | 5   | 3    | 12/17/2018 | \$ 1,024,500.00 | 7992      | 0.18   | 759-491-11 |
| Mission Viejo | 21182 Foxtail      | 1750  | \$ 411.00      | 2   | 2    | 12/28/2018 | \$ 720,000.00   | 4500      | 0.1    | 836-221-36 |
| Mission Viejo | 3 Galaxy Isle      | 4922  | \$ 388.00      | 6   | 6    | 12/20/2018 | \$ 1,910,000.00 | 10645     | 0.24   | 741-251-04 |
| Mission Viejo | 27771 Higuera      | 1882  | \$ 369.00      | 4   | 3    | 12/21/2018 | \$ 695,000.00   | 5050      | 0.12   | 837-142-28 |
| Mission Viejo | 22471 Ivy Rdg      | 3434  | \$ 286.00      | 3   | 3    | 12/12/2018 | \$ 983,000.00   | 6000      | 0.14   | 786-291-46 |
| Mission Viejo | 24002 Juaneno Dr   | 1360  | \$ 503.00      | 3   | 2    | 12/7/2018  | \$ 685,000.00   | 9600      | 0.22   | 809-111-18 |
| Mission Viejo | 24281 Juaneno Dr   | 1360  | \$ 529.00      | 3   | 2    | 12/18/2018 | \$ 720,000.00   | 6800      | 0.16   | 809-103-12 |

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|---------------|--------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|------------|
| Mission Viejo | 12 Kelly Ln        | 4770  | \$ 394.00      | 4   | 4    | 12/18/2018 | \$ 1,880,000.00 | 15606     | 0.36   | 741-461-06 |
| Mission Viejo | 28261 La Caleta    | 3347  | \$ 287.00      | 4   | 3    | 12/13/2018 | \$ 962,000.00   | 9250      | 0.21   | 811-393-13 |
| Mission Viejo | 26751 La Sierra Dr | 2996  | \$ 307.00      | 4   | 2    | 12/13/2018 | \$ 921,500.00   | 10880     | 0.25   | 761-041-95 |
| Mission Viejo | 24992 Larkspur     | 1776  | \$ 411.00      | 3   | 2    | 12/18/2018 | \$ 730,000.00   | 5000      | 0.11   | 787-112-18 |
| Mission Viejo | 23892 Lindley St   | 1440  | \$ 472.00      | 4   | 2    | 12/18/2018 | \$ 680,000.00   | 7800      | 0.18   | 619-193-03 |
| Mission Viejo | 28431 Lorente      | 1120  | \$ 580.00      | 3   | 2    | 12/20/2018 | \$ 650,000.00   | 5500      | 0.13   | 786-041-10 |
| Mission Viejo | 5 Markham Ln       | 3286  | \$ 352.00      | 3   | 2    | 12/14/2018 | \$ 1,159,000.00 | 6560      | 0.15   | 759-614-02 |
| Mission Viejo | 2 Marston Ln       | 2192  | \$ 390.00      | 4   | 2    | 12/13/2018 | \$ 855,000.00   | 3774      | 0.09   | 759-641-05 |
| Mission Viejo | 21196 Mazatlan     | 2305  | \$ 334.00      | 2   | 3    | 12/10/2018 | \$ 770,000.00   | 4297      | 0.1    | 836-362-34 |
| Mission Viejo | 15 Melody Ln       | 3071  | \$ 362.00      | 3   | 2    | 12/10/2018 | \$ 1,112,000.00 | 6109      | 0.14   | 741-371-02 |
| Mission Viejo | 26582 Morena Dr    | 2090  | \$ 366.00      | 4   | 3    | 12/27/2018 | \$ 765,000.00   | 7455      | 0.17   | 761-083-06 |
| Mission Viejo | 27581 Noya         | 1913  | \$ 412.00      | 3   | 2    | 12/14/2018 | \$ 789,000.00   | 5250      | 0.12   | 782-062-05 |
| Mission Viejo | 22051 Oak Grv      | 4710  | \$ 326.00      | 5   | 4    | 12/21/2018 | \$ 1,540,000.00 | 8000      | 0.18   | 786-471-19 |
| Mission Viejo | 24042 Olivera Dr   | 1772  | \$ 420.00      | 5   | 2    | 12/19/2018 | \$ 745,000.00   | 7320      | 0.17   | 809-071-01 |
| Mission Viejo | 28132 Orsola       | 3347  | \$ 313.00      | 4   | 3    | 12/18/2018 | \$ 1,050,000.00 | 6240      | 0.14   | 811-412-08 |
| Mission Viejo | 27591 Pasatiempo   | 1594  | \$ 448.00      | 3   | 2    | 12/26/2018 | \$ 715,000.00   | 6780      | 0.16   | 808-531-03 |
| Mission Viejo | 26592 Pepita Dr    | 1789  | \$ 447.00      | 2   | 2    | 12/28/2018 | \$ 800,000.00   | 6600      | 0.15   | 784-131-04 |
| Mission Viejo | 27231 Pinocha      | 1120  | \$ 575.00      | 3   | 2    | 12/18/2018 | \$ 645,000.00   | 5136      | 0.12   | 759-051-11 |
| Mission Viejo | 1 Plum St          | 3226  | \$ 412.00      | 6   | 4    | 12/17/2018 | \$ 1,330,000.00 | 11093     | 0.25   | 741-101-15 |
| Mission Viejo | 17 Roshelle Ln     | 4713  | \$ 379.00      | 5   | 5    | 12/6/2018  | \$ 1,790,000.00 | 8058      | 0.18   | 741-241-32 |
| Mission Viejo | 24772 San Doval Ln | 1690  | \$ 469.00      | 4   | 2    | 12/5/2018  | \$ 793,000.00   | 7475      | 0.17   | 784-044-17 |
| Mission Viejo | 25 Savannah Ln     | 1873  | \$ 352.00      | 3   | 2    | 12/5/2018  | \$ 660,000.00   | 2657      | 0.06   | 759-591-07 |
| Mission Viejo | 28191 Singleleaf   | 1956  | \$ 387.00      | 4   | 3    | 12/17/2018 | \$ 758,000.00   | 4500      | 0.1    | 836-251-10 |
| Mission Viejo | 27792 Sinsonte     | 1470  | \$ 478.00      | 3   | 2    | 12/14/2018 | \$ 703,000.00   | 5820      | 0.13   | 808-472-20 |
| Mission Viejo | 12 Steeton Ln      | 1856  | \$ 381.00      | 3   | 2    | 12/10/2018 | \$ 708,000.00   | 2806      | 0.06   | 741-391-27 |
| Mission Viejo | 23822 Sycamore Dr  | 1988  | \$ 318.00      | 3   | 2    | 12/19/2018 | \$ 633,000.00   | 2600      | 0.06   | 619-322-49 |
| Mission Viejo | 27972 Thompson     | 1191  | \$ 503.00      | 2   | 1    | 12/27/2018 | \$ 600,000.00   | 3300      | 0.08   | 836-214-34 |
| Mission Viejo | 27481 Tiara Dr     | 2432  | \$ 365.00      | 4   | 2    | 12/4/2018  | \$ 890,000.00   | 5600      | 0.13   | 782-592-18 |
| Mission Viejo | 7 Tisbury Way      | 2202  | \$ 383.00      | 4   | 2    | 12/7/2018  | \$ 845,000.00   | 5451      | 0.13   | 759-431-13 |
| Mission Viejo | 26921 Venado Dr    | 2882  | \$ 308.00      | 5   | 2    | 12/14/2018 | \$ 889,000.00   | 11900     | 0.27   | 761-172-13 |



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|---------------|-----------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|------------|
| Mission Viejo | 24646 Vesta           | 1680  | \$ 401.00      | 3   | 2    | 12/21/2018 | \$ 675,000.00   | 4500      | 0.1    | 619-362-09 |
| Mission Viejo | 24696 Vesta           | 2060  | \$ 364.00      | 3   | 2    | 12/12/2018 | \$ 750,000.00   | 3290      | 0.08   | 619-362-01 |
| Mission Viejo | 23612 Via Benavente   | 1453  | \$ 406.00      | 3   | 2    | 12/19/2018 | \$ 590,000.00   | 4311      | 0.1    | 808-383-11 |
| Mission Viejo | 25942 Via Marejada    | 2362  | \$ 423.00      | 4   | 2    | 12/18/2018 | \$ 999,500.00   | 6000      | 0.14   | 784-183-08 |
| Mission Viejo | 27041 Via San Diego   | 1099  | \$ 582.00      | 3   | 1    | 12/17/2018 | \$ 640,000.00   | 4160      | 0.1    | 808-241-27 |
| Mission Viejo | 23081 Via San Gabriel | 1099  | \$ 568.00      | 3   | 1    | 12/7/2018  | \$ 625,000.00   | 11385     | 0.26   | 808-233-08 |
| Mission Viejo | 27810 Via Sarasate    | 1279  | \$ 410.00      | 1   | 2    | 12/14/2018 | \$ 525,000.00   | 3478      | 0.08   | 808-441-39 |
| Mission Viejo | 27981 Wentworth       | 1191  | \$ 507.00      | 2   | 1    | 12/10/2018 | \$ 605,000.00   | 3300      | 0.08   | 836-215-11 |
| Mission Viejo | 22196 Westcliff       | 3189  | \$ 329.00      | 2   | 2    | 12/7/2018  | \$ 1,050,000.00 | 9000      | 0.21   | 786-401-62 |
| Mission Viejo | 27601 White Fir Ln    | 1677  | \$ 408.00      | 3   | 2    | 12/27/2018 | \$ 685,000.00   | 4500      | 0.1    | 837-511-01 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 70           |
| <b>Average Sales Price:</b> | \$847,971.43 |
| <b>Average Square Feet:</b> | 2229         |

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