

Summary Results for 100 Diverse Properties in Orange County

Aggregate Sales Price	72,820,250	Expected Confidence Level	50	90	95
Aggregate Predicted Price	73,074,638	Observed Confidence Level	37	84	94
Difference	254,388				
% Variance	0.349337344				

Detailed Property List

APN	Address	Price Predicted	Price Variance	Sale Date	Sale Value	Value Diff	% Value Diff	% Variance
402-282-38	16576 MONTEGO WAY	\$381,734	\$12,529	8/27/2007	\$381,678	\$56	0.0	3.28
412-052-03	1091 SANTA ROSA AVE	\$667,470	\$13,229	5/22/2007	\$650,000	\$17,470	2.7	1.98
412-182-14	3359 MARIGOLD CIR	\$823,184	\$19,977	9/7/2007	\$790,000	\$33,184	4.2	2.43
418-031-10	496 TRAVERSE DR	\$660,521	\$14,536	7/23/2007	\$650,000	\$10,521	1.6	2.20
418-051-14	3113 YUKON AVE	\$661,449	\$13,418	6/12/2007	\$655,000	\$6,449	1.0	2.03
418-052-39	917 MACKENZIE PL	\$720,110	\$19,074	8/21/2007	\$685,500	\$34,610	5.0	2.65
418-141-16	1445 SHAMROCK LN	\$652,779	\$13,912	4/24/2007	\$625,000	\$27,779	4.4	2.13
419-085-09	2256 COLUMBIA DR	\$684,069	\$12,607	6/29/2007	\$690,000	\$5,931	0.9	1.84
419-165-08	2423 SARATOGA WAY	\$419,606	\$14,316	4/9/2007	\$423,000	\$3,394	0.8	3.41
419-165-69	189 MORRISTOWN LN	\$475,992	\$11,860	5/2/2007	\$494,000	\$18,008	3.6	2.49
423-275-13	818 VIA LIDO SOUD	\$2,401,164	\$63,294	7/31/2007	\$2,500,000	\$98,836	4.0	2.64
425-092-06	526 WESTMINSTER AVE	\$1,417,041	\$42,026	7/26/2007	\$1,525,000	\$107,959	7.1	2.97
425-094-10	538 CATALINA DR	\$1,869,048	\$35,714	8/21/2007	\$1,647,000	\$222,048	13.5	1.91
425-121-12	1201 BLUE GUM LN	\$1,658,870	\$49,758	8/10/2007	\$1,625,000	\$33,870	2.1	3.00
425-122-20	1000 GROVE LN	\$1,778,743	\$42,919	8/3/2007	\$1,700,000	\$78,743	4.6	2.41
619-083-03	24292 SPARTAN ST	\$766,239	\$14,733	6/20/2007	\$782,500	\$16,261	2.1	1.92
619-092-02	24312 SPARTAN ST	\$767,709	\$16,397	8/7/2007	\$735,250	\$32,459	4.4	2.14
619-152-41	24735 ARGUS DR	\$761,730	\$15,835	8/15/2007	\$780,000	\$18,270	2.3	2.08
619-282-25	23611 ALGIERS ST	\$698,631	\$16,102	6/1/2007	\$677,341	\$21,290	3.1	2.30
619-292-06	23891 COPENHAGEN ST	\$688,215	\$14,943	9/4/2007	\$685,000	\$3,215	0.5	2.17
619-302-23	23845 HELSINKI ST	\$634,073	\$10,569	8/1/2007	\$626,000	\$8,073	1.3	1.67

619-302-38	23731 SINGAPORE ST	\$704,845	\$13,004	6/25/2007	\$775,000	\$70,155	9.1	1.84
619-322-40	23802 BIRCH LN	\$673,354	\$14,458	8/31/2007	\$665,000	\$8,354	1.3	2.15
619-362-06	24672 VESTA	\$743,479	\$15,492	6/8/2007	\$715,000	\$28,479	4.0	2.08
619-362-50	24661 ATHENA	\$649,496	\$12,255	4/26/2007	\$630,000	\$19,496	3.1	1.89
621-171-45	23572 LOS GRANDES ST	\$463,976	\$6,166	5/18/2007	\$461,000	\$2,976	0.6	1.33
623-054-30	25 SPICEWOOD	\$676,286	\$19,934	7/3/2007	\$710,000	\$33,714	4.7	2.95
623-171-01	30 HUMMINGBIRD LN	\$772,227	\$30,622	6/15/2007	\$728,000	\$44,227	6.1	3.97
623-172-06	39 HUMMINGBIRD LN	\$717,430	\$18,179	7/19/2007	\$650,000	\$67,430	10.4	2.53
623-173-07	43 WOODSWALLO W LN	\$673,180	\$17,236	6/28/2007	\$640,000	\$33,180	5.2	2.56
623-191-22	4 SANDERLING LN	\$677,222	\$13,755	7/5/2007	\$680,000	\$2,778	0.4	2.03
623-192-07	5 SANDERLING LN	\$679,631	\$18,009	7/12/2007	\$680,000	\$369	0.1	2.65
623-213-12	10 LARKMEAD	\$739,650	\$22,712	6/5/2007	\$665,000	\$74,650	11.2	3.07
623-213-45	40 HAWKSMOOR	\$653,048	\$20,564	4/10/2007	\$645,000	\$8,048	1.2	3.15
623-261-18	30 NUTCRACKER LN	\$558,752	\$19,366	6/14/2007	\$565,000	\$6,248	1.1	3.47
623-261-21	24 NUTCRACKER LN	\$562,976	\$17,061	8/21/2007	\$570,000	\$7,024	1.2	3.03
623-282-11	73 PRAIRIE FALCON	\$723,497	\$18,675	5/7/2007	\$730,500	\$7,003	1.0	2.58
623-292-20	8 DUNLIN LN	\$807,578	\$16,302	5/15/2007	\$830,000	\$22,422	2.7	2.02
623-361-06	18 SAINT MORITZ ST	\$648,383	\$11,898	4/17/2007	\$641,000	\$7,383	1.2	1.84
623-381-05	19 DOMINGUEZ ST	\$678,724	\$12,272	8/27/2007	\$668,000	\$10,724	1.6	1.81
623-441-04	23 BLUE JAY DR	\$821,367	\$27,940	6/1/2007	\$860,000	\$38,633	4.5	3.40
623-491-02	3 NORTHWINDS	\$789,958	\$16,506	5/4/2007	\$766,000	\$23,958	3.1	2.09
623-533-20	5 BROOKTREE	\$809,927	\$17,227	4/25/2007	\$825,000	\$15,073	1.8	2.13
623-571-30	6 MEADOWPOINT	\$851,048	\$15,857	4/27/2007	\$834,000	\$17,048	2.0	1.86
623-583-01	30 SADDLERIDGE	\$797,886	\$18,510	8/21/2007	\$775,000	\$22,886	3.0	2.32
623-583-04	38 SADDLERIDGE	\$803,468	\$19,059	7/17/2007	\$770,000	\$33,468	4.3	2.37
629-151-61	37 GOLDENRAIN	\$800,696	\$18,976	7/9/2007	\$855,000	\$54,304	6.4	2.37
629-204-25	24 CAPE CORAL	\$688,212	\$28,333	5/3/2007	\$729,000	\$40,788	5.6	4.12
805-481-32	30 VIA MARGUESA	\$648,774	\$18,082	6/6/2007	\$620,100	\$28,674	4.6	2.79
805-541-36	35 SANTA SOPHIA	\$841,006	\$24,947	8/31/2007	\$815,000	\$26,006	3.2	2.97
808-094-06	23822 VIA NAVARRA	\$683,936	\$11,610	7/26/2007	\$672,500	\$11,436	1.7	1.70
808-283-18	27301 VIA AVILA	\$686,606	\$11,404	8/31/2007	\$665,000	\$21,606	3.2	1.66
808-302-04	23772 LAGARTO	\$763,730	\$15,710	6/11/2007	\$769,881	\$6,151	0.8	2.06
808-332-01	23352 SAINT ELENA	\$691,320	\$12,629	5/29/2007	\$685,000	\$6,320	0.9	1.83
809-021-09	23792 CALLE HOGAR	\$669,266	\$15,411	5/31/2007	\$658,000	\$11,266	1.7	2.30

809-022-26	23852 CALLE GANADOR	\$665,063	\$15,353	4/25/2007	\$670,000	\$4,937	0.7	2.31
809-031-01	26051 CAMINO ADELANTO	\$607,430	\$9,367	6/6/2007	\$550,000	\$57,430	10.4	1.54
809-073-05	24111 SALERO LN	\$604,694	\$8,073	7/31/2007	\$600,000	\$4,694	0.8	1.33
809-073-21	24252 CASTILLA LN	\$619,183	\$7,464	8/8/2007	\$630,000	\$10,817	1.7	1.21
809-114-03	24131 JUANENO DR	\$651,007	\$8,587	7/6/2007	\$660,000	\$8,993	1.4	1.32
809-132-02	27122 PUERTA DEL ORO	\$791,095	\$14,998	8/16/2007	\$820,000	\$28,905	3.5	1.90
809-142-29	27181 ARENA LN	\$738,345	\$14,920	4/11/2007	\$760,000	\$21,655	2.8	2.02
809-205-04	24161 VIA LUISA	\$716,155	\$14,322	4/27/2007	\$730,000	\$13,845	1.9	2.00
809-221-31	23782 VIA FROMISTA	\$682,667	\$12,809	4/26/2007	\$710,000	\$27,333	3.8	1.88
809-261-09	26651 VALPARISO DR	\$674,848	\$14,751	4/27/2007	\$668,000	\$6,848	1.0	2.19
809-272-12	23862 CORONEL DR	\$652,424	\$14,834	5/4/2007	\$640,000	\$12,424	1.9	2.27
809-332-19	26532 AVENIDA VERONICA	\$806,372	\$14,832	7/2/2007	\$825,000	\$18,628	2.3	1.84
809-382-01	26481 VIA MANOLETE	\$646,187	\$11,942	9/12/2007	\$650,000	\$3,813	0.6	1.85
809-442-08	26832 VIA LINARES	\$658,491	\$13,724	6/18/2007	\$665,000	\$6,509	1.0	2.08
809-472-22	26531 VIA GAVIOTA	\$606,322	\$13,704	4/2/2007	\$645,000	\$38,678	6.0	2.26
811-031-15	26481 VIA CONCHITA	\$668,656	\$12,517	8/10/2007	\$679,500	\$10,844	1.6	1.87
811-072-06	26382 MIMOSA LN	\$676,120	\$14,217	7/27/2007	\$635,000	\$41,120	6.5	2.10
811-112-11	22751 VIA SANTA MARIA	\$633,890	\$11,926	4/24/2007	\$650,000	\$16,110	2.5	1.88
811-151-24	22881 VIA SANTIAGO	\$592,833	\$11,918	8/22/2007	\$572,000	\$20,833	3.6	2.01
811-181-01	26601 MEDRA	\$634,553	\$11,252	6/29/2007	\$650,000	\$15,447	2.4	1.77
811-212-07	22302 ORO BLANCO	\$625,379	\$11,525	4/26/2007	\$630,000	\$4,621	0.7	1.84
153-605-03	8332 ELMCREST LN	\$869,719	\$21,087	7/31/2007	\$931,000	\$61,281	6.6	2.42
153-612-13	19702 RUMFORD LN	\$866,038	\$15,004	7/6/2007	\$895,000	\$28,962	3.2	1.73
155-015-29	10111 MERRIMAC DR	\$658,248	\$12,741	6/27/2007	\$670,000	\$11,752	1.8	1.94
155-023-27	19572 CONSTELLATION LN	\$645,508	\$10,747	5/9/2007	\$620,000	\$25,508	4.1	1.66
155-034-03	10052 CUTTY SARK DR	\$673,207	\$24,222	6/1/2007	\$625,000	\$48,207	7.7	3.60
155-052-11	10129 HOLBURN DR	\$403,740	\$5,856	7/13/2007	\$419,000	\$15,260	3.6	1.45
155-052-62	19794 RAMSGATE LN	\$409,749	\$4,788	4/12/2007	\$415,000	\$5,251	1.3	1.17
155-053-42	10158 DISNEY CIR	\$412,976	\$4,528	5/16/2007	\$405,000	\$7,976	2.0	1.10
155-073-12	10261 KUKUI DR	\$637,130	\$9,840	4/24/2007	\$620,000	\$17,130	2.8	1.54
155-074-19	10312 KUKUI DR	\$655,302	\$13,157	8/8/2007	\$635,000	\$20,302	3.2	2.01
155-101-10	10121 BIRCHWOOD DR	\$822,600	\$17,574	8/7/2007	\$865,000	\$42,400	4.9	2.14
155-126-01	10382	\$646,510	\$13,186	8/17/2007	\$630,000	\$16,510	2.6	2.04

	CHRISTMAS DR							
155-193-04	10052 MEREDITH DR	\$817,134	\$17,006	7/20/2007	\$865,000	\$47,866	5.5	2.08
155-221-03	10061 THESEUS DR	\$840,951	\$13,935	6/13/2007	\$855,000	\$14,049	1.6	1.66
155-262-13	19461 MAUNA LN	\$572,179	\$14,280	7/17/2007	\$570,000	\$2,179	0.4	2.50
155-274-18	10191 HALAWA DR	\$644,210	\$8,756	4/20/2007	\$675,000	\$30,790	4.6	1.36
157-331-52	18402 GINA LN	\$590,732	\$17,173	6/28/2007	\$580,000	\$10,732	1.9	2.91
157-333-03	8476 OAKSTONE CIR	\$620,210	\$20,772	7/23/2007	\$600,000	\$20,210	3.4	3.35
157-492-04	18172 GLEADA ST	\$599,173	\$14,288	7/12/2007	\$577,500	\$21,673	3.8	2.38
401-412-19	17861 WELLINGTON AVE	\$705,569	\$20,603	8/20/2007	\$735,000	\$29,431	4.0	2.92
401-455-27	18081 KIRK AVE	\$647,417	\$14,003	6/19/2007	\$621,000	\$26,417	4.3	2.16
401-551-26	685 W 3RD ST	\$574,886	\$21,964	9/12/2007	\$610,000	\$35,114	5.8	3.82
401-661-31	619 COZAD CIR	\$656,593	\$13,414	4/11/2007	\$680,000	\$23,407	3.4	2.04
402-262-26	15500 TUSTIN VILLAGE WAY APT 26	\$413,832	\$9,296	8/9/2007	\$407,000	\$6,832	1.7	2.25