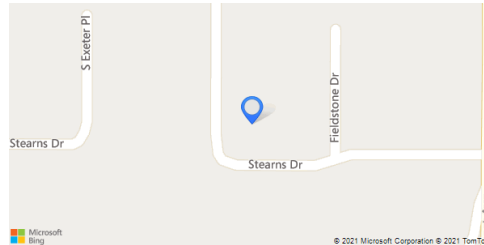




Price And Liquidity Predictions

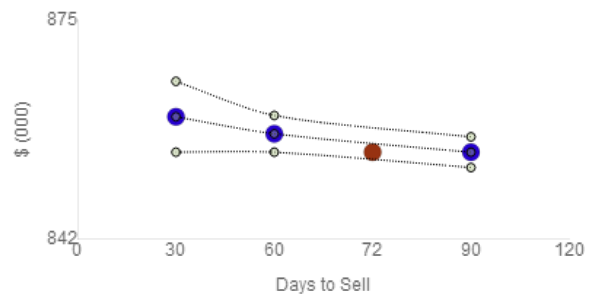
	Forecasted Value	Today Value
Value	\$ 855,037.00 (+/- \$ 33,640.00)	\$ 936,437.00 (+/- \$ 98,294.00)
Confidence Score	87.4	94.0
Forecast Standard Confidence	97.1	93.1
List To Sale Ratio (%)	101.46	Confidence Score 87.4
Daily List to Sale Ratio Change (%)	0.00	
Predicted Market Time (Days)	71.5	
Predicted Market Time Range (Days)	42.9	



Price Vs. Time Prediction

Top 5 Comparables

	Price	Range
Sell in 30 days:	\$ 860,367	\$ 5,330
Sell in 60 days:	\$ 857,798	\$ 2,760
Sell in 90 days:	\$ 855,037	\$ 2,308



Property Information

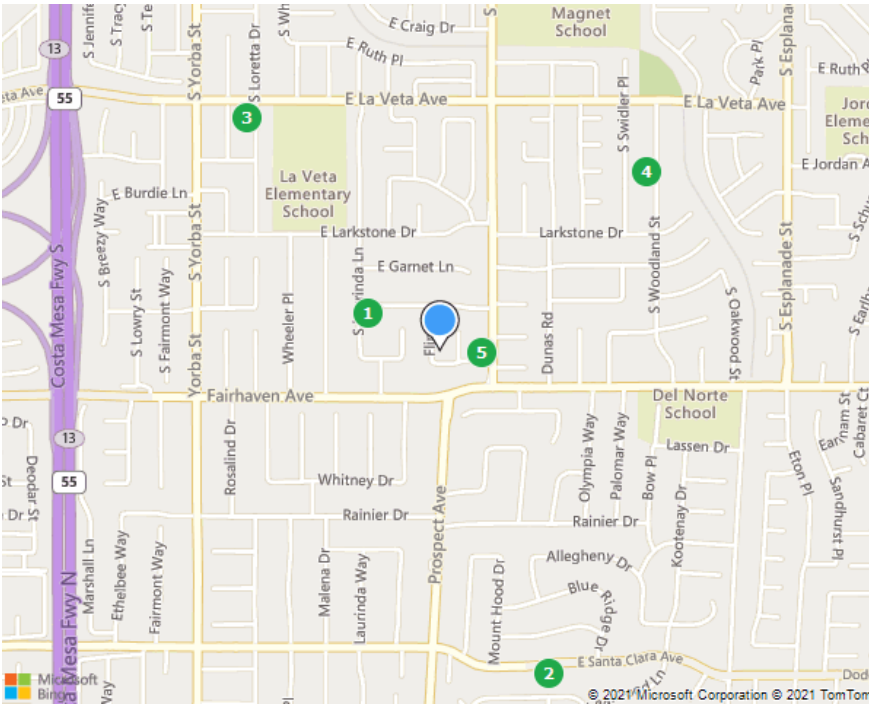
	MLS REPORTED	TITLE REPORTED	USED
House Size (sf)		1678	1678
Bedrooms		3	3
Bathrooms		2	2
Total Rooms			0
Year Built		1957	1957
Fireplaces			0

	MLS REPORTED	TITLE REPORTED	USED
APN	09408415	-	09408415
County		ORANGE	ORANGE
Lot Size (sf)		10760	10760
Pool		N	N
Garage Spaces		0	0

Market Indices

	PRICE	RANGE (+/-)	CONFIDENCE
Current Market	\$ 778,142	\$ 50,713	87.40
Prior Three Month Market	\$ 826,459	\$ 79,660	94.00
Prior Six Month Market	\$ 764,495	\$ 70,679	76.99
Active Listings	\$ 915,754	\$ 65,442	
Pending Listings	\$ 1,054,669	\$ 72,745	
Expired Listings	\$ 866,885	\$ 24,313	

Top 5 Comparables



	12902 FLINT DR \$ 855,037
1	787 S LAURINDA LN \$ 811,000 3 3 2
2	18092 E SANTA CLARA AVE \$ 1,025,000 3 2 0
3	524 S LORETTA DR \$ 710,000 4 1 0
4	596 S WOODLAND ST \$ 1,129,000 4 2 0
5	17971 STEARNS DR \$ 800,000 3 2 0

Selected Comps From Title Sales

Price Regression Component Calculated From Properties in this List:

Regression Price : \$ 778,142

Regression Range: \$ 50,713

APN	STREET ADDRESS	CITY, STATE, ZIP	SALE PRICE	BEDS / BATHS	SALE DATE	HOUSE SIZE	DISTANCE (MILES)
09439202	524 S LORETTA DR	ORANGE, CA 92869	\$ 710,000	4/1	12/28/2020	1736	0.52
09433115	12972 MALENA DR	SANTA ANA, CA 92705	\$ 775,000	2/2	2/3/2021	1954	0.18
09408408	17971 STEARNS DR	SANTA ANA, CA 92705	\$ 800,000	3/2	10/30/2020	1632	0.07
09452101	3237 E GAINSBOROUGH RD	ORANGE, CA 92869	\$ 800,000	3/2	1/14/2021	1908	0.25
094-083-22	787 S LAURINDA LN	Orange, CA 92869	\$ 811,000	3/3	2/16/2021	1624	0.14
09460109	3041 E RUTH PL	ORANGE, CA 92869	\$ 840,000	4/2	1/21/2021	1909	0.51
09460308	467 S LAURINDA LN	ORANGE, CA 92869	\$ 901,500	4/2	1/19/2021	2000	0.49
09453503	516 S LAURINDA LN	ORANGE, CA 92869	\$ 949,500	4/2	12/28/2020	1972	0.43
39534507	18092 E SANTA CLARA AVE	SANTA ANA, CA 92705	\$ 1,025,000	3/2	12/15/2020	1906	0.57
09445209	596 S WOODLAND ST	ORANGE, CA 92869	\$ 1,129,000	4/2	12/21/2020	1735	0.47
09446226	884 S CEDARWOOD ST	Orange, CA 92869	\$ 1,250,000	4/2	4/30/2021	2110	0.43
09446109	3811 E FERNWOOD AVE	ORANGE, CA 92869	\$ 1,450,000	4/2	12/22/2020	2072	0.44

Sales Used In Price Trend Three Months Previous

Price Regression Component Calculated From Properties in this List:

Regression Price : \$ 826,459

Regression Range: \$ 79,660

APN	STREET ADDRESS	CITY, STATE, ZIP	SALE PRICE	BEDS / BATHS	SALE DATE	HOUSE SIZE	DISTANCE (MILES)
09439202	524 S LORETTA DR	ORANGE, CA 92869	\$ 710,000	4/1	12/28/2020	1736	0.52
09439606	2524 E LARKSTONE DR	ORANGE, CA 92869	\$ 769,000	3/2	10/15/2020	1703	0.42
09408408	17971 STEARNS DR	SANTA ANA, CA 92705	\$ 800,000	3/2	10/30/2020	1632	0.07
09452101	3237 E GAINSBOROUGH RD	ORANGE, CA 92869	\$ 800,000	3/2	1/14/2021	1908	0.25
094-083-22	787 S LAURINDA LN	Orange, CA 92869	\$ 811,000	3/3	2/16/2021	1624	0.14
09460109	3041 E RUTH PL	ORANGE, CA 92869	\$ 840,000	4/2	1/21/2021	1909	0.51
09440233	3415 E DIXON AVE	ORANGE, CA 92869	\$ 875,000	4/2	10/13/2020	2006	0.39
09460308	467 S LAURINDA LN	ORANGE, CA 92869	\$ 901,500	4/2	1/19/2021	2000	0.49
09453503	516 S LAURINDA LN	ORANGE, CA 92869	\$ 949,500	4/2	12/28/2020	1972	0.43
39534507	18092 E SANTA CLARA AVE	SANTA ANA, CA 92705	\$ 1,025,000	3/2	12/15/2020	1906	0.57
09445209	596 S WOODLAND ST	ORANGE, CA 92869	\$ 1,129,000	4/2	12/21/2020	1735	0.47
09446109	3811 E FERNWOOD AVE	ORANGE, CA 92869	\$ 1,450,000	4/2	12/22/2020	2072	0.44

Sales Used In Price Trend Six Months Previous

Price Regression Component Calculated From Properties in this List:

Regression Price : \$ 764,495

Regression Range: \$ 70,679

APN	STREET ADDRESS	CITY, STATE, ZIP	SALE PRICE	BEDS / BATHS	SALE DATE	HOUSE SIZE	DISTANCE (MILES)
39524403	13232 LORETTA DR	SANTA ANA, CA 92705	\$ 620,000	3/3	7/30/2020	1976	0.43
09439606	2524 E LARKSTONE DR	ORANGE, CA 92869	\$ 769,000	3/2	10/15/2020	1703	0.42
09408408	17971 STEARNS DR	SANTA ANA, CA 92705	\$ 800,000	3/2	10/30/2020	1632	0.07
09411202	550 S ESPLANADE ST	Orange, CA 92869	\$ 865,000	4/2	8/18/2020	1793	0.68
09440233	3415 E DIXON AVE	ORANGE, CA 92869	\$ 875,000	4/2	10/13/2020	2006	0.39
39526213	17572 BRENT LN	TUSTIN, CA 92780	\$ 885,000	4/2	9/25/2020	1897	0.64
09445208	586 S WOODLAND ST	ORANGE, CA 92869	\$ 1,075,000	4/2	7/30/2020	1735	0.48

Selected Comps From MLS Sales

Price Regression Component Calculated From Properties in this List:

Regression Price : \$ 778,142

Regression Range: \$ 50,713

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
17652 FIESTA WAY	Tustin, CA 92780	11/9/2020	6	1448	4/2	\$ 839,900	1.21	N	N	N
14241 WILLOW LN	Tustin, CA 92780	1/1/2021	134	1863	3/0	\$ 900,000	1.33	N	N	N
13591 PROSPECT AVE	North Tustin, CA 92705	4/8/2021	127	2400	3/2	\$ 1,085,000	0.59	N	N	N
486 ESTATES DR	Orange, CA 92861	5/2/2021	168	4750	5/4	\$ 1,799,000	0.64	N	N	N

Selected Comps Pending Sale

Price Regression Component Calculated From Properties in this List:

Regression Price : \$ 1,054,669

Regression Range: \$ 72,745

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
245 S JAMES ST	Orange, CA 92869	5/1/2021	37	1102	3/1	\$ 719,900	0.83	N	N	N
18612 SAUGUS AVE	Santa Ana, CA 92705	5/10/2021	4	1977	3/2	\$ 1,100,000	0.98	N	N	N
895 S OAKWOOD ST	Orange, CA 92869	4/28/2021	27	1729	4/2	\$ 1,175,000	0.51	N	N	N
18461 AUBURN	North Tustin, CA 92705	5/1/2021	6	2500	4/3	\$ 1,448,000	1.08	N	N	N

Selected Comps Currently Open

Price Regression Component Calculated From Properties in this List:

Regression Price : \$ 915,754

Regression Range: \$ 65,442

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
2524 E LARKSTONE DR	Orange, CA 92869	10/19/2020	45	1703	3/2	\$ 769,000	0.42	N	N	N
787 S LAURINDA LN	Orange, CA 92869	2/16/2021	85	1624	3/3	\$ 811,000	0.14	N	N	N
17792 BIGELOW PARK	Tustin, CA 92780	9/16/2020	85	1690	3/2	\$ 820,000	1.31	N	N	N
3041 E RUTH PL	Orange, CA 92869	1/21/2021	96	1909	4/2	\$ 840,000	0.51	N	N	N
2728 DOROTHY PL	Orange, CA 92869	2/17/2021	39	1937	4/2	\$ 862,000	0.61	N	N	N
467 S LAURINDA LN	Orange, CA 92869	1/19/2021	59	2000	4/2	\$ 901,500	0.49	N	N	N
18141 ROMELLE AVE	Santa Ana, CA 92705	12/2/2020	98	1513	3/2	\$ 930,000	0.26	N	N	N
876 S EARLHAM ST	Orange, CA 92869	1/7/2021	49	1875	4/2	\$ 941,000	0.68	N	N	N
516 S LAURINDA LN	Orange, CA 92869	12/28/2020	68	1972	4/2	\$ 949,500	0.42	N	N	N
3041 E GARNET LN	Orange, CA 92869	12/3/2020	45	2000	4/2	\$ 1,050,000	0.17	N	N	N
596 S WOODLAND ST	Orange, CA 92869	12/21/2020	33	1735	4/2	\$ 1,129,000	0.47	N	N	N
616 S WOODLAND ST	Orange, CA 92869	11/30/2020	36	1748	4/2	\$ 1,175,000	0.45	N	N	N
13211 SANDHURST PL	North Tustin, CA 02156	4/27/2021	63	2156	3/2	\$ 1,221,000	0.71	N	N	N
17781 ARBOLADA WAY	Tustin, CA 92780	3/22/2021	33	1651	3/2	\$ 1,225,000	1.14	N	N	N
884 S CEDARWOOD ST	Orange, CA 92869	4/30/2021	65	2110	4/2	\$ 1,250,000	0.43	N	N	N
3811 E FERNWOOD AVE	Orange, CA 92869	12/22/2020	53	2072	4/2	\$ 1,450,000	0.44	N	N	N

Selected Comps Expired

Price Regression Component Calculated From Properties in this List:

Regression Price : \$ 866,885

Regression Range: \$ 24,313

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
3307 E RUTH PL	Orange, CA 92869	4/18/2021	33	1837	3/2	\$ 850,000	0.52	N	N	N
686 S ESPLANADE ST	Orange, CA 92869	5/12/2021	9	1674	3/2	\$ 945,000	0.61	N	N	N
3923 GREENWOOD AVE...	Orange, CA 92869	4/15/2021	36	1756	4/2	\$ 949,500	0.56	N	N	N
13631 YELLOWSTONE DR	North Tustin, CA 92705	11/10/2020	192	3094	4/4	\$ 1,360,000	0.65	N	N	N

Considered Comps From Title Sales

APN	STREET ADDRESS	CITY, STATE, ZIP	SALE PRICE	BEDS / BATHS	SALE DATE	HOUSE SIZE	DISTANCE (MILES)
09441425	492 S ROSALIND DR	ORANGE, CA 92869	\$ 25,500	3/1	6/6/1972	981	0.58
09439602	2630 E LARKSTONE DR	ORANGE, CA 92869	\$ 34,500	4/2	11/30/1967	1906	0.36
09438404	728 S LAURINDA LN	ORANGE, CA 92869	\$ 40,000	4/2	9/7/1971	2005	0.21
09453508	566 S LAURINDA LN	ORANGE, CA 92869	\$ 72,000	3/2	1/6/1989	1624	0.36
09408330	12901 FLINT DR	SANTA ANA, CA 92705	\$ 98,000	3/2	5/25/1979	1887	0.03
39526203	17561 BRENT LN	TUSTIN, CA 92780	\$ 209,500	3/2	11/18/1991	1318	0.62
39528202	13521 LAURINDA WAY	SANTA ANA, CA 92705	\$ 247,000	5/4	8/16/1995	2338	0.55
09445212	626 S WOODLAND ST	ORANGE, CA 92869	\$ 258,500	4/2	12/21/1990	1735	0.44
39534222	18211 E SANTA CLARA AVE	SANTA ANA, CA 92705	\$ 287,000	4/3	1/7/1992	2976	0.59
39518212	13202 OLYMPIA WAY	SANTA ANA, CA 92705	\$ 380,000	3/2	1/16/2003	1447	0.38
09453502	508 S LAURINDA LN	ORANGE, CA 92869	\$ 393,000	4/2	7/2/2002	2074	0.44
09436408	12912 OLYMPIA WAY	SANTA ANA, CA 92705	\$ 400,000	3/2	3/11/2008	1702	0.25
09412134	4023 E FERNWOOD AVE	ORANGE, CA 92869	\$ 440,000	4/2	11/25/2009	1482	0.58
09452411	670 S PROSPECT ST	ORANGE, CA 92869	\$ 475,100	1/1	3/31/2010	1251	0.22
09436212	18141 ROMELLE AVE	SANTA ANA, CA 92705	\$ 490,000	3/2	10/1/2010	1513	0.26
39213206	563 S FAIRMONT WAY	ORANGE, CA 92869	\$ 540,000	3/2	1/15/2021	1127	0.57

APN	STREET ADDRESS	CITY, STATE, ZIP	SALE PRICE	BEDS / BATHS	SALE DATE	HOUSE SIZE	DISTANCE (MILES)
09439102	523 S LORETTA DR	ORANGE, CA 92869	\$ 567,500	3/2	1/8/2016	1305	0.50
09453403	3008 E LARKSTONE DR	ORANGE, CA 92869	\$ 569,000	4/3	7/30/2012	2800	0.21
39505313	18501 EMBURY DR	SANTA ANA, CA 92705	\$ 595,000	3/2	2/22/2011	2123	0.60
39558111	13282 MARSHALL LN	TUSTIN, CA 92780	\$ 600,000	4/2	11/27/2019	1395	0.69
39524403	13232 LORETTA DR	SANTA ANA, CA 92705	\$ 620,000	3/3	7/30/2020	1976	0.43
39213125	551 S LOWRY ST	ORANGE, CA 92869	\$ 630,000	3/2	10/1/2020	1127	0.62
09453219	654 S COATE RD	ORANGE, CA 92869	\$ 640,000	4/3	11/23/2009	2412	0.25
09434465	760 S LORETTA DR	ORANGE, CA 92869	\$ 662,000	4/3	7/11/2016	2214	0.34
396-274-018	2313 E GROVEMONT ST	Santa Ana, CA 92705	\$ 685,000	4/2	1/8/2021	1352	0.78
09436101	18231 CASSELLE AVE	SANTA ANA, CA 92705	\$ 685,500	3/2	4/29/2015	1850	0.37
09438506	3041 E GARNET LN	ORANGE, CA 92869	\$ 700,000	4/2	7/30/2007	2000	0.17
09439202	524 S LORETTA DR	ORANGE, CA 92869	\$ 710,000	4/1	12/28/2020	1736	0.52
999999999	370 S JAMES ST	Orange, CA 92869	\$ 710,000	2/2	8/11/2020	1462	0.69
392-211-45	284 S NORWOOD ST	Orange, CA 92869	\$ 715,000	3/3	8/21/2020	2085	0.82
999999999	17742 LAURIE LN	North Tustin, CA 92705	\$ 720,000	3/1	11/24/2020	1344	0.73
39522231	13281 PROSPECT AVE	SANTA ANA, CA 92705	\$ 725,000	3/3	8/22/2019	2235	0.34
09411402	520 S CHIPWOOD ST	ORANGE, CA 92869	\$ 730,000	3/3	7/15/2015	2474	0.59
39216221	822 S FAIRMONT WAY	ORANGE, CA 92869	\$ 740,000	5/3	2/1/2021	2604	0.48
39204218	430 S TERI LN	ORANGE, CA 92869	\$ 740,000	3/2	10/16/2020	1500	0.73
39521227	13161 PROSPECT AVE	SANTA ANA, CA 92705	\$ 747,000	3/2	12/30/1899	1994	0.24
09433220	12902 WHEELER PL	SANTA ANA, CA 92705	\$ 749,000	2/2	1/16/1974	1531	0.24
39558105	13202 MARSHALL LN	TUSTIN, CA 92780	\$ 760,000	3/3	6/24/2020	1746	0.64
09435404	3331 E STEARNS DR	ORANGE, CA 92869	\$ 761,000	4/3	8/15/2019	2814	0.15
09439606	2524 E LARKSTONE DR	ORANGE, CA 92869	\$ 769,000	3/2	10/15/2020	1703	0.42
09433115	12972 MALENA DR	SANTA ANA, CA 92705	\$ 775,000	2/2	2/3/2021	1954	0.18
09408401	17892 ROMELLE AVE	SANTA ANA, CA 92705	\$ 784,000	3/2	7/19/2006	2011	0.06
39523102	17721 RAINIER DR	SANTA ANA, CA 92705	\$ 788,000	4/3	12/30/1899	2266	0.32
09408408	17971 STEARNS DR	SANTA ANA, CA 92705	\$ 800,000	3/2	10/30/2020	1632	0.07
09452101	3237 E GAINSBOROUGH RD	ORANGE, CA 92869	\$ 800,000	3/2	1/14/2021	1908	0.25

APN	STREET ADDRESS	CITY, STATE, ZIP	SALE PRICE	BEDS / BATHS	SALE DATE	HOUSE SIZE	DISTANCE (MILES)
09444411	12681 SWIDLER PL	SANTA ANA, CA 92705	\$ 800,000	4/3	7/25/2019	2135	0.38
39519108	17331 KEEGAN WAY	SANTA ANA, CA 92705	\$ 803,000	3/2	4/22/1994	1926	0.60
39628102	2220 PASADENA ST	Santa Ana, CA 92705	\$ 810,000	5/3	10/27/2020	2561	0.93
094-083-22	787 S LAURINDA LN	Orange, CA 92869	\$ 811,000	3/3	2/16/2021	1624	0.14
09445118	3808 E LARKSTONE DR	ORANGE, CA 92869	\$ 822,000	5/2	9/7/2010	2074	0.47
392-211-021	3914 E ALANDA AVE	Orange, CA 92869	\$ 827,000	3/2	3/9/2021	1317	0.86
39522310	13422 LAURINDA WAY	SANTA ANA, CA 92705	\$ 835,000	4/3	12/30/1899	2350	0.47
09434467	771 S ROSALIND DR	Orange, CA 92869	\$ 835,000	4/4	12/4/2020	2214	0.36
09460109	3041 E RUTH PL	ORANGE, CA 92869	\$ 840,000	4/2	1/21/2021	1909	0.51
09406219	2728 DOROTHY PL	Orange, CA 92869	\$ 862,000	4/2	2/17/2021	1937	0.61
09411202	550 S ESPLANADE ST	Orange, CA 92869	\$ 865,000	4/2	8/18/2020	1793	0.68
09440233	3415 E DIXON AVE	ORANGE, CA 92869	\$ 875,000	4/2	10/13/2020	2006	0.39
392-011-09	4125 E GREENWOOD AVE	Orange, CA 92869	\$ 875,000	4/2	8/6/2020	2292	0.68
39216308	874 S LOWRY ST	ORANGE, CA 92869	\$ 880,000	4/3	10/9/2020	2632	0.53
39526213	17572 BRENT LN	TUSTIN, CA 92780	\$ 885,000	4/2	9/25/2020	1897	0.64
39522216	13322 FLINT DR	SANTA ANA, CA 92705	\$ 887,000	2/2	3/30/1982	1919	0.37
094-591-002	3044 E PALMYRA AVE	Orange, CA 92869	\$ 899,000	5/3	9/25/2020	2881	0.67
39502108	13611 FAIRMONT WAY	Tustin, CA 92780	\$ 899,900	4/3	5/29/2020	2842	0.80
09460308	467 S LAURINDA LN	ORANGE, CA 92869	\$ 901,500	4/2	1/19/2021	2000	0.49
39216111	751 S FAIRMONT WAY	ORANGE, CA 92869	\$ 907,000	5/3	10/18/1974	2600	0.46
09445211	616 S WOODLAND ST	ORANGE, CA 92869	\$ 910,000	4/2	5/31/2018	1748	0.45
39628207	2213 WEBER CIR	Santa Ana, CA 92705	\$ 915,000	5/3	1/6/2021	2473	0.87
39533302	18022 OAK RIDGE DR	SANTA ANA, CA 92705	\$ 925,000	4/2	12/30/1899	2359	0.50
39203105	876 S EARLHAM ST	Orange, CA 92869	\$ 941,000	4/2	1/7/2021	1875	0.68
392-051-020	368 S TRACY LN	Orange, CA 92869	\$ 945,000	4/3	5/17/2021	2174	0.83
09453503	516 S LAURINDA LN	ORANGE, CA 92869	\$ 949,500	4/2	12/28/2020	1972	0.43
395-212-019	13022 FLINT DR	Santa Ana, CA 92705	\$ 950,000	4/3	10/20/2020	2354	0.10
39628206	2217 WEBER CIR	Santa Ana, CA 92705	\$ 950,000	5/3	1/29/2021	2563	0.87
09434447	2512 E ROMELLE AVE	ORANGE, CA 92869	\$ 955,000	4/3	12/15/2020	2614	0.40

APN	STREET ADDRESS	CITY, STATE, ZIP	SALE PRICE	BEDS / BATHS	SALE DATE	HOUSE SIZE	DISTANCE (MILES)
39205102	347 S JENNIFER LN	Orange, CA 92869	\$ 955,000	4/2	4/16/2021	2326	0.85
39543202	13281 BOW PL	SANTA ANA, CA 92705	\$ 959,000	4/3	12/30/1899	2501	0.47
39216112	731 S FAIRMONT WAY	ORANGE, CA 92869	\$ 960,000	5/3	9/18/2020	2600	0.47
39527309	13611 WHEELER PL	Tustin, CA 92780	\$ 960,000	3/2	10/15/2020	2527	0.63
09458140	3235 E PALMYRA AVE	Orange, CA 92869	\$ 970,000	5/3	12/23/2020	2735	0.70
395-451-02	13551 HEWES AVE	North Tustin, CA 92705	\$ 975,000	3/3	3/10/2021	2437	0.98
396-282-22	2405 E AVALON AVE	Santa Ana, CA 92705	\$ 976,000	5/2	12/17/2020	2560	0.91
396-282-018	2305 E AVALON AVE	North Tustin, CA 92705	\$ 985,000	5/3	12/1/2020	2563	0.95
09453203	3018 E HARTFORD RD	Orange, CA 92869	\$ 988,000	4/2	4/21/2021	2334	0.39
395-022-12	13661 CARROLL WAY	North Tustin, CA 92780	\$ 990,000	2/4	3/24/2021	2369	0.88
09462306	2824 E WASHINGTON AVE	Orange, CA 92869	\$ 999,000	3/2	10/28/2020	2041	0.74
39521103	13091 MALENA DR	SANTA ANA, CA 92705	\$ 1,000,000	4/3	10/22/2020	2744	0.25
39534307	18194 BLUE RIDGE DR	SANTA ANA, CA 92705	\$ 1,000,000	4/3	12/10/2020	3458	0.51
09435304	3323 E CASSELLE AVE	ORANGE, CA 92869	\$ 1,006,000	4/3	10/15/2020	3150	0.21
39534507	18092 E SANTA CLARA AVE	SANTA ANA, CA 92705	\$ 1,025,000	3/2	12/15/2020	1906	0.57
39523411	13401 MALENA DR	SANTA ANA, CA 92705	\$ 1,039,000	4/3	12/17/2020	2138	0.49
39505310	13101 ETON PL	SANTA ANA, CA 92705	\$ 1,042,000	4/3	1/19/2021	2413	0.58
395-463-003	18522 ERVIN LN	North Tustin, CA 92705	\$ 1,050,000	3/2	9/11/2020	1903	0.98
09411238	3848 E LA VETA AVE E	Orange, CA 92869	\$ 1,060,000	4/3	4/19/2021	2117	0.63
39533109	17951 ALLEGHENY DR	SANTA ANA, CA 92705	\$ 1,075,000	3/4	6/11/2019	2369	0.33
09445208	586 S WOODLAND ST	ORANGE, CA 92869	\$ 1,075,000	4/2	7/30/2020	1735	0.48
39203204	861 S EARLHAM ST S	Orange, CA 92869	\$ 1,075,000	5/3	2/3/2021	2802	0.71
39524327	17582 MEREDITH DR	SANTA ANA, CA 92705	\$ 1,095,000	5/3	12/17/2020	2553	0.53
392-011-017	673 S WRIGHTWOOD ST	Orange, CA 92869	\$ 1,100,000	4/2	8/20/2020	2290	0.73
39216307	864 S LOWRY ST	Orange, CA 92869	\$ 1,100,000	5/3	5/17/2021	2606	0.53
39506205	13381 SANDHURST PL	North Tustin, CA 92705	\$ 1,105,000	3/2	10/8/2020	2010	0.78
392-113-05	443 S EARLHAM ST	Orange, CA 92869	\$ 1,125,000	4/2	4/15/2021	1750	0.94
09445209	596 S WOODLAND ST	ORANGE, CA 92869	\$ 1,129,000	4/2	12/21/2020	1735	0.47
39543516	18332 RAINIER DR	SANTA ANA, CA 92705	\$ 1,130,000	4/3	6/1/2018	2699	0.51

APN	STREET ADDRESS	CITY, STATE, ZIP	SALE PRICE	BEDS / BATHS	SALE DATE	HOUSE SIZE	DISTANCE (MILES)
395-301-019	17652 LIMETREE WAY	Tustin, CA 92780	\$ 1,131,000	4/2	8/7/2020	2802	0.95
39534221	18181 E SANTA CLARA AVE	SANTA ANA, CA 92705	\$ 1,150,000	3/2	11/3/2020	2531	0.58
395-071-027	18641 SILVER MAPLE WAY	North Tustin, CA 92705	\$ 1,150,000	4/3	12/1/2020	2688	0.83
395-062-010	13462 ETON PL	North Tustin, CA 92705	\$ 1,150,000	4/2	11/30/2020	2389	0.81
39534221	18181 SANTA CLARA	North Tustin, CA 92705	\$ 1,150,000	4/3	11/3/2020	2519	0.58
	13401 WINTHROPE ST	North Tustin, CA 92705	\$ 1,169,000	3/2	12/14/2020	2700	0.88
39521105	13051 MALENA DR	SANTA ANA, CA 92705	\$ 1,200,000	5/3	10/20/2020	2697	0.23
39536203	18352 OAK RIDGE DR	SANTA ANA, CA 92705	\$ 1,210,000	4/4	12/30/2020	2660	0.65
395-383-002	13692 RUSHMORE LN	North Tustin, CA 92705	\$ 1,215,000	4/2	3/17/2021	2670	0.72
39560220	13211 SANDHURST PL	North Tustin, CA 02156	\$ 1,221,000	3/2	4/27/2021	2156	0.71
39522107	17781 RAINIER DR	Santa Ana, CA 92705	\$ 1,235,000	4/3	8/19/2020	3250	0.29
09446226	884 S CEDARWOOD ST	Orange, CA 92869	\$ 1,250,000	4/2	4/30/2021	2110	0.43
39512402	13912 HOLT AVE	North Tustin, CA 92705	\$ 1,265,000	4/2	4/23/2021	2159	0.98
09452301	3216 E GAINSBOROUGH RD	Orange, CA 92869	\$ 1,339,000	6/2	3/25/2021	2872	0.24
39506313	13362 SUSSEX PL	SANTA ANA, CA 92705	\$ 1,350,000	4/2	10/22/2020	2823	0.70
39508155	13072 CABARET CT	North Tustin, CA 92705	\$ 1,355,000	4/3	11/2/2020	2515	0.74
39538108	13631 YELLOWSTONE DR	North Tustin, CA 92705	\$ 1,360,000	4/4	11/10/2020	3094	0.65
09446109	3811 E FERNWOOD AVE	ORANGE, CA 92869	\$ 1,450,000	4/2	12/22/2020	2072	0.44
39209133	4003 E LA VETA AVE	ORANGE, CA 92869	\$ 1,500,000	2/3	10/23/2020	4387	0.72
39535406	18362 ALLEGHENY DR	SANTA ANA, CA 92705	\$ 1,525,000	2/2	12/11/2020	2650	0.60

Considered Comps From MLS Sales

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
17652 FIESTA WAY	Tustin, CA 92780	11/9/2020	6	1448	4/2	\$ 839,900	1.21	N	N	N
14241 WILLOW LN	Tustin, CA 92780	1/1/2021	134	1863	3/0	\$ 900,000	1.33	N	N	N
13591 PROSPECT AVE	North Tustin, CA 92705	4/8/2021	127	2400	3/2	\$ 1,085,000	0.59	N	N	N
486 ESTATES DR	Orange, CA 92861	5/2/2021	168	4750	5/4	\$ 1,799,000	0.64	N	N	N

Considered Comps Pending Sales

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
245 S JAMES ST	Orange, CA 92869	5/1/2021	37	1102	3/1	\$ 719,900	0.83	N	N	N
363 S CRAIG DR	Orange, CA 92869	2/8/2021	377	2888	5/3	\$ 760,000	0.66	N	N	N
17561 BRENT LN	Tustin, CA 92780	10/1/2020	43	1800	4/3	\$ 799,797	0.62	N	N	N
2630 E LARKSTONE DR	Orange, CA 92869	6/7/2020	96	1906	4/2	\$ 825,000	0.36	N	N	N
760 S LORETTA DR	Orange, CA 92869	8/1/2020	31	2214	4/3	\$ 834,900	0.34	N	N	N
13652 YORBA ST	Tustin, CA 92780	8/6/2020	10	2268	4/3	\$ 880,000	0.77	N	N	N
731 S FAIRMONT WAY	Orange, CA 92869	8/20/2020	6	2685	5/3	\$ 935,000	0.47	N	N	N
3222 E PALMYRA	Orange, CA 92864	5/5/2021	6	2588	4/3	\$ 984,900	0.67	N	N	N
13422 LAURINDA	North Tustin, CA 92705	7/2/2020	47	2350	4/3	\$ 988,000	0.47	N	N	N
626 S WOODLAND ST	Orange, CA 92869	7/24/2020	25	1735	4/2	\$ 1,029,000	0.44	N	Y	N
2829 E DOROTHY PL	Orange, CA 92869	4/30/2021	25	2655	4/2	\$ 1,050,000	0.62	N	N	N
12681 SWIDLER PL	North Tustin, CA 92705	11/17/2020	70	2135	4/2	\$ 1,075,000	0.38	N	N	N
18612 SAUGUS AVE	Santa Ana, CA 92705	5/10/2021	4	1977	3/2	\$ 1,100,000	0.98	N	N	N
3100 E LARKSTONE DR	Orange, CA 92869	5/5/2021	14	2800	4/4	\$ 1,100,000	0.19	N	N	N
895 S OAKWOOD ST	Orange, CA 92869	4/28/2021	27	1729	4/2	\$ 1,175,000	0.51	N	N	N
13952 MALENA DR	Tustin, CA 92780	5/5/2021	21	3596	5/4	\$ 1,238,000	0.95	N	N	N
14092 LIVINGSTON AVE	North Tustin, CA 92780	7/31/2020	99	3300	5/2	\$ 1,248,000	1.09	N	N	N
18332 RAINIER DR	North Tustin, CA 92705	6/21/2020	37	2244	4/3	\$ 1,265,000	0.51	N	N	N
13561 MALENA DR	North Tustin, CA 92780	4/17/2021	39	3139	5/4	\$ 1,299,000	0.61	N	N	N
18502 BEACHMONT AVE	Santa Ana, CA 92705	4/30/2021	5	2800	5/4	\$ 1,380,000	1.06	N	N	N
13261 MALENA DR	North Tustin, CA 92705	4/8/2021	3	2580	4/4	\$ 1,399,000	0.37	N	N	N
18461 AUBURN	North Tustin, CA 92705	5/1/2021	6	2500	4/3	\$ 1,448,000	1.08	N	N	N
14142 DALL LN	Tustin, CA 92780	3/12/2021	3	4505	5/6	\$ 1,625,000	1.16	N	N	N

Considered Comps Currently Open

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
2313 E GROVEMONT ST	Santa Ana, CA 92705	1/8/2021	35	1352	4/2	\$ 685,000	0.78	N	N	N
370 S JAMES ST	Orange, CA 92869	8/11/2020	46	1462	2/2	\$ 710,000	0.69	N	N	N
524 S LORETTA DR	Orange, CA 92869	12/28/2020	80	1736	4/1	\$ 710,000	0.52	N	N	N
284 S NORWOOD ST	Orange, CA 92869	8/21/2020	60	2085	3/3	\$ 715,000	0.82	N	N	N
17742 LAURIE LN	North Tustin, CA 92705	11/24/2020	81	1344	3/1	\$ 720,000	0.73	N	N	N
13282 MARSHALL LN	Tustin, CA 92780	6/18/2020	48	1395	4/2	\$ 729,000	0.69	N	N	N
430 S TERI LN	Orange, CA 92869	10/16/2020	17	1500	3/2	\$ 739,990	0.73	N	N	N
523 S LORETTA DR	Orange, CA 92869	7/29/2020	35	1305	3/2	\$ 750,000	0.50	N	N	N
2524 E LARKSTONE DR	Orange, CA 92869	10/19/2020	45	1703	3/2	\$ 769,000	0.42	N	N	N
4023 E FERNWOOD AVE	Orange, CA 92869	11/12/2020	47	1482	4/2	\$ 770,000	0.59	N	N	N
14222 MIMOSA LN	Tustin, CA 92780	4/26/2021	105	1924	2/2	\$ 770,000	1.31	N	N	N
18022 BIGELOW PARK	Tustin, CA 92780	9/4/2020	50	1200	3/2	\$ 776,000	1.30	N	N	N
13931 ESPLANADE AVE	Santa Ana, CA 92705	12/7/2020	37	1255	3/2	\$ 795,000	1.02	N	N	N
2220 PASADENA ST	Santa Ana, CA 92705	10/27/2020	40	2561	5/3	\$ 810,000	0.93	N	N	N
787 S LAURINDA LN	Orange, CA 92869	2/16/2021	85	1624	3/3	\$ 811,000	0.14	N	N	N
17792 BIGELOW PARK	Tustin, CA 92780	9/16/2020	85	1690	3/2	\$ 820,000	1.31	N	N	N
18231 CASSELLE AVE	Santa Ana, CA 92705	6/16/2020	81	1850	3/2	\$ 823,000	0.37	N	N	N
3914 E ALANDA AVE	Orange, CA 92869	3/9/2021	35	1317	3/2	\$ 827,000	0.86	N	N	N
771 S ROSALIND DR	Orange, CA 92869	12/4/2020	125	2214	4/4	\$ 835,000	0.36	N	N	N
3041 E RUTH PL	Orange, CA 92869	1/21/2021	96	1909	4/2	\$ 840,000	0.51	N	N	N
2728 DOROTHY PL	Orange, CA 92869	2/17/2021	39	1937	4/2	\$ 862,000	0.61	N	N	N
17331 JACARANDA AVE	Tustin, CA 92780	4/1/2021	143	1890	2/2	\$ 865,000	1.37	N	N	N
13202 OLYMPIA WAY	North Tustin, CA 92705	8/28/2020	34	1447	3/2	\$ 865,000	0.38	N	N	N
550 S ESPLANADE ST	Orange, CA 92869	8/18/2020	54	1793	4/2	\$ 865,000	0.68	N	N	N
654 S COATE	Orange, CA 92869	11/5/2020	45	2412	4/3	\$ 874,900	0.25	N	N	N
4125 E GREENWOOD AVE	Orange, CA 92869	8/6/2020	37	2292	4/2	\$ 875,000	0.68	N	N	N
13831 N PASADENA ST	North Tustin, CA 92705	2/5/2021	67	2200	3/3	\$ 875,000	1.14	N	N	N
3415 E DIXON AVE	Orange, CA 92869	10/13/2020	53	2006	4/2	\$ 875,000	0.39	N	N	N
17892 ROMELLE	North Tustin, CA 92705	5/26/2020	59	2011	3/2	\$ 878,500	0.06	N	N	N

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
874 S LOWRY ST	Orange, CA 92869	10/9/2020	34	2632	4/3	\$ 880,000	0.53	N	N	N
17572 BRENT LN	Tustin, CA 92780	9/25/2020	50	1897	4/2	\$ 885,000	0.64	N	N	N
14281 RONDEL PL	Tustin, CA 92780	12/29/2020	35	1854	3/2	\$ 889,000	1.33	N	N	N
3044 E PALMYRA AVE	Orange, CA 92869	9/25/2020	99	2881	5/3	\$ 899,000	0.67	N	N	N
13611 FAIRMONT WAY	Tustin, CA 92780	5/29/2020	105	2842	4/3	\$ 899,900	0.80	N	N	N
467 S LAURINDA LN	Orange, CA 92869	1/19/2021	59	2000	4/2	\$ 901,500	0.49	N	N	N
520 S CHIPWOOD ST	Orange, CA 92869	8/25/2020	49	2474	3/3	\$ 910,000	0.59	N	N	N
2213 WEBER CIR	Santa Ana, CA 92705	1/6/2021	94	2473	5/3	\$ 915,000	0.87	N	N	N
11 CARRIAGE LN	North Tustin, CA 92705	5/21/2020	64	2282	3/2	\$ 916,000	1.11	N	N	N
18141 ROMELLE AVE	Santa Ana, CA 92705	12/2/2020	98	1513	3/2	\$ 930,000	0.26	N	N	N
876 S EARLHAM ST	Orange, CA 92869	1/7/2021	49	1875	4/2	\$ 941,000	0.68	N	N	N
368 S TRACY LN	Orange, CA 92869	5/17/2021	34	2174	4/3	\$ 945,000	0.83	N	N	N
516 S LAURINDA LN	Orange, CA 92869	12/28/2020	68	1972	4/2	\$ 949,500	0.42	N	N	N
13022 FLINT DR	Santa Ana, CA 92705	10/20/2020	117	2354	4/3	\$ 950,000	0.10	N	N	N
13281 PROSPECT AVE	North Tustin, CA 92705	12/7/2020	42	2235	3/3	\$ 950,000	0.34	N	N	N
2217 WEBER CIR	Santa Ana, CA 92705	1/29/2021	76	2563	5/3	\$ 950,000	0.87	N	N	N
2512 E ROMELLE AVE	Orange, CA 92869	12/15/2020	125	2614	4/3	\$ 955,000	0.40	N	N	N
347 S JENNIFER LN	Orange, CA 92869	4/16/2021	58	2326	4/2	\$ 955,000	0.85	N	N	N
13611 WHEELER PL	Tustin, CA 92780	10/15/2020	85	2527	3/2	\$ 960,000	0.63	N	N	N
17922 BIGELOW	Tustin, CA 92780	10/19/2020	81	2518	4/3	\$ 960,000	1.30	N	N	N
3008 E LARKSTONE DR	Orange, CA 92869	8/28/2020	57	2800	4/3	\$ 965,000	0.21	N	N	N
13161 PROSPECT AVE	Santa Ana, CA 92705	7/10/2020	40	1994	3/2	\$ 970,000	0.24	N	N	N
3235 E PALMYRA AVE	Orange, CA 92869	12/23/2020	20	2735	5/3	\$ 970,000	0.70	N	N	N
13551 HEWES AVE	North Tustin, CA 92705	3/10/2021	51	2437	3/3	\$ 975,000	0.98	N	N	N
2405 E AVALON AVE	Santa Ana, CA 92705	12/17/2020	31	2560	5/2	\$ 976,000	0.91	N	N	N
13881 BRENNAN WAY	North Tustin, CA 92705	6/9/2020	78	1609	3/2	\$ 980,000	1.00	N	N	N
2305 E AVALON AVE	North Tustin, CA 92705	12/1/2020	64	2563	5/3	\$ 985,000	0.95	N	N	N
3018 E HARTFORD RD	Orange, CA 92869	4/21/2021	61	2334	4/2	\$ 988,000	0.39	N	N	N
14242 MIMOSA LN	Tustin, CA 92780	1/8/2021	7	1904	2/2	\$ 989,000	1.33	N	N	N

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
13661 CARROLL WAY	North Tustin, CA 92780	3/24/2021	47	2369	2/4	\$ 990,000	0.88	N	N	N
2824 E WASHINGTON A...	Orange, CA 92869	10/28/2020	59	2041	3/2	\$ 999,000	0.74	N	N	N
13091 MALENA	North Tustin, CA 92705	10/22/2020	35	2744	4/3	\$ 1,000,000	0.25	N	N	N
3331 E STEARNS DR	Orange, CA 92869	8/28/2020	135	2814	4/3	\$ 1,005,000	0.15	N	N	N
3323 E CASSELLE AVE	Orange, CA 92869	10/15/2020	83	3150	4/3	\$ 1,005,999	0.21	N	N	N
18211 E SANTA CLARA AV...	North Tustin, CA 92705	8/27/2020	32	2976	4/3	\$ 1,033,000	0.59	N	N	N
3041 E GARNET LN	Orange, CA 92869	12/3/2020	45	2000	4/2	\$ 1,050,000	0.17	N	N	N
18522 ERVIN LN	North Tustin, CA 92705	9/11/2020	53	1903	3/2	\$ 1,050,000	0.98	N	N	N
3848 E LA VETA AVE E	Orange, CA 92869	4/19/2021	18	2117	4/3	\$ 1,060,000	0.63	N	N	N
861 S EARLHAM ST S	Orange, CA 92869	2/3/2021	145	2802	5/3	\$ 1,075,000	0.71	N	N	N
673 S WRIGHTWOOD ST	Orange, CA 92869	8/20/2020	45	2290	4/2	\$ 1,100,000	0.73	N	N	N
13911 GERSHON PL	Santa Ana, CA 92705	11/4/2020	48	2300	4/3	\$ 1,100,000	1.01	N	N	N
18501 EMBURY DR	Santa Ana, CA 92705	6/30/2020	74	2123	3/2	\$ 1,100,000	0.60	N	N	N
864 S LOWRY ST	Orange, CA 92869	5/17/2021	27	2606	5/3	\$ 1,100,000	0.53	N	N	N
13381 SANDHURST PL	North Tustin, CA 92705	10/8/2020	42	2010	3/2	\$ 1,105,000	0.78	N	N	N
443 S EARLHAM ST	Orange, CA 92869	4/15/2021	35	1750	4/2	\$ 1,125,000	0.94	N	N	N
596 S WOODLAND ST	Orange, CA 92869	12/21/2020	33	1735	4/2	\$ 1,129,000	0.47	N	N	N
17652 LIMETREE WAY	Tustin, CA 92780	8/7/2020	66	2802	4/2	\$ 1,131,000	0.95	N	N	N
18641 SILVER MAPLE WAY	North Tustin, CA 92705	12/1/2020	100	2688	4/3	\$ 1,150,000	0.83	N	N	N
18181 E SANTA CLARA AV...	North Tustin, CA 92705	11/3/2020	63	2531	3/2	\$ 1,150,000	0.58	N	N	N
13462 ETON PL	North Tustin, CA 92705	11/30/2020	64	2389	4/2	\$ 1,150,000	0.81	N	N	N
18181 SANTA CLARA	North Tustin, CA 92705	11/3/2020	63	2519	4/3	\$ 1,150,000	0.58	N	N	N
13891 ETON PL	North Tustin, CA 92705	4/12/2021	45	2006	4/2	\$ 1,165,000	1.03	N	N	N
13401 WINTHROPE ST	North Tustin, CA 92705	12/14/2020	34	2700	3/2	\$ 1,169,000	0.88	N	N	N
616 S WOODLAND ST	Orange, CA 92869	11/30/2020	36	1748	4/2	\$ 1,175,000	0.45	N	N	N
13051 MALENA DR	North Tustin, CA 92705	10/20/2020	38	2697	5/3	\$ 1,200,000	0.23	N	N	N
13692 RUSHMORE LN	North Tustin, CA 92705	3/17/2021	24	2670	4/2	\$ 1,215,000	0.72	N	N	N
13211 SANDHURST PL	North Tustin, CA 02156	4/27/2021	63	2156	3/2	\$ 1,221,000	0.71	N	N	N
18662 E 17TH ST	North Tustin, CA 92705	3/8/2021	49	2355	4/2	\$ 1,225,000	1.27	N	N	N

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
17781 ARBOLADA WAY	Tustin, CA 92780	3/22/2021	33	1651	3/2	\$ 1,225,000	1.14	N	N	N
17781 RAINIER DR	Santa Ana, CA 92705	8/19/2020	159	3250	4/3	\$ 1,235,000	0.29	N	N	N
14092 LIVINGSTON AVE	North Tustin, CA 92780	7/31/2020	99	3300	5/2	\$ 1,250,000	1.09	N	N	N
884 S CEDARWOOD ST	Orange, CA 92869	4/30/2021	65	2110	4/2	\$ 1,250,000	0.43	N	N	N
13912 HOLT AVE	North Tustin, CA 92705	4/23/2021	43	2159	4/2	\$ 1,265,000	0.98	N	N	N
17951 ALLEGHENY DR	North Tustin, CA 92705	10/30/2020	57	2369	3/4	\$ 1,320,000	0.33	N	N	N
3216 E GAINSBOROUGH ...	Orange, CA 92869	3/25/2021	32	2872	6/2	\$ 1,339,000	0.24	N	N	N
13362 SUSSEX PL	North Tustin, CA 92705	10/22/2020	43	2823	4/2	\$ 1,350,000	0.70	N	N	N
13072 CABARET CT	North Tustin, CA 92705	11/2/2020	53	2515	4/3	\$ 1,355,000	0.74	N	N	N
13631 YELLOWSTONE DR	North Tustin, CA 92705	11/10/2020	450	3094	4/4	\$ 1,360,000	0.65	N	N	N
13871 DEODAR ST	North Tustin, CA 92705	1/29/2021	163	2250	3/2	\$ 1,390,000	1.14	N	N	N
3811 E FERNWOOD AVE	Orange, CA 92869	12/22/2020	53	2072	4/2	\$ 1,450,000	0.44	N	N	N
18362 ALLEGHENY DR	North Tustin, CA 92705	12/11/2020	45	2650	2/2	\$ 1,525,000	0.60	N	N	N
13982 SANDHURST PL	North Tustin, CA 92705	4/23/2021	57	2660	4/4	\$ 1,845,000	1.21	N	N	N

Considered Comps Expired

STREET ADDRESS	CITY, STATE, ZIP	SALE DATE	DAYS ON MARKET	HOUSE SIZE	BEDS / BATHS	SALE PRICE	DISTANCE (MILES)	FC	REO	SS
3307 E RUTH PL	Orange, CA 92869	4/18/2021	33	1837	3/2	\$ 850,000	0.52	N	N	N
686 S ESPLANADE ST	Orange, CA 92869	5/12/2021	9	1674	3/2	\$ 945,000	0.61	N	N	N
3923 GREENWOOD AVE...	Orange, CA 92869	4/15/2021	36	1756	4/2	\$ 949,500	0.56	N	N	N
13631 YELLOWSTONE DR	North Tustin, CA 92705	11/10/2020	192	3094	4/4	\$ 1,360,000	0.65	N	N	N

Disclaimer

Acumidata attempts to provide an estimated market value of a property, as well as a minimum and maximum price range. Acumidata may also provide data for the area around your property which may include the median and average sales prices for the area. The Estimates are based on market data and public record information accessed from the county tax assessor and the county recorder.

However, an estimate may not be available for all properties or all areas. For example, there are areas where county governments do not release data in a timely manner, or a particular county government may not be collecting such data. **MOREOVER, THE ESTIMATES PROVIDED BY ACUMIDATA ARE PROVIDED ON AN AS IS, AS AVAILABLE BASIS, WITH NO WARRANTY OR GUARANTEE AS TO ACCURACY**

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