



# Hemet

## Sales Comparables - July 2023

| City  | Address               | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price     | Lot Sq Ft | Lot Ac | APN         |
|-------|-----------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Hemet |                       |       |                |     |      | 7/10/2023 | \$ 2,698,500.00 | 1469714   | 33.74  | 454-020-056 |
| Hemet | 40330 Acacia Ave      | 915   | \$ 240.00      | 2   | 1    | 7/19/2023 | \$ 220,000.00   | 6534      | 0.15   | 445-321-028 |
| Hemet | 40611 Acacia Ave      | 1067  | \$ 393.00      | 2   | 1.75 | 7/24/2023 | \$ 420,000.00   | 7405      | 0.17   | 447-071-015 |
| Hemet | 40731 Acacia Ave      | 1354  | \$ 284.00      | 3   | 1.75 | 7/3/2023  | \$ 385,000.00   | 7840      | 0.18   | 447-072-004 |
| Hemet | 1119 Aleppo Ct        | 1612  | \$ 229.00      | 3   | 1.75 | 7/25/2023 | \$ 370,000.00   | 6969      | 0.16   | 464-083-014 |
| Hemet | 4290 Amber Ridge Ln   | 1782  | \$ 258.00      | 3   | 2.5  | 7/18/2023 | \$ 460,000.00   | 5662      | 0.13   | 460-142-021 |
| Hemet | 1360 Amberwood Dr     | 1427  | \$ 209.00      | 2   | 1.75 | 7/28/2023 | \$ 299,000.00   | 4356      | 0.1    | 442-131-027 |
| Hemet | 26083 Amy Ln          | 1120  | \$ 276.00      | 2   | 1.75 | 7/25/2023 | \$ 310,000.00   | 7840      | 0.18   | 447-080-050 |
| Hemet | 3770 Anchorage St     | 1801  | \$ 247.00      | 3   | 2    | 7/25/2023 | \$ 445,000.00   | 6534      | 0.15   | 448-191-034 |
| Hemet | 2291 Aspen Dr         | 1612  | \$ 209.00      | 3   | 2    | 7/25/2023 | \$ 337,500.00   | 6969      | 0.16   | 464-133-008 |
| Hemet | 453 Avenida Miravella | 1153  | \$ 234.00      | 2   | 1.75 | 7/26/2023 | \$ 270,000.00   | 3920      | 0.09   | 448-400-060 |
| Hemet | 793 Balsam Way        | 1256  | \$ 322.00      | 2   | 1.75 | 7/25/2023 | \$ 405,000.00   | 4791      | 0.11   | 456-202-001 |
| Hemet | 1861 Balsawood Dr     | 1828  | \$ 213.00      | 2   | 1.75 | 7/21/2023 | \$ 390,000.00   | 6098      | 0.14   | 464-201-006 |
| Hemet | 4120 Barnstaple Ct    | 1540  | \$ 292.00      | 3   | 1.75 | 7/28/2023 | \$ 450,000.00   | 7405      | 0.17   | 448-131-042 |
| Hemet | 1832 Bayside Ct       | 1476  | \$ 298.00      | 3   | 2    | 7/13/2023 | \$ 440,000.00   | 7840      | 0.18   | 454-323-023 |
| Hemet | 415 Bjorn Ct          | 2071  | \$ 230.00      | 2   | 2    | 7/31/2023 | \$ 477,000.00   | 7405      | 0.17   | 455-470-016 |
| Hemet | 43417 Briercliff Dr   | 1073  | \$ 242.00      | 2   | 1.75 | 7/21/2023 | \$ 260,000.00   | 4356      | 0.1    | 552-130-017 |
| Hemet | 43480 Briercliff Dr   | 1019  | \$ 264.00      | 2   | 1    | 7/28/2023 | \$ 270,000.00   | 4791      | 0.11   | 552-130-025 |
| Hemet | 26141 Camas Dr        | 1308  | \$ 312.00      | 3   | 1.75 | 7/13/2023 | \$ 409,000.00   | 9147      | 0.21   | 447-091-021 |
| Hemet | 1656 Camino Sueno     | 1240  | \$ 282.00      | 2   | 1.75 | 7/21/2023 | \$ 350,000.00   | 5227      | 0.12   | 460-352-014 |
| Hemet | 1126 E Campus Way     | 879   | \$ 250.00      | 2   | 1    | 7/31/2023 | \$ 220,000.00   | 7840      | 0.18   | 445-101-059 |
| Hemet | 2415 Carnation Ave    | 1292  | \$ 321.00      | 3   | 2    | 7/17/2023 | \$ 416,000.00   | 6098      | 0.14   | 456-241-018 |
| Hemet | 25507 Christopher Ct  | 946   | \$ 406.00      | 2   | 1.75 | 7/3/2023  | \$ 385,000.00   | 7405      | 0.17   | 549-121-018 |
| Hemet | 1060 Clubhouse Dr     | 1129  | \$ 255.00      | 2   | 2    | 7/26/2023 | \$ 288,500.00   | 5227      | 0.12   | 444-280-052 |
| Hemet | 760 Colorado Dr       | 1649  | \$ 258.00      | 3   | 2.25 | 7/17/2023 | \$ 426,000.00   | 6969      | 0.16   | 551-441-028 |
| Hemet | 26545 Columbia St     | 1582  | \$ 274.00      | 3   | 2.5  | 7/6/2023  | \$ 435,000.00   | 11761     | 0.27   | 447-241-027 |
| Hemet | 1045 Cornflower Dr    | 2446  | \$ 214.00      | 5   | 2.5  | 7/21/2023 | \$ 525,000.00   | 8712      | 0.2    | 444-072-013 |
| Hemet | 598 Corona St         | 875   | \$ 280.00      | 2   | 1.75 | 7/27/2023 | \$ 245,000.00   | 3920      | 0.09   | 448-361-002 |
| Hemet | 7735 Couples Way      | 1809  | \$ 234.00      | 2   | 1.75 | 7/3/2023  | \$ 425,000.00   | 4791      | 0.11   | 455-420-016 |
| Hemet | 4401 Cove St          | 1775  | \$ 253.00      | 4   | 3    | 7/24/2023 | \$ 450,000.00   | 6098      | 0.14   | 454-313-007 |



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|-------|--------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Hemet | 4570 Cove St             | 2624  | \$ 200.00      | 4   | 2.75 | 7/24/2023 | \$ 525,000.00 | 6534      | 0.15   | 454-392-016 |
| Hemet | 4935 CreekrIDGE Ln       | 2389  | \$ 188.00      | 6   | 2.5  | 7/26/2023 | \$ 450,000.00 | 6534      | 0.15   | 460-112-011 |
| Hemet | 1895 Dainty Way          | 3417  | \$ 175.00      | 5   | 2.75 | 7/28/2023 | \$ 600,000.00 | 6098      | 0.14   | 454-382-005 |
| Hemet | 45640 Denizen Heights Rd | 1823  | \$ 279.00      | 3   | 2.25 | 7/24/2023 | \$ 510,000.00 | 20037     | 0.46   | 553-262-004 |
| Hemet | 8215 Doral Ln            | 1532  | \$ 261.00      | 2   | 1.75 | 7/17/2023 | \$ 400,000.00 | 3484      | 0.08   | 455-460-057 |
| Hemet | 244 Eastwood Pl          | 1378  | \$ 286.00      | 4   | 1.75 | 7/28/2023 | \$ 395,000.00 | 7405      | 0.17   | 551-270-020 |
| Hemet | 2119 El Rancho Cir       | 1280  | \$ 214.00      | 3   | 1.75 | 7/28/2023 | \$ 275,000.00 | 5662      | 0.13   | 444-296-021 |
| Hemet | 2233 El Rancho Cir       | 1294  | \$ 251.00      | 2   | 1.75 | 7/13/2023 | \$ 325,000.00 | 3484      | 0.08   | 444-264-001 |
| Hemet | 2320 El Rancho Cir       | 1500  | \$ 217.00      | 2   | 1.75 | 7/3/2023  | \$ 326,000.00 | 5227      | 0.12   | 444-261-009 |
| Hemet | 41725 Erin Dr            | 1699  | \$ 266.00      | 3   | 1.75 | 7/18/2023 | \$ 452,000.00 | 7840      | 0.18   | 449-071-029 |
| Hemet | 801 Felipe Pl            | 1008  | \$ 207.00      | 2   | 1.75 | 7/5/2023  | \$ 209,000.00 | 4356      | 0.1    | 446-211-058 |
| Hemet | 2490 Foxmoor Ct          | 1626  | \$ 252.00      | 3   | 1.75 | 7/28/2023 | \$ 410,000.00 | 7840      | 0.18   | 444-310-011 |
| Hemet | 350 W Fruitvale Ave      | 2039  | \$ 250.00      | 4   | 1.75 | 7/28/2023 | \$ 510,000.00 | 6534      | 0.15   | 439-331-008 |
| Hemet | 855 S Gilbert St         | 1170  | \$ 294.00      | 2   | 1.75 | 7/25/2023 | \$ 345,000.00 | 6534      | 0.15   | 446-192-041 |
| Hemet | 558 Heathers St          | 2083  | \$ 252.00      | 3   | 1.75 | 7/31/2023 | \$ 525,000.00 | 6098      | 0.14   | 454-501-015 |
| Hemet | 1025 N Hemet St          | 1862  | \$ 257.00      | 3   | 1.75 | 7/27/2023 | \$ 480,000.00 | 7405      | 0.17   | 551-413-012 |
| Hemet | 26296 Investors Pl       | 1100  | \$ 363.00      | 3   | 1    | 7/24/2023 | \$ 400,000.00 | 8276      | 0.19   | 447-140-040 |
| Hemet | 1032 Ivy St              | 1090  | \$ 267.00      | 2   | 3.5  | 7/7/2023  | \$ 292,000.00 | 3920      | 0.09   | 456-264-003 |
| Hemet | 26801 Jackie Dr          | 1839  | \$ 249.00      | 4   | 2    | 7/21/2023 | \$ 458,500.00 | 7840      | 0.18   | 447-300-013 |
| Hemet | 655 Jade Dr              | 1034  | \$ 396.00      | 2   | 1.75 | 7/6/2023  | \$ 410,000.00 | 6534      | 0.15   | 451-035-001 |
| Hemet | 592 E Johnston Ave       | 1325  | \$ 261.00      | 2   | 1.75 | 7/19/2023 | \$ 347,000.00 | 6098      | 0.14   | 446-251-010 |
| Hemet | 2994 La Habra Ave        | 1206  | \$ 277.00      | 2   | 1.75 | 7/21/2023 | \$ 335,000.00 | 3920      | 0.09   | 444-201-013 |
| Hemet | 2617 La Paz Ave          | 1608  | \$ 229.00      | 2   | 1.75 | 7/17/2023 | \$ 369,000.00 | 7405      | 0.17   | 444-221-013 |
| Hemet | 25186 Lake St            | 2741  | \$ 244.00      | 4   | 3.5  | 7/10/2023 | \$ 670,000.00 | 14810     | 0.34   | 551-473-007 |
| Hemet | 44043 Lately Cir         | 1770  | \$ 92.00       | 4   | 2.5  | 7/25/2023 | \$ 164,500.00 | 9583      | 0.22   | 549-400-015 |
| Hemet | 563 Le May Way           | 1124  | \$ 151.00      | 2   | 1.75 | 7/19/2023 | \$ 170,000.00 | 9583      | 0.22   | 446-103-007 |
| Hemet | 40890 Lela May Ave       | 1929  | \$ 165.00      | 4   | 1.75 | 7/14/2023 | \$ 320,000.00 | 10018     | 0.23   | 447-101-016 |
| Hemet | 26157 Lodgepole Ct       | 1464  | \$ 273.00      | 3   | 1.75 | 7/11/2023 | \$ 400,000.00 | 7405      | 0.17   | 449-031-032 |
| Hemet | 2361 Los Altos Cir       | 1613  | \$ 274.00      | 2   | 1.75 | 7/18/2023 | \$ 443,000.00 | 6098      | 0.14   | 456-151-056 |
| Hemet | 1030 Maddingly Pl        | 2299  | \$ 230.00      | 6   | 2.75 | 7/7/2023  | \$ 529,000.00 | 8712      | 0.2    | 456-103-006 |

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|-------|----------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Hemet | 734 Malibu St        | 1342  | \$ 290.00      | 3   | 2    | 7/27/2023 | \$ 390,000.00 | 4791      | 0.11   | 443-102-004 |
| Hemet | 1230 Marble Ct       | 1720  | \$ 209.00      | 3   | 2    | 7/14/2023 | \$ 360,000.00 | 7405      | 0.17   | 464-261-028 |
| Hemet | 8331 Maruyama Dr     | 2665  | \$ 203.00      | 3   | 2    | 7/31/2023 | \$ 541,000.00 | 7840      | 0.18   | 455-490-060 |
| Hemet | 40544 Mayberry Ave   | 1352  | \$ 284.00      | 3   | 1.75 | 7/13/2023 | \$ 385,000.00 | 9583      | 0.22   | 447-060-030 |
| Hemet | 41060 Mayberry Ave   | 1427  | \$ 301.00      | 2   | 1.75 | 7/25/2023 | \$ 430,000.00 | 7840      | 0.18   | 449-032-031 |
| Hemet | 42038 Mayberry Ave   | 1709  | \$ 234.00      | 4   | 1.75 | 7/27/2023 | \$ 400,000.00 | 7840      | 0.18   | 552-052-027 |
| Hemet | 305 W Mayberry Ave   | 1631  | \$ 174.00      | 2   | 1.75 | 7/14/2023 | \$ 285,000.00 | 6534      | 0.15   | 446-121-009 |
| Hemet | 41139 Mcdowell St    | 1364  | \$ 307.00      | 3   | 1.75 | 7/13/2023 | \$ 420,000.00 | 5662      | 0.13   | 449-162-007 |
| Hemet | 40431 Melrose Ave    | 1265  | \$ 332.00      | 3   | 1.75 | 7/28/2023 | \$ 420,000.00 | 6969      | 0.16   | 445-323-005 |
| Hemet | 26307 Meridian St    | 2051  | \$ 229.00      | 3   | 1.75 | 7/3/2023  | \$ 470,000.00 | 7840      | 0.18   | 449-103-018 |
| Hemet | 26597 Meridian St    | 1792  | \$ 262.00      | 3   | 1.75 | 7/7/2023  | \$ 470,000.00 | 10018     | 0.23   | 449-340-045 |
| Hemet | 1071 Merrill Cir     | 1282  | \$ 212.00      | 2   | 2    | 7/13/2023 | \$ 273,000.00 | 9583      | 0.22   | 444-280-003 |
| Hemet | 1980 Mini Ln         | 1826  | \$ 240.00      | 3   | 2    | 7/20/2023 | \$ 440,000.00 | 7840      | 0.18   | 445-040-038 |
| Hemet | 8180 Mira Loma Ave   | 1872  | \$ 245.00      | 3   | 2    | 7/20/2023 | \$ 460,000.00 | 4791      | 0.11   | 455-380-088 |
| Hemet | 130 W Montrose Ave   | 896   | \$ 435.00      | 2   | 1    | 7/5/2023  | \$ 390,000.00 | 5227      | 0.12   | 446-133-004 |
| Hemet | 625 W Montrose Ave   | 1575  | \$ 285.00      | 4   | 2.5  | 7/12/2023 | \$ 450,000.00 | 6969      | 0.16   | 446-113-004 |
| Hemet | 2137 Oak Ave         | 1328  | \$ 298.00      | 2   | 1.75 | 7/21/2023 | \$ 396,500.00 | 4356      | 0.1    | 456-213-043 |
| Hemet | 2178 E Oakland Ave   | 1094  | \$ 333.00      | 2   | 1    | 7/10/2023 | \$ 365,000.00 | 13939     | 0.32   | 445-060-009 |
| Hemet | 847 Olivette St      | 3621  | \$ 191.00      | 4   | 2.5  | 7/25/2023 | \$ 695,000.00 | 20037     | 0.46   | 454-440-007 |
| Hemet | 1989 Park Ave        | 1704  | \$ 293.00      | 3   | 1.75 | 7/20/2023 | \$ 500,000.00 | 19602     | 0.45   | 439-230-002 |
| Hemet | 26360 Plymouth St    | 1470  | \$ 288.00      | 3   | 2    | 7/19/2023 | \$ 424,000.00 | 7840      | 0.18   | 447-132-025 |
| Hemet | 501 Presidents Ave   | 1597  | \$ 274.00      | 3   | 2.5  | 7/19/2023 | \$ 439,000.00 | 7405      | 0.17   | 439-251-001 |
| Hemet | 26308 San Jacinto St | 862   | \$ 446.00      | 2   | 1    | 7/19/2023 | \$ 385,000.00 | 12196     | 0.28   | 447-140-005 |
| Hemet | 543 S San Jacinto St | 1014  | \$ 326.00      | 2   | 1    | 7/21/2023 | \$ 331,000.00 | 4791      | 0.11   | 447-160-050 |
| Hemet | 632 San Marino St    | 827   | \$ 292.00      | 2   | 1    | 7/13/2023 | \$ 241,500.00 | 3920      | 0.09   | 448-333-006 |
| Hemet | 2260 Sequoia Dr      | 1612  | \$ 207.00      | 2   | 1.75 | 7/21/2023 | \$ 334,000.00 | 10890     | 0.25   | 464-111-017 |
| Hemet | 1473 Seven Hills Dr  | 1470  | \$ 186.00      | 3   | 1.75 | 7/14/2023 | \$ 274,000.00 | 2613      | 0.06   | 464-100-035 |
| Hemet | 40650 Shellie Ln     | 1431  | \$ 301.00      | 3   | 1.5  | 7/10/2023 | \$ 431,500.00 | 13939     | 0.32   | 447-290-067 |
| Hemet | 27510 Smith Rd       | 1512  | \$ 415.00      | 3   | 2    | 7/11/2023 | \$ 628,000.00 | 98445     | 2.26   | 465-280-002 |
| Hemet | 27290 Stonehenge Cir | 2037  | \$ 247.00      | 4   | 3    | 7/7/2023  | \$ 505,000.00 | 22215     | 0.51   | 451-220-031 |



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|-------|------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Hemet | 327 S Taylor St        | 1118  | \$ 380.00      | 2   | 2.25 | 7/27/2023 | \$ 425,000.00   | 7840      | 0.18   | 446-083-016 |
| Hemet | 360 Terry Ln           | 1140  | \$ 172.00      | 2   | 1    | 7/3/2023  | \$ 197,000.00   | 10018     | 0.23   | 445-162-004 |
| Hemet | 560 E Thornton Ave     | 1032  | \$ 258.00      | 2   | 1    | 7/21/2023 | \$ 267,000.00   | 3920      | 0.09   | 451-121-004 |
| Hemet | 24791 Three Springs Rd | 3907  | \$ 268.00      | 3   | 3.5  | 7/13/2023 | \$ 1,050,000.00 | 208652    | 4.79   | 455-550-004 |
| Hemet | 4455 Trotter Dr        | 2457  | \$ 205.00      | 3   | 2    | 7/14/2023 | \$ 505,000.00   | 7840      | 0.18   | 448-490-021 |
| Hemet | 2434 Tulip Ct          | 1292  | \$ 243.00      | 3   | 1.75 | 7/14/2023 | \$ 315,000.00   | 7405      | 0.17   | 456-242-010 |
| Hemet | 2700 Upton Pl          | 1680  | \$ 267.00      | 4   | 2    | 7/20/2023 | \$ 450,000.00   | 6534      | 0.15   | 456-113-004 |
| Hemet | 1426 Via Rojas         | 1904  | \$ 256.00      | 2   | 2    | 7/13/2023 | \$ 488,000.00   | 6969      | 0.16   | 460-360-001 |
| Hemet | 465 S Walnut St        | 1530  | \$ 228.00      | 3   | 1.75 | 7/6/2023  | \$ 350,000.00   | 6098      | 0.14   | 446-034-014 |
| Hemet | 26108 Wanderlust Dr    | 2388  | \$ 185.00      | 4   | 2.75 | 7/27/2023 | \$ 444,000.00   | 7840      | 0.18   | 552-032-004 |
| Hemet | 42946 Whittier Ave     | 3542  | \$ 241.00      | 3   | 2.5  | 7/26/2023 | \$ 855,000.00   | 37897     | 0.87   | 552-110-026 |
| Hemet | 500 N Yale St          | 1756  | \$ 220.00      | 3   | 1.5  | 7/12/2023 | \$ 388,000.00   | 16552     | 0.38   | 445-060-007 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 102          |
| <b>Average Sales Price:</b> | \$429,352.94 |
| <b>Average Square Feet:</b> | 1614         |