

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|----------|-----------------------|-------|----------------|-----|------|-----------|----------------|-----------|--------|-------------|
| Eastvale | 6395 Mulan St | 3112 | \$279.00 | 5 | 3 | 3/1/2023 | \$870,000.00 | 7840 | 0.18 | 164-373-018 |
| Eastvale | 6781 Swiss Ct | 3340 | \$239.00 | 5 | 2.5 | 3/2/2023 | \$800,000.00 | 7405 | 0.17 | 164-094-023 |
| Eastvale | 7131 Deer Cyn | 3326 | \$253.00 | 6 | 3 | 3/2/2023 | \$842,000.00 | 6534 | 0.15 | 152-151-007 |
| Eastvale | 8168 Finch St | 3170 | \$283.00 | 5 | 3 | 3/3/2023 | \$900,000.00 | 7405 | 0.17 | 130-572-010 |
| Eastvale | 7052 Paddlewheel Dr | 3684 | \$152.00 | 5 | 3.75 | 3/3/2023 | \$560,000.00 | 10454 | 0.24 | 152-180-024 |
| Eastvale | 8757 Bald Eagle Dr | 3165 | \$323.00 | 5 | 2.5 | 3/3/2023 | \$1,025,000.00 | 7840 | 0.18 | 130-760-008 |
| Eastvale | 7591 Rose Marie Ln | 3921 | \$220.00 | 5 | 3.25 | 3/3/2023 | \$865,000.00 | 6969 | 0.16 | 144-301-010 |
| Eastvale | 13924 Oak Tree Ln | 3849 | \$224.00 | 5 | 3.5 | 3/7/2023 | \$865,000.00 | 6969 | 0.16 | 144-333-006 |
| Eastvale | 12537 Cool Springs St | 2434 | \$327.00 | 4 | 2 | 3/8/2023 | \$798,000.00 | 7840 | 0.18 | 152-231-022 |
| Eastvale | 14478 Colebrook Dr | 4050 | \$234.00 | 5 | 4.25 | 3/8/2023 | \$950,000.00 | 8276 | 0.19 | 144-481-012 |
| Eastvale | 6510 Hunter Rd | 2762 | \$317.00 | 3 | 2 | 3/9/2023 | \$878,000.00 | 10018 | 0.23 | 144-382-018 |
| Eastvale | 13869 Orangevale Ave | 3112 | \$276.00 | 4 | 2.75 | 3/10/2023 | \$860,000.00 | 6098 | 0.14 | 144-272-019 |
| Eastvale | 13506 Grey Heron Ct | 2700 | \$308.00 | 4 | 3 | 3/13/2023 | \$834,000.00 | 7405 | 0.17 | 152-302-027 |
| Eastvale | 7837 Hazelnut Dr | 3201 | \$201.00 | 5 | 3 | 3/14/2023 | \$645,000.00 | 6534 | 0.15 | 130-520-013 |
| Eastvale | 12317 Columbia Ln | 3741 | \$240.00 | 5 | 3.75 | 3/15/2023 | \$899,000.00 | 7840 | 0.18 | 152-190-019 |
| Eastvale | 6769 Elysian Ct | 4141 | \$241.00 | 5 | 3.5 | 3/16/2023 | \$1,000,500.00 | 9147 | 0.21 | 144-432-007 |
| Eastvale | 6234 Arcadia St | 3676 | \$251.00 | 5 | 4.25 | 3/16/2023 | \$925,000.00 | 6969 | 0.16 | 144-390-014 |
| Eastvale | 7022 Logsdon Dr | 1462 | \$406.00 | 3 | 2.5 | 3/17/2023 | \$595,000.00 | 3049 | 0.07 | 144-670-069 |
| Eastvale | 6638 Moonriver St | 3770 | \$244.00 | 5 | 3.5 | 3/17/2023 | \$920,000.00 | 6969 | 0.16 | 152-221-016 |
| Eastvale | 13701 Amberview Pl | 3929 | \$257.00 | 5 | 4 | 3/21/2023 | \$1,010,000.00 | 7840 | 0.18 | 152-570-022 |
| Eastvale | 6897 Rivertrails Dr | 2181 | \$355.00 | 4 | 2.5 | 3/21/2023 | \$775,000.00 | 8276 | 0.19 | 152-212-005 |
| Eastvale | 7113 Blackbird Ln | 3053 | \$283.00 | 4 | 2.5 | 3/22/2023 | \$865,000.00 | 7840 | 0.18 | 152-293-004 |
| Eastvale | 7010 Logsdon Dr | 1737 | \$352.00 | 3 | 2.5 | 3/23/2023 | \$612,000.00 | 3049 | 0.07 | 144-670-075 |
| Eastvale | 7919 Jeannie Ann Cir | 2654 | \$335.00 | 5 | 2.75 | 3/23/2023 | \$890,000.00 | 8276 | 0.19 | 130-512-040 |
| Eastvale | 13971 Huntervale Dr | 2914 | \$295.00 | 4 | 2.75 | 3/24/2023 | \$860,000.00 | 7840 | 0.18 | 144-542-020 |
| Eastvale | 12762 Longhorne Dr | 2655 | \$304.00 | 4 | 2.75 | 3/27/2023 | \$809,000.00 | 9147 | 0.21 | 164-280-005 |
| Eastvale | 7857 Hazelnut Dr | 3130 | \$311.00 | 5 | 2.75 | 3/27/2023 | \$975,000.00 | 6969 | 0.16 | 130-520-011 |
| Eastvale | 13257 Campolina Dr | 3083 | \$311.00 | 4 | 3.25 | 3/28/2023 | \$960,000.00 | 9583 | 0.22 | 164-642-004 |
| Eastvale | 7487 Cobble Creek Dr | 3675 | \$240.00 | 5 | 2.75 | 3/28/2023 | \$885,000.00 | 6969 | 0.16 | 152-263-002 |
| Eastvale | 6375 Hereford Ln | 1905 | \$385.00 | 4 | 2.5 | 3/28/2023 | \$735,000.00 | 6969 | 0.16 | 164-416-005 |



Eastvale
Sales Comparables - March 2023

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|----------|-------------------------|-------|----------------|-----|------|-----------|--------------|-----------|--------|-------------|
| Eastvale | 12911 Castle Rd | 4038 | \$232.00 | 5 | 3.5 | 3/29/2023 | \$940,000.00 | 7840 | 0.18 | 164-522-024 |
| Eastvale | 14253 Redwood Valley Rd | 2376 | \$321.00 | 3 | 2.5 | 3/29/2023 | \$765,000.00 | 7405 | 0.17 | 144-690-010 |
| Eastvale | 7375 Lichen Dr | 3600 | \$244.00 | 5 | 3.75 | 3/29/2023 | \$880,000.00 | 6969 | 0.16 | 144-630-029 |
| Eastvale | 7770 Alderwood Ave | 3320 | \$254.00 | 4 | 2.5 | 3/30/2023 | \$845,000.00 | 6098 | 0.14 | 144-291-011 |
| Eastvale | 13147 Snowdrop St | 2253 | \$332.00 | 3 | 2.75 | 3/30/2023 | \$750,000.00 | 6534 | 0.15 | 164-392-007 |
| Eastvale | 13260 Cortland St | 2817 | \$333.00 | 4 | 3 | 3/30/2023 | \$940,000.00 | 8276 | 0.19 | 164-450-009 |
| Eastvale | 6987 Riverboat Dr | 2545 | \$297.00 | 3 | 2.5 | 3/31/2023 | \$757,000.00 | 6969 | 0.16 | 152-180-010 |

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| Total Sales: | 37 |
| Average Sales Price: | \$845,527.03 |
| Average Square Feet: | 3094 |