



# Hemet

## Sales Comparables - December 2022

| City  | Address               | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price   | Lot Sq Ft | Lot Ac | APN         |
|-------|-----------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Hemet | 1040 Courtney St      | 1391  | \$ 258.00      | 3   | 1.75 | 12/1/2022 | \$ 360,000.00 | 6969      | 0.16   | 444-410-037 |
| Hemet | 8444 Maruyama Dr      | 2755  | \$ 203.00      | 3   | 2.75 | 12/1/2022 | \$ 560,000.00 | 6098      | 0.14   | 455-490-047 |
| Hemet | 2952 La Habra Ave     | 1190  | \$ 226.00      | 2   | 1.75 | 12/1/2022 | \$ 270,000.00 | 3920      | 0.09   | 444-201-010 |
| Hemet | 4282 Annisa Ave       | 2595  | \$ 178.00      | 4   | 2    | 12/1/2022 | \$ 464,000.00 | 8276      | 0.19   | 551-423-005 |
| Hemet | 25077 Steiner Dr      | 1457  | \$ 281.00      | 4   | 2    | 12/2/2022 | \$ 410,000.00 | 6969      | 0.16   | 551-462-003 |
| Hemet | 346 S Thompson St     | 1064  | \$ 225.00      | 2   | 1.75 | 12/2/2022 | \$ 240,000.00 | 8276      | 0.19   | 446-083-007 |
| Hemet | 1624 Paseo Diamante   | 2537  | \$ 223.00      | 3   | 3    | 12/2/2022 | \$ 566,500.00 | 6969      | 0.16   | 460-331-017 |
| Hemet | 491 Lyle Dr           | 2755  | \$ 191.00      | 3   | 2.75 | 12/2/2022 | \$ 527,000.00 | 10018     | 0.23   | 455-490-015 |
| Hemet | 1595 Stoneside Dr     | 1782  | \$ 251.00      | 3   | 2.5  | 12/2/2022 | \$ 449,000.00 | 6534      | 0.15   | 460-131-014 |
| Hemet | 40390 Mayberry Ave    | 1431  | \$ 279.00      | 2   | 1    | 12/2/2022 | \$ 400,000.00 | 20908     | 0.48   | 447-052-038 |
| Hemet | 1286 Squaw Valley St  | 1556  | \$ 285.00      | 3   | 2    | 12/5/2022 | \$ 445,000.00 | 7840      | 0.18   | 444-041-002 |
| Hemet | 2781 Alicia Pl        | 1696  | \$ 247.00      | 3   | 2    | 12/5/2022 | \$ 420,000.00 | 7405      | 0.17   | 444-154-021 |
| Hemet | 40868 Camellia Dr     | 1068  | \$ 341.00      | 2   | 1.75 | 12/5/2022 | \$ 365,000.00 | 7840      | 0.18   | 447-253-008 |
| Hemet | 766 Conlon Dr         | 2360  | \$ 222.00      | 4   | 3    | 12/5/2022 | \$ 525,000.00 | 7405      | 0.17   | 444-440-023 |
| Hemet | 795 Cameo Ave         | 1062  | \$ 329.00      | 2   | 1.75 | 12/7/2022 | \$ 350,000.00 | 5662      | 0.13   | 451-024-003 |
| Hemet | 779 Pinehurst Dr      |       |                |     |      | 12/7/2022 | \$ 627,000.00 | 6381      | 0.15   | 302-340-010 |
| Hemet | 560 Palmer Dr         | 1009  | \$ 280.00      | 2   | 1.75 | 12/7/2022 | \$ 283,500.00 | 5662      | 0.13   | 451-121-048 |
| Hemet | 42760 Gibbel Rd       | 1320  | \$ 265.00      | 2   | 1    | 12/7/2022 | \$ 350,000.00 | 1775070   | 40.75  | 454-230-001 |
| Hemet | 773 Pinehurst Dr      |       |                |     |      | 12/7/2022 | \$ 720,000.00 | 6773      | 0.16   | 302-340-011 |
| Hemet | 3040 Dave Cir         | 2224  | \$ 213.00      | 4   | 2    | 12/8/2022 | \$ 475,000.00 | 6098      | 0.14   | 444-182-004 |
| Hemet | 1648 Via Simpatico    | 2230  | \$ 208.00      | 2   | 2.5  | 12/8/2022 | \$ 465,000.00 | 8712      | 0.2    | 460-332-016 |
| Hemet | 26088 Stardust St     | 1539  | \$ 253.00      | 3   | 2.25 | 12/8/2022 | \$ 390,000.00 | 7840      | 0.18   | 552-033-042 |
| Hemet | 3804 Tulsa Ct         | 2486  | \$ 199.00      | 4   | 2.5  | 12/8/2022 | \$ 495,000.00 | 7840      | 0.18   | 448-191-015 |
| Hemet | 3147 Stargazer St     | 1698  | \$ 253.00      | 3   | 1.75 | 12/8/2022 | \$ 430,000.00 | 6098      | 0.14   | 454-512-007 |
| Hemet | 767 Pinehurst Dr      |       |                |     |      | 12/8/2022 | \$ 650,500.00 | 6786      | 0.16   | 302-340-012 |
| Hemet | 2037 Morada Ct        | 827   | \$ 302.00      | 2   | 1    | 12/9/2022 | \$ 250,000.00 | 3920      | 0.09   | 448-403-023 |
| Hemet | 42380 Buenos Aires Dr | 1560  | \$ 278.00      | 3   | 1.75 | 12/9/2022 | \$ 435,000.00 | 6969      | 0.16   | 551-231-009 |
| Hemet | 351 Avenida Miravella | 827   | \$ 846.00      | 2   | 1    | 12/9/2022 | \$ 700,000.00 | 3920      | 0.09   | 448-400-005 |
| Hemet | 2357 San Bernardo Ave | 827   | \$ 206.00      | 2   | 1    | 12/9/2022 | \$ 171,000.00 | 4356      | 0.1    | 448-373-035 |
| Hemet | 1275 Stepstone Ct     | 2996  | \$ 183.00      | 5   | 3    | 12/9/2022 | \$ 550,000.00 | 8276      | 0.19   | 448-052-003 |

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| Hemet | 26575 Larksong St     | 2122  | \$ 199.00      | 3   | 1.75 | 12/9/2022  | \$ 424,000.00 | 18730     | 0.43   | 449-201-019 |
| Hemet | 42193 Ferguson Dr     | 2311  | \$ 173.00      | 4   | 1.75 | 12/9/2022  | \$ 400,000.00 | 7405      | 0.17   | 552-282-010 |
| Hemet | 451 Steiner Dr        | 1942  | \$ 236.00      | 3   | 2    | 12/9/2022  | \$ 460,000.00 | 6969      | 0.16   | 551-502-004 |
| Hemet | 755 Pinehurst Dr      |       |                |     |      | 12/9/2022  | \$ 720,500.00 | 5976      | 0.14   | 302-341-002 |
| Hemet | 2876 La Paz Ave       | 1216  | \$ 244.00      | 2   | 1.75 | 12/9/2022  | \$ 297,000.00 | 3920      | 0.09   | 444-210-011 |
| Hemet | 3055 Pembroke Ave     | 1708  | \$ 256.00      | 3   | 1.75 | 12/12/2022 | \$ 438,000.00 | 5662      | 0.13   | 456-083-010 |
| Hemet | 422 Calle Fortuna     | 827   | \$ 245.00      | 2   | 1    | 12/12/2022 | \$ 203,000.00 | 4356      | 0.1    | 448-403-002 |
| Hemet | 258 Stricker Ln       | 1547  | \$ 265.00      | 2   | 1.75 | 12/12/2022 | \$ 410,000.00 | 5227      | 0.12   | 455-430-040 |
| Hemet | 41800 Van Linden Ct   | 1622  | \$ 231.00      | 3   | 1.75 | 12/12/2022 | \$ 375,000.00 | 7405      | 0.17   | 449-080-018 |
| Hemet | 1303 Riverstone Ct    | 1828  | \$ 287.00      | 4   | 2    | 12/12/2022 | \$ 525,000.00 | 8712      | 0.2    | 448-482-002 |
| Hemet | 1180 W Montrose Ave   | 1418  | \$ 204.00      | 2   | 1.75 | 12/12/2022 | \$ 289,500.00 | 4356      | 0.1    | 442-203-005 |
| Hemet | 749 Pinehurst Dr      |       |                |     |      | 12/12/2022 | \$ 688,000.00 | 5976      | 0.14   | 302-341-003 |
| Hemet | 672 San Huerta St     | 827   | \$ 266.00      | 2   | 1    | 12/13/2022 | \$ 220,000.00 | 4356      | 0.1    | 448-331-002 |
| Hemet | 630 Bermuda Dr        | 1745  | \$ 186.00      | 3   | 1.75 | 12/13/2022 | \$ 325,000.00 | 4356      | 0.1    | 451-050-044 |
| Hemet | 2077 Aspen Dr         | 1612  | \$ 170.00      | 3   | 1.75 | 12/13/2022 | \$ 275,000.00 | 6534      | 0.15   | 464-123-005 |
| Hemet | 3865 Rexford Dr       | 1103  | \$ 244.00      | 2   | 2    | 12/14/2022 | \$ 270,000.00 | 5227      | 0.12   | 460-173-001 |
| Hemet | 2545 Wallace Ct       | 2065  | \$ 217.00      | 4   | 2.25 | 12/14/2022 | \$ 450,000.00 | 6969      | 0.16   | 444-121-007 |
| Hemet | 44412 Meadow Grove St | 1389  | \$ 212.00      | 3   | 2    | 12/15/2022 | \$ 295,000.00 | 7405      | 0.17   | 548-231-005 |
| Hemet | 785 Pinehurst Dr      |       |                |     |      | 12/15/2022 | \$ 613,500.00 | 8629      | 0.2    | 302-340-009 |
| Hemet | 3824 Tulsa Ct         | 2364  | \$ 207.00      | 3   | 2.5  | 12/15/2022 | \$ 489,500.00 | 5662      | 0.13   | 448-191-014 |
| Hemet | 551 Whitney Dr        | 1152  | \$ 173.00      | 2   | 1.75 | 12/15/2022 | \$ 200,000.00 | 3920      | 0.09   | 442-211-024 |
| Hemet | 4620 Charlton Ave     | 1599  | \$ 250.00      | 3   | 1.75 | 12/15/2022 | \$ 400,000.00 | 8712      | 0.2    | 551-112-008 |
| Hemet | 43919 Amazon St       | 2766  | \$ 162.00      | 3   | 2.5  | 12/15/2022 | \$ 450,000.00 | 7405      | 0.17   | 549-493-016 |
| Hemet | 4525 Berkley Ave      | 1522  | \$ 277.00      | 3   | 2    | 12/15/2022 | \$ 423,000.00 | 7840      | 0.18   | 551-101-001 |
| Hemet | 25911 Visalia Way     | 1109  | \$ 315.00      | 2   | 1.75 | 12/16/2022 | \$ 350,000.00 | 6969      | 0.16   | 548-190-029 |
| Hemet | 476 Melbourne Ct      | 1374  | \$ 290.00      | 3   | 1.75 | 12/16/2022 | \$ 399,000.00 | 5227      | 0.12   | 448-203-027 |
| Hemet | 2160 Glenwood Ave     | 1445  | \$ 269.00      | 2   | 1.75 | 12/16/2022 | \$ 390,000.00 | 4356      | 0.1    | 456-213-011 |
| Hemet | 4437 Brighton Ct      | 2182  | \$ 200.00      | 3   | 1.75 | 12/16/2022 | \$ 438,500.00 | 9147      | 0.21   | 551-082-021 |
| Hemet | 761 Madden St         | 1324  | \$ 302.00      | 3   | 1.75 | 12/16/2022 | \$ 400,000.00 | 8276      | 0.19   | 446-244-004 |
| Hemet | 26368 Lake St         | 2666  | \$ 221.00      | 4   | 3    | 12/16/2022 | \$ 590,000.00 | 18730     | 0.43   | 552-410-006 |

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|-------|--------------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|-------------|
| Hemet | 1185 W Fruitvale Ave     | 1973  | \$ 240.00      | 4   | 2.75 | 12/19/2022 | \$ 475,000.00   | 7405      | 0.17   | 444-400-013 |
| Hemet | 833 Empressa Ct          | 1543  | \$ 267.00      | 3   | 2    | 12/19/2022 | \$ 412,500.00   | 7405      | 0.17   | 444-401-016 |
| Hemet | 1897 Calle Diablo        | 827   | \$ 262.00      | 2   | 1    | 12/19/2022 | \$ 217,500.00   | 3920      | 0.09   | 448-413-013 |
| Hemet | 1223 Lavender Ln         | 2808  | \$ 146.00      | 4   | 2.5  | 12/19/2022 | \$ 410,000.00   | 4791      | 0.11   | 460-260-093 |
| Hemet | 1325 Shenandoah Dr       | 1927  | \$ 215.00      | 3   | 2    | 12/19/2022 | \$ 415,000.00   | 6534      | 0.15   | 460-242-021 |
| Hemet | 26124 Columbia St        | 2027  | \$ 204.00      | 4   | 2.5  | 12/19/2022 | \$ 415,000.00   | 7840      | 0.18   | 449-031-001 |
| Hemet | 41326 Shadow Palm Way    | 1316  | \$ 110.00      | 2   | 1.75 | 12/20/2022 | \$ 145,000.00   | 7405      | 0.17   | 450-052-002 |
| Hemet | 25057 Brazos Ct          | 2547  | \$ 186.00      | 4   | 2.75 | 12/20/2022 | \$ 475,000.00   | 10454     | 0.24   | 549-501-023 |
| Hemet | 850 Provance St          | 2581  | \$ 182.00      | 4   | 3    | 12/20/2022 | \$ 470,000.00   | 7405      | 0.17   | 444-111-011 |
| Hemet | 41166 Sunset Ln          | 1269  | \$ 303.00      | 3   | 1.75 | 12/20/2022 | \$ 385,000.00   | 10018     | 0.23   | 449-300-018 |
| Hemet | 40676 Mayberry Ave       | 792   | \$ 385.00      | 2   | 1    | 12/20/2022 | \$ 305,000.00   | 7405      | 0.17   | 447-060-039 |
| Hemet | 36320 Alamar Mesa Dr     | 1973  | \$ 405.00      | 3   | 1.75 | 12/21/2022 | \$ 800,000.00   | 219542    | 5.04   | 454-030-029 |
| Hemet | 626 E Wright St          | 1533  | \$ 260.00      | 3   | 1.75 | 12/21/2022 | \$ 400,000.00   | 6534      | 0.15   | 446-242-023 |
| Hemet | 141 W Montrose Ave       | 1776  | \$ 256.00      | 3   | 2.5  | 12/21/2022 | \$ 455,000.00   | 6534      | 0.15   | 446-132-005 |
| Hemet | 4152 Charlton Ave        | 2590  | \$ 261.00      | 5   | 2    | 12/21/2022 | \$ 677,000.00   | 20473     | 0.47   | 551-090-031 |
| Hemet | 976 Dahlia Ct            | 1188  | \$ 285.00      | 3   | 3.5  | 12/22/2022 | \$ 339,000.00   | 3920      | 0.09   | 456-253-011 |
| Hemet | 1007 W Mayberry Ave      | 1126  | \$ 159.00      | 2   | 1.5  | 12/22/2022 | \$ 180,000.00   | 23086     | 0.53   | 442-171-003 |
| Hemet | 41650 Fulton Ave         | 1822  | \$ 262.00      | 3   | 1.75 | 12/22/2022 | \$ 479,000.00   | 10454     | 0.24   | 449-221-038 |
| Hemet | 640 Lassen Way           | 1218  | \$ 256.00      | 2   | 1.75 | 12/23/2022 | \$ 313,000.00   | 4356      | 0.1    | 442-209-006 |
| Hemet | 46513 State Highway 74   | 1698  | \$ 1,766.00    | 3   | 1.75 | 12/23/2022 | \$ 3,000,000.00 | 90169     | 2.07   | 553-220-014 |
| Hemet | 45680 Denizen Heights Rd | 2043  | \$ 249.00      | 3   | 1.75 | 12/23/2022 | \$ 510,000.00   | 20037     | 0.46   | 553-262-016 |
| Hemet | 41245 Toledo Dr          | 1534  | \$ 247.00      | 3   | 1.75 | 12/23/2022 | \$ 380,000.00   | 7405      | 0.17   | 450-022-001 |
| Hemet | 40463 Marsha Ct          | 1410  | \$ 304.00      | 3   | 1.75 | 12/23/2022 | \$ 430,000.00   | 7405      | 0.17   | 447-202-015 |
| Hemet | 42284 Santee Ct          | 1534  | \$ 257.00      | 3   | 1.75 | 12/23/2022 | \$ 395,000.00   | 7405      | 0.17   | 551-350-016 |
| Hemet | 1560 Amberwood Dr        | 1170  | \$ 247.00      | 2   | 1.75 | 12/27/2022 | \$ 290,000.00   | 4791      | 0.11   | 442-131-012 |
| Hemet | 2469 Los Altos Cir       | 2099  | \$ 142.00      | 2   | 1.75 | 12/27/2022 | \$ 300,000.00   | 6969      | 0.16   | 456-151-060 |
| Hemet | 43742 Seine Ct           | 2119  | \$ 217.00      | 3   | 2.5  | 12/28/2022 | \$ 460,000.00   | 7405      | 0.17   | 549-432-032 |
| Hemet | 24737 Three Springs Rd   | 3783  | \$ 290.00      | 4   | 3.5  | 12/28/2022 | \$ 1,100,000.00 | 200376    | 4.6    | 455-550-005 |
| Hemet | 401 Panorama Dr          | 1427  | \$ 122.00      | 2   | 1.75 | 12/28/2022 | \$ 175,000.00   | 6534      | 0.15   | 442-131-024 |
| Hemet | 5245 Paseo Famosa        | 1513  | \$ 264.00      | 2   | 2    | 12/28/2022 | \$ 399,500.00   | 4791      | 0.11   | 460-370-003 |



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|-------|---------------------|-------|----------------|-----|------|------------|---------------|-----------|--------|-------------|
| Hemet | 428 S Juanita St    | 1176  | \$ 229.00      | 2   | 1    | 12/29/2022 | \$ 270,000.00 | 6534      | 0.15   | 446-074-010 |
| Hemet | 44163 Galicia Dr    | 2067  | \$ 237.00      | 4   | 3    | 12/29/2022 | \$ 490,000.00 | 7405      | 0.17   | 549-343-034 |
| Hemet | 2117 El Rancho Cir  | 1114  | \$ 251.00      | 3   | 1.75 | 12/29/2022 | \$ 280,000.00 | 5227      | 0.12   | 444-296-020 |
| Hemet | 41100 Sunset Ln     | 1474  | \$ 284.00      | 3   | 2.25 | 12/29/2022 | \$ 420,000.00 | 12632     | 0.29   | 449-300-022 |
| Hemet | 561 Lanier St       | 1026  | \$ 289.00      | 2   | 1    | 12/29/2022 | \$ 297,000.00 | 8712      | 0.2    | 447-160-007 |
| Hemet | 43331 Putters Ln    | 1831  | \$ 163.00      | 2   | 1.75 | 12/30/2022 | \$ 300,000.00 | 7405      | 0.17   | 549-101-003 |
| Hemet | 3155 Joshua Way     | 1392  | \$ 284.00      | 3   | 2    | 12/30/2022 | \$ 396,000.00 | 7840      | 0.18   | 444-133-003 |
| Hemet | 1590 Stoneside Dr   | 2137  | \$ 212.00      | 5   | 2.5  | 12/30/2022 | \$ 455,000.00 | 6098      | 0.14   | 460-131-019 |
| Hemet | 41110 Vinton Pl     | 1512  | \$ 257.00      | 4   | 1.75 | 12/30/2022 | \$ 390,000.00 | 12196     | 0.28   | 449-300-052 |
| Hemet | 1140 W Westmont Ave | 1218  | \$ 250.00      | 2   | 1.75 | 12/30/2022 | \$ 305,000.00 | 3920      | 0.09   | 442-206-002 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 100          |
| <b>Average Sales Price:</b> | \$443,625.00 |
| <b>Average Square Feet:</b> | 1693         |