



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

May 3, 2022

Mr. Rufus Washington, Director
 HUD Los Angeles Field Office
 U.S. Dept. of Housing & Urban Development
 Office of Community Planning and Development
 300 N. Los Angeles Street, Suite #4054
 Los Angeles, CA 90012

SUBJECT: HOME Investment Partnership (HOME) Program Request to Increase Median Area Purchase Price Limit

Dear Mr. Washington:

The City of Costa Mesa is submitting a request to increase Median Area Purchase Price Limit as part of its 2022-2023 Action Plan. In lieu, of the limit provided by the U.S. Department of Housing & Urban Development (HUD) for FY 2022, the City is requesting permission to use an increased limit of \$1,026,000.

The City conducted its local market survey using data supplied by **Orange Coast Title Company**; based on information from the database of the Orange County Recorder and Assessors offices. We have found this source to be accurate and reliable. The following are the steps used in the survey methodology:

1. Sales data on all single-family home sales, 1 July 2020 through June 30, 2021 in the City of Costa Mesa compiled in ascending order of sales price. Data included the address of the listed properties, sales value, parcel number and date of sale.
2. Pursuant to 92.254(2)(iii), the length of the reporting period is dependent upon the volume of existing home sales in the City. If sales were 250 or less per month in the most recent 12 months (July 2020 to June 2021), then a minimum of a 3-month survey is used. Based on the attached report, the median home price was \$1,080,000 and 95% of this property value is \$1,026,000.
3. Methodology for Costa Mesa adjusted home limit increase request:
 Median Sales Price for 285 sales: $\frac{N+1}{2} = \$1,080,000$
 Single Family Unit: \$1,080,000 (95%) = \$1,026,000

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If you have any questions, please contact Mikelle Daily of the Housing and Community Development Office at 714-754-5678 or mikelle.daily@costamesaca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Le". The signature is fluid and cursive, with the first name "Jennifer" being more prominent than the last name "Le".

JENNIFER LE
Director of Economic and Development Services
Attachment: Survey

	Sales Price	Full Site Address		Sale Date	Parcel Number	Description	Bed rooms	Year Built
1	\$118,500.00	212	Del Mar Ave	3/12/2021	439-211-03	Single Family Res.	4	1998
2	\$423,500.00	1668	New Hampshire Dr	5/7/2021	139-611-56	Single Family Res.	3	1971
3	\$510,000.00	2150	San Michel Dr, Unit C	6/22/2021	422-183-28	Single Family Res.	2	1984
4	\$570,000.00	2337	Minuteman Way	3/30/2021	419-163-80	Single Family Res.	1	1967
5	\$575,000.00	2400	Elden Ave, #23	4/12/2021	439-292-23	Single Family Res.	1	1964
6	\$615,000.00	132	Lexington Ln	3/15/2021	419-163-71	Single Family Res.	3	1964
7	\$615,000.00	192	Brookline Ln	3/16/2021	419-164-71	Single Family Res.	3	1965
8	\$615,000.00	115	Yorktown Ln	3/25/2021	419-162-44	Single Family Res.	3	1964
9	\$637,500.00	190	Yorktown Ln	5/26/2021	419-165-47	Single Family Res.	3	1965
10	\$650,000.00	843	Santiago Rd	4/15/2021	141-542-02	Single Family Res.	5	1962
11	\$650,000.00	2884	El Rio Cir	6/25/2021	141-562-13	Single Family Res.	3	1964
12	\$662,000.00	902	Lombard Ct	5/18/2021	418-082-31	Single Family Res.	2	1979
13	\$672,500.00	2408	Minuteman Way	4/8/2021	419-162-25	Single Family Res.	4	1965
14	\$675,000.00	2160	College Ave, Unit A	5/26/2021	419-043-07	Single Family Res.	2	1992
15	\$680,000.00	2164	Canyon Dr, Unit H	3/19/2021	422-081-31	Single Family Res.	3	1992
16	\$685,000.00	3294	California St	5/4/2021	139-052-16	Single Family Res.	3	1961
17	\$694,000.00	2792	Longwood Ct	3/15/2021	139-526-21	Single Family Res.	2	1980
18	\$715,000.00	2224	Saybrook Ln	4/12/2021	419-013-41	Single Family Res.	3	1980
19	\$720,000.00	426	Emerson St	5/17/2021	426-244-27	Single Family Res.	2	1964
20	\$720,000.00	914	Powell Ct	6/3/2021	418-083-15	Single Family Res.	3	1979
21	\$725,000.00	939 W	19Th St	5/19/2021	424-323-14	Single Family Res.	3	1984
22	\$728,000.00	939 W	19Th St	6/21/2021	424-323-01	Single Family Res.	3	1984
23	\$730,000.00	2235	Miner St	3/9/2021	422-192-20	Single Family Res.	3	1957
24	\$730,000.00	904	Lombard Ct	5/19/2021	418-082-33	Single Family Res.	3	1979
25	\$750,000.00	3404	Santa Clara Cir	4/14/2021	412-061-44	Single Family Res.	4	1969
26	\$757,000.00	2042	Meadow View Ln	4/29/2021	422-013-11	Single Family Res.	2	1978
27	\$760,000.00	939 W	19Th St	4/15/2021	424-323-03	Single Family Res.	3	1984
28	\$762,000.00	2524	Poplar Ln	3/1/2021	439-172-62	Single Family Res.	3	1979
29	\$770,000.00	759 W	18Th St	3/12/2021	424-055-03	Single Family Res.	2	2018
30	\$770,000.00	763 W	18Th St	3/12/2021	424-055-02	Single Family Res.	2	2018
31	\$770,000.00	767 W	18Th St	3/12/2021	424-055-01	Single Family Res.	2	2018
32	\$775,000.00	2051	Sea Cove Ln	4/9/2021	422-013-24	Single Family Res.	3	1978
33	\$775,000.00	926	Van Ness Ct	5/26/2021	418-083-54	Single Family Res.	3	1979
34	\$780,000.00	946	Junipero Dr	3/31/2021	141-322-25	Single Family Res.	3	1961
35	\$795,000.00	3386	Corte Cassis	3/5/2021	414-281-24	Single Family Res.	3	2003
36	\$800,000.00	352	Princeton Dr	5/5/2021	141-383-32	Single Family Res.	3	1957
37	\$800,000.00	999	Post Rd	5/14/2021	141-231-17	Single Family Res.	3	1956
38	\$800,000.00	124	Eucalyptus Ln	5/26/2021	439-172-58	Single Family Res.	2	1979
39	\$810,000.00	1322	Watson Ave	3/5/2021	141-036-10	Single Family Res.	3	1955
40	\$810,000.00	3105	Dublin St	4/30/2021	418-141-14	Single Family Res.	3	1956
41	\$811,000.00	3137	Sharon Ln	3/17/2021	141-022-29	Single Family Res.	5	1963
42	\$813,000.00	943	Joann St	4/15/2021	422-352-05	Single Family Res.	3	1956

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43	\$820,000.00	2221	Maple St	3/16/2021	422-191-08	Single Family Res.	5	1956
44	\$821,000.00	216	16Th Pl, Unit C	3/1/2021	425-205-10	Single Family Res.	3	1989
45	\$822,000.00	3112	Monroe Way	5/13/2021	141-652-67	Single Family Res.	4	1964
46	\$825,000.00	2154	Harmony Way	3/4/2021	419-043-26	Single Family Res.	2	2014
47	\$830,000.00	185	Admiral Way	3/3/2021	439-293-06	Single Family Res.	2	1981
48	\$832,000.00	906	Joann St	3/10/2021	422-351-05	Single Family Res.	3	1956
49	\$835,000.00	2240	Raleigh Ave	3/5/2021	422-401-05	Single Family Res.	2	1957
50	\$837,000.00	1169	Bismark Way	4/30/2021	141-601-13	Single Family Res.	4	1963
51	\$840,000.00	2172	Harmony Way	4/2/2021	419-043-18	Single Family Res.	2	2013
52	\$840,000.00	3137	Trinity Dr	4/9/2021	141-535-01	Single Family Res.	4	1961
53	\$845,000.00	2128	Parsons St	5/13/2021	419-171-23	Single Family Res.	3	1957
54	\$850,000.00	3459	Windsor Ct	4/8/2021	412-073-07	Single Family Res.	2	1979
55	\$850,000.00	3290	Turlock Dr	5/10/2021	412-106-01	Single Family Res.	3	1972
56	\$850,000.00	203	La Costa Ct	5/11/2021	426-202-65	Single Family Res.	4	1986
57	\$850,000.00	2018	Pomona Ave	6/9/2021	422-234-35	Single Family Res.	1	1946
58	\$855,000.00	1970	Church St	5/10/2021	426-264-34	Single Family Res.	3	1993
59	\$860,000.00	3202	Minnesota Ave	3/8/2021	139-082-01	Single Family Res.	4	1960
60	\$861,000.00	913	Tanana Pl	4/5/2021	418-052-17	Single Family Res.	4	1967
61	\$863,000.00	3116	Promenade	4/23/2021	141-521-65	Single Family Res.	4	1996
62	\$865,000.00	1686	Madagascar St	4/27/2021	139-134-29	Single Family Res.	3	1957
63	\$875,000.00	1174	Augusta St	4/29/2021	141-601-17	Single Family Res.	3	1963
64	\$875,000.00	767	Allegheny Ave	5/11/2021	141-524-02	Single Family Res.	4	1962
65	\$880,000.00	2268	Columbia Dr	4/26/2021	419-085-07	Single Family Res.	3	1958
66	\$882,500.00	809	Sonora Rd	3/25/2021	141-544-06	Single Family Res.	3	1962
67	\$885,000.00	969	Dahlia Ave	4/19/2021	412-181-21	Single Family Res.	4	1973
68	\$885,000.00	2135	Republic Ave	4/20/2021	422-441-11	Single Family Res.	3	1954
69	\$885,000.00	1336	Watson Ave	6/21/2021	141-036-13	Single Family Res.	3	1955
70	\$890,000.00	136	Magnolia St	5/5/2021	425-451-26	Single Family Res.	2	1937
71	\$890,000.00	1024	Concord St	5/17/2021	141-651-39	Single Family Res.	4	1969
72	\$895,000.00	3249	Oregon Ave	3/2/2021	139-054-02	Single Family Res.	3	1961
73	\$895,000.00	766	Hudson Ave	4/14/2021	141-522-07	Single Family Res.	4	1962
74	\$900,000.00	1222	Londonderry St	4/1/2021	141-631-16	Single Family Res.	4	1963
75	\$900,000.00	191	Brandywyne Ter	6/29/2021	439-263-03	Single Family Res.	3	1979
76	\$910,000.00	858	Towne St	3/19/2021	424-181-09	Single Family Res.	3	1955
77	\$915,000.00	1606	Baker St	3/10/2021	139-192-28	Single Family Res.	3	1959
78	\$920,000.00	2434	Creswell Ln	3/18/2021	439-132-08	Single Family Res.	3	1978
79	\$922,000.00	987	Cheyenne St	3/22/2021	141-724-26	Single Family Res.	3	1967
80	\$925,000.00	370	Genoa Ln	3/19/2021	439-142-42	Single Family Res.	3	1964
81	\$925,000.00	968	Carnation Ave	3/26/2021	412-176-16	Single Family Res.	3	1973
82	\$925,000.00	297	Bowling Green Dr	4/19/2021	141-383-12	Single Family Res.	4	1957
83	\$925,000.00	905	Liard Pl	5/28/2021	418-063-01	Single Family Res.	3	1966
84	\$926,000.00	2123	Parsons St	3/5/2021	419-171-34	Single Family Res.	4	1957
85	\$926,000.00	294	Carefree Ln	6/9/2021	439-203-05	Single Family Res.	3	1989
86	\$930,000.00	2728	Loreto Ave	3/5/2021	141-302-17	Single Family Res.	4	1960
87	\$930,000.00	2432	Creswell Ln	3/26/2021	439-132-09	Single Family Res.	3	1978

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88	\$930,000.00	956	Joann St	3/29/2021	422-351-16	Single Family Res.	3	1956
89	\$930,000.00	344	Westbrook Pl	4/5/2021	141-384-09	Single Family Res.	3	1957
90	\$930,000.00	3012	Harding Way	4/8/2021	141-133-33	Single Family Res.	3	1962
91	\$930,000.00	945 W	Wilson St	4/14/2021	422-381-03	Single Family Res.	3	1957
92	\$930,000.00	3270	Washington Ave	5/3/2021	139-054-11	Single Family Res.	3	1961
93	\$930,000.00	1832	Peninsula Pl	5/14/2021	424-511-09	Single Family Res.	2	1990
94	\$930,000.00	1169	Dorset Ln	6/4/2021	141-141-15	Single Family Res.	4	1962
95	\$930,000.00	3065	Hayes Ave	6/30/2021	141-724-05	Single Family Res.	5	1965
96	\$935,000.00	2292	Elden Ave	3/5/2021	426-064-25	Single Family Res.	3	1990
97	\$935,000.00	1741	Pitcairn Dr	4/22/2021	139-333-23	Single Family Res.	4	1962
98	\$935,000.00	3120	Promenade	4/27/2021	141-521-64	Single Family Res.	3	1996
99	\$935,000.00	3213	Idaho Pl	5/19/2021	139-083-16	Single Family Res.	3	1960
100	\$939,000.00	3066	Hayes Ave	4/28/2021	141-721-07	Single Family Res.	4	1965
101	\$940,000.00	3130	Barbados Pl	3/19/2021	139-152-05	Single Family Res.	3	1957
102	\$940,000.00	890	Congress St	4/16/2021	422-431-02	Single Family Res.	3	1954
103	\$940,000.00	360	Lourdes Ln	6/15/2021	439-141-20	Single Family Res.	4	1964
104	\$945,000.00	3202	Michigan Ave	3/22/2021	139-073-07	Single Family Res.	3	1962
105	\$945,000.00	1730	Minorca Pl	4/2/2021	139-331-07	Single Family Res.	3	1961
106	\$945,000.00	265	Mesa Dr	4/15/2021	439-431-22	Single Family Res.	3	2000
107	\$947,500.00	1811	Coastal Way	4/5/2021	424-332-12	Single Family Res.	3	2014
108	\$950,000.00	3265	Washington Ave	4/22/2021	139-056-10	Single Family Res.	3	1961
109	\$950,000.00	3476	Wimbledon Way	5/10/2021	412-043-13	Single Family Res.	3	1981
110	\$951,000.00	1876	New Jersey St	3/22/2021	139-103-20	Single Family Res.	4	1960
111	\$955,000.00	2158	Charle Dr	3/4/2021	422-203-34	Single Family Res.		
112	\$955,000.00	3445	Summerset Cir	4/27/2021	412-073-11	Single Family Res.	3	1979
113	\$958,000.00	969	Oak St	4/19/2021	422-483-04	Single Family Res.	3	1954
114	\$960,000.00	3230	Minnesota Ave	4/15/2021	139-082-08	Single Family Res.	3	1960
115	\$970,000.00	1954	Federal Ave	5/21/2021	422-511-08	Single Family Res.	3	1954
116	\$985,000.00	2989	Jacaranda Ave	4/7/2021	139-193-36	Single Family Res.	3	1959
117	\$995,000.00	2253	Elden Ave	3/25/2021	426-053-10	Single Family Res.	3	1960
118	\$1,000,000.00	3308	Florida Cir	4/8/2021	139-582-04	Single Family Res.	4	1969
119	\$1,000,000.00	3044	Grant Ave	6/18/2021	141-133-13	Single Family Res.	5	1962
120	\$1,005,000.00	1079	Cheyenne St	3/26/2021	141-595-23	Single Family Res.	5	1963
121	\$1,005,000.00	300	Canoe Pond	5/20/2021	439-441-18	Single Family Res.	3	2006
122	\$1,005,000.00	3265	Iowa St	6/25/2021	139-043-16	Single Family Res.	4	1960
123	\$1,010,000.00	246	Cecil Pl	4/5/2021	426-073-16	Single Family Res.	1	1934
124	\$1,010,000.00	2329	Purdue Dr	4/30/2021	419-132-05	Single Family Res.	3	1999
125	\$1,015,000.00	3301	Alabama Cir	4/23/2021	139-581-31	Single Family Res.	4	1969
126	\$1,020,000.00	3103	Samoa Pl	5/3/2021	139-153-18	Single Family Res.	3	1957
127	\$1,025,000.00	1112	Corona Ln	3/3/2021	141-613-39	Single Family Res.	5	1964
128	\$1,025,000.00	2463	Irvine Ave, Unit F2	4/5/2021	439-154-01	Single Family Res.	3	1983
129	\$1,025,000.00	172	Terraza Ct	5/28/2021	439-295-06	Single Family Res.	3	1990
130	\$1,030,000.00	1120	El Camino Dr	4/27/2021	141-612-15	Single Family Res.	4	1964
131	\$1,030,000.00	224 E	16Th St, Unit A	5/7/2021	425-201-34	Single Family Res.	3	1995
132	\$1,035,000.00	1053	Presidio Dr	3/11/2021	141-683-17	Single Family Res.	5	1964

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133	\$1,035,000.00	1014	Begonia Ave	4/9/2021	412-371-72	Single Family Res.	3	1984
134	\$1,045,000.00	328	Joann St	4/22/2021	419-052-04	Single Family Res.	3	1957
135	\$1,050,000.00	878	Prospect Pl	3/12/2021	418-064-12	Single Family Res.	3	1979
136	\$1,050,000.00	3075	Promenade	6/1/2021	141-513-08	Single Family Res.	4	1997
137	\$1,050,000.00	2799	Francis Ln	6/7/2021	141-331-11	Single Family Res.	3	1961
138	\$1,055,000.00	388	Bucknell Rd	6/16/2021	141-422-07	Single Family Res.	3	1956
139	\$1,059,000.00	3036	Killybrooke Ln	5/17/2021	141-163-05	Single Family Res.	3	1955
140	\$1,060,000.00	1859	Pitcairn Dr	4/1/2021	139-383-29	Single Family Res.	5	1963
141	\$1,075,000.00	3239	Nebraska Pl	5/17/2021	139-082-11	Single Family Res.	2	1960
142	\$1,080,000.00	2608	Willo Ln	4/29/2021	439-112-16	Single Family Res.	3	1954
143	\$1,080,000.00	929	Junipero Dr	6/3/2021	141-323-07	Single Family Res.	3	1961
144	\$1,085,000.00	1009	Somerton Dr	5/10/2021	424-393-30	Single Family Res.	3	2016
145	\$1,085,000.00	2809	La Salle Ave	6/16/2021	141-672-09	Single Family Res.	4	1964
146	\$1,090,000.00	1125	Dana Dr	5/7/2021	412-074-25	Single Family Res.	3	1978
147	\$1,090,000.00	302	Cabrillo St	5/24/2021	425-013-01	Single Family Res.	4	1958
148	\$1,095,000.00	671	Congress St	4/9/2021	422-173-02	Single Family Res.	3	1955
149	\$1,100,000.00	884	Senate St	3/30/2021	422-392-12	Single Family Res.	3	1958
150	\$1,100,000.00	1600	White Oak St	4/22/2021	139-213-09	Single Family Res.	3	1959
151	\$1,100,000.00	837	Pine Pl	5/13/2021	422-454-02	Single Family Res.	5	1953
152	\$1,100,000.00	2745	Drake Ave	5/21/2021	141-302-10	Single Family Res.	3	1960
153	\$1,100,000.00	230 E	Wilson St	5/25/2021	119-092-05	Single Family Res.	3	1956
154	\$1,120,000.00	1811	Pitcairn Dr	3/4/2021	139-341-18	Single Family Res.	4	1962
155	\$1,125,000.00	3338	Maryland Cir	4/16/2021	139-611-37	Single Family Res.	4	1971
156	\$1,125,000.00	3120	Van Buren Ave	6/14/2021	141-693-04	Single Family Res.	3	1964
157	\$1,139,000.00	226	Pauline Pl	4/30/2021	426-141-09	Single Family Res.	2	1962
158	\$1,140,000.00	3081	Madeira Ave	3/1/2021	139-163-10	Single Family Res.	3	1959
159	\$1,140,000.00	1038	Coronado Dr	3/31/2021	141-671-42	Single Family Res.	4	2009
160	\$1,140,000.00	264 E	20Th St	5/12/2021	426-211-19	Single Family Res.	3	1951
161	\$1,150,000.00	3068	Madeira Ave	4/28/2021	139-164-05	Single Family Res.	3	1959
162	\$1,150,000.00	1561	Amberleaf	5/7/2021	420-081-11	Single Family Res.	5	2001
163	\$1,150,000.00	1618	Corsica Pl	5/24/2021	139-191-06	Single Family Res.	4	1959
164	\$1,150,000.00	2783	Mendoza Dr	6/28/2021	141-626-08	Single Family Res.	4	1964
165	\$1,152,000.00	1063	Salinas Ave	4/6/2021	412-062-01	Single Family Res.	3	1969
166	\$1,165,000.00	1589	Santa Ana Ave	3/22/2021	425-164-11	Single Family Res.	3	1956
167	\$1,175,000.00	1609	Somerton Dr	3/10/2021	424-393-07	Single Family Res.	3	2017
168	\$1,175,000.00	1086	San Pablo Cir	4/8/2021	412-061-08	Single Family Res.	4	1969
169	\$1,177,500.00	1956	Rosemary Pl	3/24/2021	426-032-42	Single Family Res.	2	1954
170	\$1,200,000.00	1022	Bridgewater Way	4/13/2021	424-392-27	Single Family Res.	4	2018
171	\$1,200,000.00	3421	Summerset Cir	4/21/2021	412-073-17	Single Family Res.	3	1979
172	\$1,200,000.00	2992	Andros St	4/27/2021	139-193-04	Single Family Res.	3	1959
173	\$1,205,000.00	1641	Oahu Pl	4/12/2021	139-281-19	Single Family Res.	3	1959
174	\$1,215,000.00	2273	Columbia Dr	6/17/2021	419-084-14	Single Family Res.	3	1958
175	\$1,240,000.00	2042	Goldeneye Pl	4/29/2021	139-543-15	Single Family Res.	4	1968
176	\$1,243,500.00	380	Mira Loma Pl	4/14/2021	439-112-28	Single Family Res.	5	1961
177	\$1,246,500.00	209	Tulane Pl	5/3/2021	141-465-03	Single Family Res.	4	1959

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178	\$1,250,000.00	1279	Westreef	4/9/2021	422-325-11	Single Family Res.	3	2015
179	\$1,250,000.00	2797	Redwing Cir	4/12/2021	139-601-24	Single Family Res.	5	1969
180	\$1,255,000.00	1573	Amberleaf	5/3/2021	420-081-17	Single Family Res.	5	2001
181	\$1,260,000.00	2490	Monaco Ter	4/12/2021	439-151-70	Single Family Res.	4	2003
182	\$1,260,000.00	1096	Tulare Dr	5/12/2021	412-104-12	Single Family Res.	4	1972
183	\$1,260,000.00	1602	Myrtlewood St	5/14/2021	139-193-27	Single Family Res.	3	1959
184	\$1,260,000.00	2035 N	Capella Ct	6/17/2021	139-401-03	Single Family Res.	4	1963
185	\$1,261,000.00	375	Monte Vista Ave, Unit B	5/26/2021	439-151-61	Single Family Res.	3	1995
186	\$1,263,000.00	2920	Chestnut Ave	5/10/2021	139-294-02	Single Family Res.	5	1959
187	\$1,265,000.00	269	Bowling Green Dr	4/5/2021	141-392-03	Single Family Res.	4	1957
188	\$1,275,000.00	1945	Sanderling Cir	3/26/2021	139-481-24	Single Family Res.	4	1965
189	\$1,280,000.00	1259	Westreef	5/25/2021	422-325-01	Single Family Res.	3	2014
190	\$1,280,500.00	2511	Bowdoin Pl	5/25/2021	141-412-17	Single Family Res.	3	1959
191	\$1,293,000.00	3144	Sicily Ave	4/19/2021	139-135-12	Single Family Res.	3	2008
192	\$1,299,000.00	123	23Rd St	4/19/2021	426-054-22	Single Family Res.	4	2018
193	\$1,300,000.00	2048	Orange Ave	3/30/2021	426-202-05	Single Family Res.	3	1923
194	\$1,325,000.00	2366	Orange Ave	4/30/2021	119-094-04	Single Family Res.	3	2016
195	\$1,325,000.00	257	Flower St	6/18/2021	117-213-26	Single Family Res.	2	1930
196	\$1,330,000.00	3037	Samoa Pl	3/9/2021	139-181-20	Single Family Res.	3	1959
197	\$1,330,000.00	308	Shadow Bay Dr	6/29/2021	439-193-36	Single Family Res.	3	2014
198	\$1,335,000.00	1613	Somerton Dr	5/7/2021	424-393-05	Single Family Res.	3	2017
199	\$1,340,000.00	2290	Pacific Ave	4/19/2021	422-054-04	Single Family Res.	3	2015
200	\$1,350,000.00	549	Bernard St	3/1/2021	422-103-29	Single Family Res.	1	1946
201	\$1,360,000.00	2614	Willo Ln	6/1/2021	439-112-13	Single Family Res.	3	1954
202	\$1,375,000.00	380	Magnolia St	4/14/2021	117-292-08	Single Family Res.	5	1950
203	\$1,378,000.00	1925	Lanai Dr	3/2/2021	139-514-04	Single Family Res.	5	1967
204	\$1,386,000.00	2947	Ceylon Dr	3/3/2021	139-272-21	Single Family Res.	3	1960
205	\$1,400,000.00	404 E	16Th St	3/1/2021	425-141-01	Single Family Res.	4	1968
206	\$1,400,000.00	189	Merrill Pl	3/29/2021	426-131-28	Single Family Res.	3	2016
207	\$1,405,000.00	2915	Pemba Dr	3/31/2021	139-263-07	Single Family Res.	3	1960
208	\$1,405,000.00	2182	Santa Ana Ave	4/27/2021	426-161-13	Single Family Res.	3	1961
209	\$1,405,000.00	215 E	20Th St	5/7/2021	426-273-07	Single Family Res.	3	1987
210	\$1,420,000.00	2054	Aliso Ave	4/15/2021	426-251-07	Single Family Res.	4	1962
211	\$1,435,000.00	1972	Fullerton Ave	4/23/2021	426-032-24	Single Family Res.	5	1954
212	\$1,450,000.00	378	Catalina Shrs	3/12/2021	426-171-34	Single Family Res.	4	1997
213	\$1,450,000.00	2710	Starbird Dr	3/19/2021	420-021-25	Single Family Res.	5	1975
214	\$1,450,000.00	332 E	15Th St	4/6/2021	425-311-83	Single Family Res.	3	2007
215	\$1,450,000.00	235	22Nd St	4/20/2021	426-144-09	Single Family Res.	3	1973
216	\$1,450,000.00	2306	Half Moon Ln	6/29/2021	439-263-30	Single Family Res.	4	2005
217	\$1,460,000.00	2650	Riverside Dr	6/17/2021	439-101-31	Single Family Res.	3	1950
218	\$1,470,000.00	360 E	19Th St	5/7/2021	426-301-21	Single Family Res.	3	1956
219	\$1,475,000.00	477 E	19Th St	3/5/2021	117-341-25	Single Family Res.	3	1947
220	\$1,475,000.00	266	Brentwood Pl	5/4/2021	439-333-10	Single Family Res.	3	1963
221	\$1,480,000.00	410 E	20Th St	5/6/2021	426-241-31	Single Family Res.	3	1949
222	\$1,485,000.00	397 E	21St St	3/15/2021	426-232-48	Single Family Res.	3	1997

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223	\$1,495,000.00	1617	Aliso Ave	3/17/2021	425-142-10	Single Family Res.	4	1968
224	\$1,500,000.00	1589	Tustin Ave	3/15/2021	425-311-51	Single Family Res.	2	1948
225	\$1,525,000.00	2983	Mindanao Dr	3/17/2021	139-231-09	Single Family Res.	3	1960
226	\$1,530,000.00	181	Broadway	3/12/2021	425-232-11	Single Family Res.	2	1949
227	\$1,550,000.00	325	Esther St	3/8/2021	426-293-05	Single Family Res.	4	1958
228	\$1,550,500.00	388	Mira Loma Pl	4/22/2021	439-112-50	Single Family Res.	2	1955
229	\$1,575,000.00	313	Esther St	6/24/2021	426-293-03	Single Family Res.	3	1958
230	\$1,595,000.00	375	Catalina Shrs	5/18/2021	426-171-30	Single Family Res.	4	1997
231	\$1,600,000.00	492 E	18Th St	3/8/2021	117-332-22	Single Family Res.	4	1946
232	\$1,615,000.00	2890	Club House Rd	4/26/2021	139-392-03	Single Family Res.	4	1963
233	\$1,625,000.00	2133	Orange Ave	5/20/2021	426-131-15	Single Family Res.	2	1951
234	\$1,635,000.00	2065	Mandarin Dr	4/7/2021	139-531-29	Single Family Res.	5	1967
235	\$1,635,000.00	259	Brentwood St	6/16/2021	439-332-27	Single Family Res.	4	1963
236	\$1,653,000.00	2620	Riverside Dr	6/3/2021	439-101-26	Single Family Res.	3	1950
237	\$1,665,000.00	340	Colleen Pl	5/20/2021	426-042-22	Single Family Res.	3	1952
238	\$1,685,000.00	1847	Tahiti Dr	5/21/2021	139-253-05	Single Family Res.	5	1962
239	\$1,695,000.00	426	16Th Pl	6/1/2021	425-142-06	Single Family Res.	4	1968
240	\$1,700,000.00	2661	Club Mesa Pl	6/17/2021	439-213-33	Single Family Res.	5	1952
241	\$1,710,000.00	2027	Phalarope Ct	5/7/2021	139-532-11	Single Family Res.	5	1966
242	\$1,725,000.00	273	Palmer St	3/1/2021	425-161-17	Single Family Res.	1	1947
243	\$1,725,000.00	2237	Jeanette Pl	3/16/2021	426-072-11	Single Family Res.	3	1957
244	\$1,725,000.00	318 E	18Th St	6/11/2021	117-251-41	Single Family Res.	4	2016
245	\$1,750,000.00	924	Evergreen Pl	5/28/2021	422-521-06	Single Family Res.	4	2016
246	\$1,775,000.00	193	The Masters Cir	4/30/2021	119-391-26	Single Family Res.	4	2006
247	\$1,775,000.00	233	22Nd St	5/5/2021	426-144-08	Single Family Res.	3	1948
248	\$1,775,000.00	385 E	19Th St	6/11/2021	117-294-13	Single Family Res.	3	1946
249	\$1,800,000.00	218	Princeton Dr	5/28/2021	141-395-37	Single Family Res.	6	2006
250	\$1,847,500.00	237	Broadway	4/20/2021	425-402-14	Single Family Res.	3	1941
251	\$1,895,000.00	3018	Country Club Dr	5/25/2021	139-172-07	Single Family Res.	2	2008
252	\$1,900,000.00	437	Cabrillo St	3/19/2021	117-321-15	Single Family Res.	3	1955
253	\$1,914,000.00	283	Lilac Ln	4/15/2021	426-151-11	Single Family Res.	3	1962
254	\$1,925,000.00	1912	Kauai Dr	6/11/2021	139-511-02	Single Family Res.	4	1967
255	\$1,945,000.00	359	Magnolia St	3/11/2021	117-291-27	Single Family Res.	4	1957
256	\$1,965,000.00	2086	Marian Way	4/21/2021	426-202-22	Single Family Res.	4	1964
257	\$1,998,000.00	2339	Westminster Ave	5/12/2021	119-131-10	Single Family Res.	4	2014
258	\$2,000,000.00	490 E	19Th St	6/1/2021	426-321-12	Single Family Res.	4	1950
259	\$2,025,000.00	305 E	19Th St	6/28/2021	117-254-22	Single Family Res.	5	2017
260	\$2,170,000.00	436	Cambridge Cir	6/15/2021	425-143-31	Single Family Res.	3	1958
261	\$2,185,000.00	480	Broadway	3/9/2021	117-342-24	Single Family Res.	4	2009
262	\$2,185,000.00	277	Knox Pl	4/13/2021	425-163-14	Single Family Res.	3	2014
263	\$2,200,000.00	1835	Wallace Ave	5/24/2021	424-171-10	Single Family Res.	2	1955
264	\$2,230,000.00	483	Abbie Way	3/31/2021	117-372-27	Single Family Res.	3	2017
265	\$2,252,500.00	237 E	20Th St	5/26/2021	426-273-11	Single Family Res.	3	1947
266	\$2,289,000.00	3092	Bali Cir	4/12/2021	139-161-07	Single Family Res.	4	1964
267	\$2,295,000.00	220	Flower St	5/6/2021	425-404-05	Single Family Res.	5	2006

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268	\$2,300,000.00	220 E	21St St	4/15/2021	426-141-38	Single Family Res.	2	1951
269	\$2,300,000.00	235	Lillian Pl	5/27/2021	439-211-08	Single Family Res.	3	1949
270	\$2,325,000.00	2401	Tustin Ave	6/16/2021	439-153-09	Single Family Res.	4	1964
271	\$2,340,000.00	438	Broadway	6/24/2021	117-342-33	Single Family Res.	3	2016
272	\$2,400,000.00	416	Flower St	3/31/2021	117-341-47	Single Family Res.	5	1961
273	\$2,440,000.00	433	Broadway	3/31/2021	117-331-07	Single Family Res.	4	1947
274	\$2,500,000.00	384 E	16Th St	3/8/2021	425-191-22	Single Family Res.		
275	\$2,555,000.00	1592	Riverside Pl	6/28/2021	425-311-55	Single Family Res.	2	1948
276	\$2,557,000.00	315	Colleen Pl	4/28/2021	426-042-14	Single Family Res.	5	2005
277	\$2,560,000.00	1987	Irvine Ave	3/29/2021	426-324-11	Single Family Res.	4	2012
278	\$2,699,000.00	1167	Aviemore Ter	5/3/2021	422-331-13	Single Family Res.	3	2006
279	\$2,745,000.00	352 E	18Th St	6/7/2021	117-291-16	Single Family Res.	2	1946
280	\$2,820,000.00	318	Ogle St	6/11/2021	425-213-14	Single Family Res.	2	1959
281	\$2,910,000.00	456	Abbie Way	6/28/2021	117-372-01	Single Family Res.	2	1948
282	\$2,975,000.00	381	Walnut St	5/27/2021	426-302-07	Single Family Res.	3	1953
283	\$3,350,000.00	365	22Nd St	4/16/2021	426-171-16	Single Family Res.	4	1975
284	\$14,325,000.00	266 E	20Th St	6/23/2021	426-211-18	Single Family Res.	2	1957
285	\$14,325,000.00	270 E	20Th St	6/23/2021	426-211-17	Single Family Res.	2	1957
	\$1,080,000.00	Median Sales Price						
	\$1,026,000.00	95% of Median						