

Comparable Homes | 1319 Las Lomas Dr, Brea, CA 92821

The highlighted subject property is shown first; comparable sales are sorted by price per sq. ft., highest to lowest.

Property	Interior Area	Lot Size	Pool	Remodeled	Single Level	Sold Date	Sold Price	Price per Sq. Ft.
1319 Las Lomas Dr Brea, CA 92821	2,250 sq. ft.	12,012 sq. ft.	Yes	Yes	Yes	Active	\$1,550,000 (Original List Price)	\$689
3541 Camelia Ln* Brea, CA 92823	2,362 sq. ft.	6,850 sq. ft.	No	Yes	Yes	Oct. 27, 2025	\$1,845,000	\$781
1215 Wardman Dr Brea, CA 92821	2,019 sq. ft.	14,025 sq. ft.	No	Yes	Yes	May 29, 2026	\$1,460,000	\$723
3730 E Glorietta* Brea, CA 92823	2,350 sq. ft.	7,564 sq. ft.	No	Yes	Yes	Apr. 2, 2026	\$1,650,000	\$702
314 Terrazo Dr* Brea, CA 92823	2,216 sq. ft.	5,098 sq. ft.	No	Yes	Yes	Nov. 12, 2025	\$1,550,000	\$699
390 Terrazo Dr* Brea, CA 92823	2,216 sq. ft.	6,298 sq. ft.	No	Yes	Yes	Oct. 6, 2025	\$1,550,000	\$699
3740 E Glorietta* Brea, CA 92823	2,362 sq. ft.	6,146 sq. ft.	No	Yes	Yes	Mar. 18, 2025	\$1,648,000	\$698
336 Terrazo Dr* Brea, CA 92823	2,216 sq. ft.	5,127 sq. ft.	No	Yes	Yes	July 29, 2025	\$1,500,000	\$677
1705 Shelly Ct Brea, CA 92821	2,203 sq. ft.	9,099 sq. ft.	No	No	Yes	June 17, 2026	\$1,455,000	\$660
640 Cliffwood Ave Brea, CA 92821	2,279 sq. ft.	7,140 sq. ft.	No	Yes	Yes	May 12, 2026	\$1,450,000	\$636
1618 Birchcrest Cir Brea, CA 92821	2,367 sq. ft.	14,375 sq. ft.	Yes	No	No	Aug. 27, 2024	\$1,500,000	\$634
659 Brookwood St Brea, CA 92821	2,414 sq. ft.	9,720 sq. ft.	Yes	No	No	July 31, 2026	\$1,455,000	\$603

*These properties are in a 55+ community.

Lot sizes larger than 10,000 sq. ft. are highlighted in yellow.

All information has been secured from sources we believe to be reliable. However, we make no representation or warranties, expressed or implied, as to the accuracy of the information.

3541 Camelia Ln*

Brea, CA 92823

COMPARABLE 1 OF 11

55+ COMMUNITY

INTERIOR AREA

2,362 sq. ft.

LOT SIZE

6,850 sq. ft.

POOL

No

REMODELED

Yes

SINGLE LEVEL

Yes

SOLD DATE

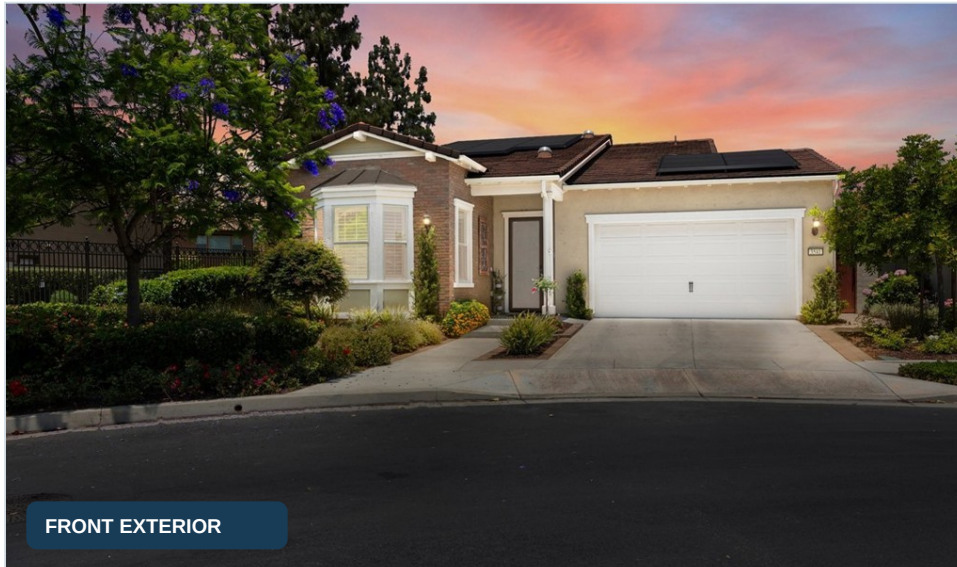
Oct. 27, 2025

SOLD PRICE

\$1,845,000

PRICE / SQ. FT.

\$781



1215 Wardman Dr

Brea, CA 92821

COMPARABLE 2 OF 11

INTERIOR AREA

2,019 sq. ft.

LOT SIZE

14,025 sq. ft.

POOL

No

REMODELED

Yes

SINGLE LEVEL

Yes

SOLD DATE

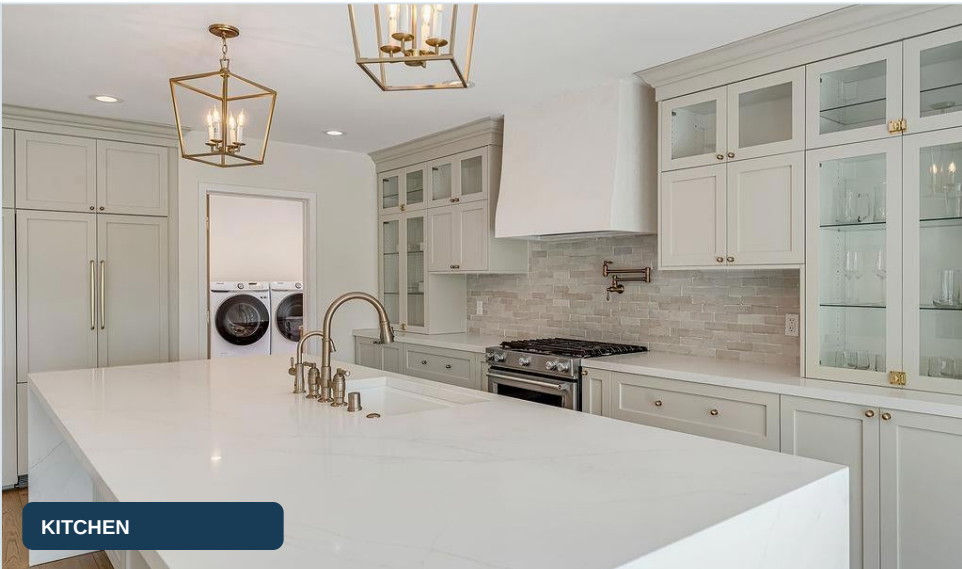
May 29, 2026

SOLD PRICE

\$1,460,000

PRICE / SQ. FT.

\$723



3730 E Glorietta*

Brea, CA 92823

COMPARABLE 3 OF 11

55+ COMMUNITY

INTERIOR AREA

2,350 sq. ft.

LOT SIZE

7,564 sq. ft.

POOL

No

REMODELED

Yes

SINGLE LEVEL

Yes

SOLD DATE

Apr. 2, 2026

SOLD PRICE

\$1,650,000

PRICE / SQ. FT.

\$702



314 Terrazo Dr*

Brea, CA 92823

COMPARABLE 4 OF 11

55+ COMMUNITY

INTERIOR AREA

2,216 sq. ft.

LOT SIZE

5,098 sq. ft.

POOL

No

REMODELED

Yes

SINGLE LEVEL

Yes

SOLD DATE

Nov. 12, 2025

SOLD PRICE

\$1,550,000

PRICE / SQ. FT.

\$699



390 Terrazo Dr*

Brea, CA 92823

COMPARABLE 5 OF 11

55+ COMMUNITY

INTERIOR AREA

2,216 sq. ft.

LOT SIZE

6,298 sq. ft.

POOL

No

REMODELED

Yes

SINGLE LEVEL

Yes

SOLD DATE

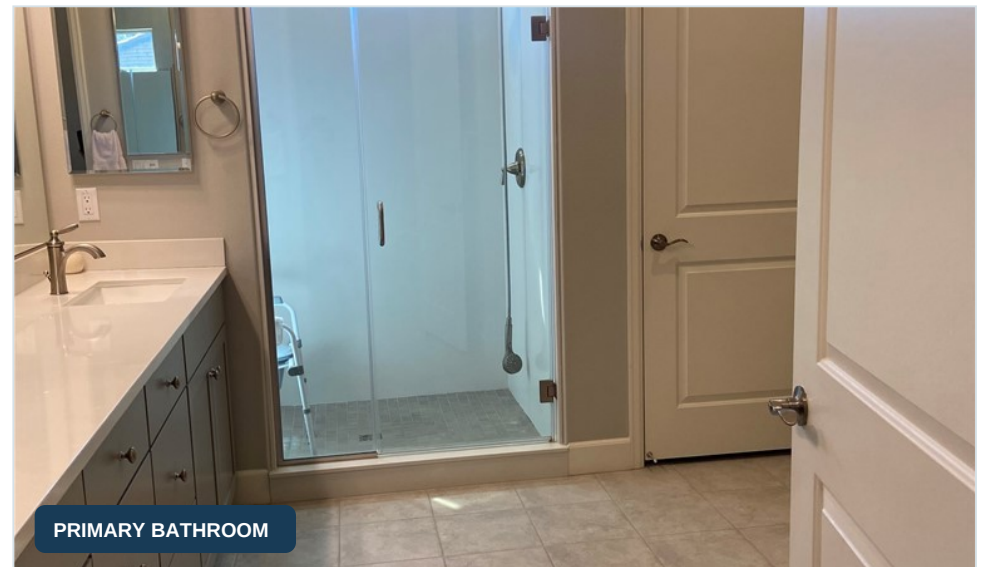
Oct. 6, 2025

SOLD PRICE

\$1,550,000

PRICE / SQ. FT.

\$699



3740 E Glorietta*

Brea, CA 92823

COMPARABLE 6 OF 11

55+ COMMUNITY

INTERIOR AREA

2,362 sq. ft.

LOT SIZE

6,146 sq. ft.

POOL

No

REMODELED

Yes

SINGLE LEVEL

Yes

SOLD DATE

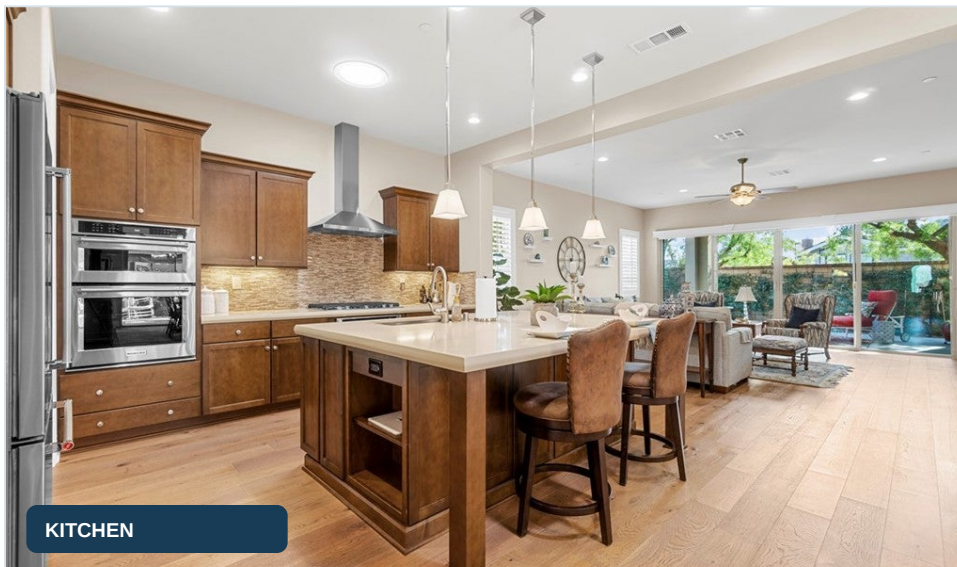
Mar. 18, 2025

SOLD PRICE

\$1,648,000

PRICE / SQ. FT.

\$698



336 Terrazo Dr*

Brea, CA 92823

COMPARABLE 7 OF 11

55+ COMMUNITY

INTERIOR AREA

2,216 sq. ft.

LOT SIZE

5,127 sq. ft.

POOL

No

REMODELED

Yes

SINGLE LEVEL

Yes

SOLD DATE

July 29, 2025

SOLD PRICE

\$1,500,000

PRICE / SQ. FT.

\$677

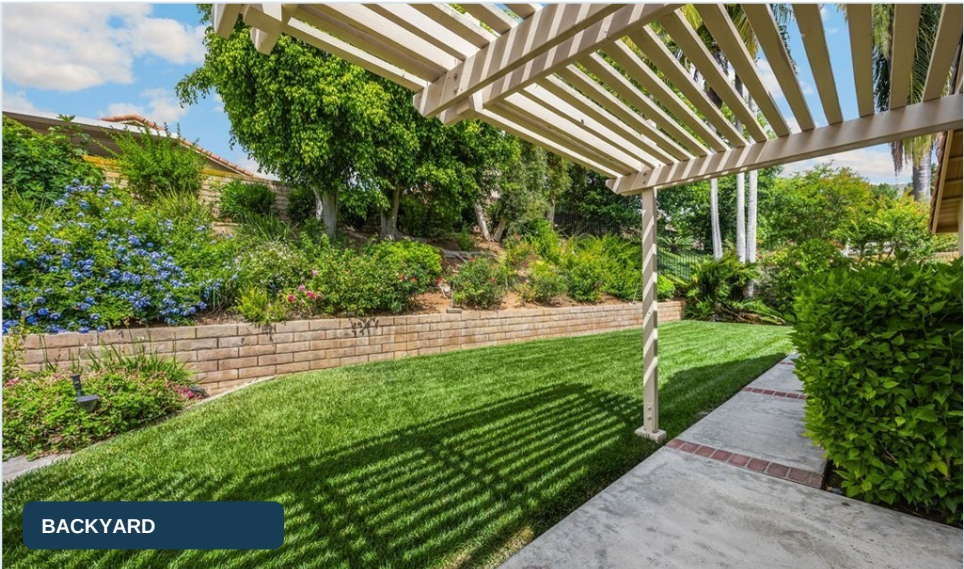


1705 Shelly Ct

Brea, CA 92821

COMPARABLE 8 OF 11

INTERIOR AREA	LOT SIZE	POOL	REMODELED	SINGLE LEVEL	SOLD DATE	SOLD PRICE	PRICE / SQ. FT.
2,203 sq. ft.	9,099 sq. ft.	No	No	Yes	June 17, 2026	\$1,455,000	\$660



640 Cliffwood Ave

Brea, CA 92821

COMPARABLE 9 OF 11

INTERIOR AREA

2,279 sq. ft.

LOT SIZE

7,140 sq. ft.

POOL

No

REMODELED

Yes

SINGLE LEVEL

Yes

SOLD DATE

May 12, 2026

SOLD PRICE

\$1,450,000

PRICE / SQ. FT.

\$636



1618 Birchcrest Cir

Brea, CA 92821

COMPARABLE 10 OF 11

INTERIOR AREA

2,367 sq. ft.

LOT SIZE

14,375 sq. ft.

POOL

Yes

REMODELED

No

SINGLE LEVEL

No

SOLD DATE

Aug. 27, 2024

SOLD PRICE

\$1,500,000

PRICE / SQ. FT.

\$634



659 Brookwood St

Brea, CA 92821

COMPARABLE 11 OF 11

INTERIOR AREA

2,414 sq. ft.

LOT SIZE

9,720 sq. ft.

POOL

Yes

REMODELED

No

SINGLE LEVEL

No

SOLD DATE

July 31, 2026

SOLD PRICE

\$1,455,000

PRICE / SQ. FT.

\$603

