



Moreno Valley

Sales Comparables - January 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	22443 Cobble Creek Dr	2644	\$208.00	4	3	1/2/2024	\$550,000.00	6969	0.16	260-253-019
Moreno Valley	11810 Redlands Blvd	1900	\$259.00	4	2	1/2/2024	\$492,500.00	32670	0.75	473-220-040
Moreno Valley	26126 Biloxi Dr	1143	\$411.00	3	1.75	1/3/2024	\$470,000.00	7405	0.17	487-360-004
Moreno Valley	13126 Honeylocust Ave	2957	\$209.00	4	3	1/3/2024	\$620,000.00	6534	0.15	291-582-021
Moreno Valley	13211 Wild Sage Ln	2961	\$219.00	5	2.75	1/3/2024	\$650,000.00	6098	0.14	488-140-006
Moreno Valley	24886 Mattus Way	1908	\$275.00	3	2	1/4/2024	\$525,000.00	7405	0.17	485-092-004
Moreno Valley	14392 Tradewinds Pl	4011	\$178.00	6	4.5	1/4/2024	\$715,000.00	8712	0.2	486-552-035
Moreno Valley	14331 Woodlark Ln	1821	\$288.00	4	2.5	1/4/2024	\$525,000.00	7405	0.17	484-092-034
Moreno Valley	13584 Collie Ct	2439	\$143.00	3	2.5	1/5/2024	\$350,000.00	40946	0.94	487-551-015
Moreno Valley	16272 Emma Ln	2530	\$231.00	5	2.75	1/5/2024	\$585,000.00	7840	0.18	316-083-008
Moreno Valley	25850 Jumano Dr	2168	\$249.00	4	2	1/5/2024	\$540,000.00	5662	0.13	486-381-008
Moreno Valley	10481 Mountain Quail Ct	1811	\$317.00	3	2	1/5/2024	\$575,000.00	4791	0.11	260-480-010
Moreno Valley	10748 Ridgefield Ter	2279	\$256.00	3	2.75	1/5/2024	\$585,000.00	11761	0.27	260-173-024
Moreno Valley	25830 Shoreline St	1860	\$271.00	3	2	1/5/2024	\$505,000.00	6098	0.14	486-481-001
Moreno Valley	24038 Sandy Glade Ave	1073	\$456.00	2	1.75	1/8/2024	\$490,000.00	8276	0.19	475-100-023
Moreno Valley	14947 Blueberry Rd	1213	\$254.00	2	1.75	1/9/2024	\$309,000.00	7405	0.17	482-351-007
Moreno Valley	15400 Calle Castano	2570	\$262.00	4	2.75	1/9/2024	\$675,000.00	6534	0.15	486-423-019
Moreno Valley	25980 Avenida Espaldar	2255	\$280.00	3	2.5	1/11/2024	\$632,000.00	4791	0.11	312-292-003
Moreno Valley	24524 Beal Ave	1345	\$345.00	3	1.75	1/11/2024	\$465,000.00	8712	0.2	485-061-002
Moreno Valley	24811 Eugena Ave	1008	\$431.00	3	1.75	1/11/2024	\$435,000.00	7840	0.18	482-202-005
Moreno Valley	23414 Harland Dr	1025	\$453.00	2	2	1/11/2024	\$465,000.00	8276	0.19	264-254-016
Moreno Valley	26460 Mapleridge Way	1580	\$310.00	3	2	1/11/2024	\$490,000.00	8276	0.19	487-300-003
Moreno Valley	13194 Balboa Ln	2331	\$276.00	4	2.5	1/12/2024	\$645,000.00	8276	0.19	291-523-017
Moreno Valley	13638 Brisbane Ct	2895	\$78.00	3	3	1/12/2024	\$227,500.00	7840	0.18	487-500-017
Moreno Valley	27212 Golden Field Ct	2818	\$211.00	5	3	1/12/2024	\$597,000.00	7405	0.17	488-120-005
Moreno Valley	24771 Northern Dancer Dr	1187	\$324.00	3	2	1/12/2024	\$385,000.00	6969	0.16	316-132-020
Moreno Valley	13309 Sunfield Dr	1334	\$386.00	3	1.75	1/12/2024	\$515,000.00	7840	0.18	296-111-012
Moreno Valley	9870 Sycamore Canyon Rd	1540	\$331.00	4	1.75	1/12/2024	\$510,000.00	6098	0.14	259-362-002
Moreno Valley	24785 Candlenut Ct	1716	\$233.00	4	2.5	1/16/2024	\$401,000.00	7405	0.17	474-541-014
Moreno Valley	15780 Oliver St	2435	\$244.00	4	3	1/16/2024	\$595,000.00	6098	0.14	304-182-019

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Moreno Valley	10552 Sunnymead Crest Ln	2696	\$263.00	4	2.5	1/17/2024	\$710,000.00	14810	0.34	474-750-016
Moreno Valley	27785 Via Sonata	2002	\$275.00	4	2	1/17/2024	\$552,000.00	6534	0.15	304-540-005
Moreno Valley	26309 Walker Pass Dr	1763	\$314.00	3	2.25	1/17/2024	\$554,000.00	7405	0.17	487-432-005
Moreno Valley	14523 Cholla Dr	1512	\$321.00	3	1.75	1/18/2024	\$486,000.00	6969	0.16	484-231-002
Moreno Valley	11820 Lasselle St	2807	\$261.00	3	2.75	1/18/2024	\$735,000.00	29620	0.68	474-371-012
Moreno Valley	23865 Mark Twain	1071	\$443.00	3	2	1/18/2024	\$475,000.00	3920	0.09	264-221-069
Moreno Valley	23809 New England Dr	1817	\$291.00	4	3	1/18/2024	\$530,000.00	7405	0.17	296-292-006
Moreno Valley	14228 Rio Bravo Rd	1759	\$301.00	3	2.25	1/18/2024	\$530,000.00	7840	0.18	484-052-002
Moreno Valley	24842 Rock Springs Trl	1264	\$336.00	3	2	1/18/2024	\$425,000.00	7405	0.17	475-141-019
Moreno Valley	10292 Via Apolina	1285	\$381.00	3	2	1/18/2024	\$490,000.00	5662	0.13	260-063-018
Moreno Valley	10725 Village Rd	1712	\$300.00	4	1.75	1/18/2024	\$515,000.00	5227	0.12	260-173-007
Moreno Valley	24329 Atwood Ave	1084	\$402.00	3	1	1/19/2024	\$436,500.00	3049	0.07	482-080-042
Moreno Valley	24395 Cottonwood Ave	1676	\$328.00	4	1.75	1/19/2024	\$550,000.00	13068	0.3	482-170-047
Moreno Valley	22589 Moralia Dr	2377	\$290.00	4	3	1/19/2024	\$690,000.00	9147	0.21	260-413-013
Moreno Valley	23487 Seafarer Way	1474	\$339.00	3	2.5	1/19/2024	\$500,000.00	3484	0.08	264-153-071
Moreno Valley	26322 Barbados Ln	2895	\$208.00	3	3	1/23/2024	\$605,000.00	8712	0.2	487-521-004
Moreno Valley	22841 Brompton St	1502	\$345.00	3	2	1/23/2024	\$519,000.00	5662	0.13	291-544-003
Moreno Valley	25811 Calle Agua	2345	\$242.00	5	3	1/23/2024	\$569,000.00	5662	0.13	486-462-008
Moreno Valley	11503 Hubbard St	676	\$702.00	2	1	1/23/2024	\$475,000.00	52707	1.21	475-160-005
Moreno Valley	14634 Agave St	2020	\$282.00	4	2.5	1/24/2024	\$570,000.00	7840	0.18	484-223-009
Moreno Valley	26090 Balancin Way	1184	\$388.00	3	2	1/24/2024	\$460,000.00	5227	0.12	486-415-016
Moreno Valley	24087 Pleasant Run Rd	1667	\$305.00	3	2	1/24/2024	\$510,000.00	7405	0.17	474-451-012
Moreno Valley	25323 Plumeria Ln	3850	\$155.00	7	4.5	1/24/2024	\$600,000.00	7405	0.17	312-310-005
Moreno Valley	11086 Sultan St	1092	\$430.00	3	2	1/24/2024	\$470,000.00	3920	0.09	264-093-009
Moreno Valley	26030 Zorra Ln	1475	\$315.00	3	2	1/24/2024	\$465,000.00	7840	0.18	312-223-013
Moreno Valley	25546 Casa Encantador Rd	1152	\$347.00	3	1.75	1/25/2024	\$400,000.00	7405	0.17	486-121-004
Moreno Valley	23630 Cinnamon Creek Ct	825	\$527.00	2	1	1/25/2024	\$435,000.00	4356	0.1	264-143-009
Moreno Valley	25905 Coriander Ct	1314	\$391.00	3	2	1/25/2024	\$515,000.00	4791	0.11	484-321-066
Moreno Valley	27483 Moonstone Pl	1982	\$267.00	4	2.5	1/26/2024	\$530,000.00	2178	0.05	488-450-035
Moreno Valley	13703 New Haven Dr	1080	\$481.00	3	1.75	1/26/2024	\$520,000.00	12196	0.28	296-241-011



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Moreno Valley	13623 Thunderbird Dr	1531	\$303.00	4	1.75	1/26/2024	\$465,000.00	6969	0.16	291-232-019
Moreno Valley	24897 Citadel St	2006	\$333.00	4	2.25	1/29/2024	\$670,000.00	6969	0.16	316-092-012
Moreno Valley	21475 Dickinson Rd	2321	\$272.00	5	2.5	1/29/2024	\$633,000.00	7405	0.17	256-333-039
Moreno Valley	23673 Mark Twain	1479	\$338.00	3	2.5	1/30/2024	\$500,000.00	5227	0.12	264-221-071
Moreno Valley	13724 Schayleen Ct	1343	\$349.00	3	2	1/30/2024	\$469,000.00	8276	0.19	296-263-013
Moreno Valley	16180 Via Ultimo	1926	\$276.00	3	2	1/30/2024	\$532,000.00	6534	0.15	486-443-004
Moreno Valley	26038 Biloxi Dr	1589	\$317.00	3	2.25	1/31/2024	\$505,000.00	4356	0.1	487-351-014
Moreno Valley	15042 Carolina Ave	1481	\$347.00	3	1.75	1/31/2024	\$515,000.00	7840	0.18	486-021-010
Moreno Valley	24295 Harvest Rd	1667	\$32.00	3	2	1/31/2024	\$54,000.00	9147	0.21	474-431-007
Moreno Valley	13844 McDonnell St	1248	\$384.00	3	1.75	1/31/2024	\$480,000.00	6969	0.16	291-263-005
Moreno Valley	26469 Thoroughbred Ln	1548	\$339.00	2	2	1/31/2024	\$525,000.00	5662	0.13	308-361-006

Total Sales:	71
Average Sales Price:	\$516,809.86
Average Square Feet:	1835