



Moreno Valley

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	24283 Delphinium Ave	1490	\$ 94.00	4	1.75	1/2/2018	\$ 140,500.00	7405	0.17	482-384-022
Moreno Valley	15665 Guajome Rd	2492	\$ 140.00	5	3	1/2/2018	\$ 350,000.00	4792	0.11	486-361-005
Moreno Valley	13138 Pavillion Ct	1793	\$ 153.00	3	1.75	1/2/2018	\$ 275,500.00	7840	0.18	296-054-009
Moreno Valley	26456 Silverado Ct	1994	\$ 165.00	4	3	1/2/2018	\$ 330,000.00	5227	0.12	308-370-030
Moreno Valley	12612 Softwind Dr	1295	\$ 240.00	3	1.75	1/2/2018	\$ 311,500.00	7405	0.17	292-044-016
Moreno Valley	25579 Tangerine Rd	3271	\$ 121.00	3	2.5	1/2/2018	\$ 397,000.00	7405	0.17	474-733-006
Moreno Valley	12707 Foxdale Dr	940	\$ 258.00	2	2	1/3/2018	\$ 243,000.00	7405	0.17	292-113-040
Moreno Valley	16350 Havenwood Rd	1520	\$ 204.00	3	2.5	1/3/2018	\$ 311,000.00	5662	0.13	312-091-035
Moreno Valley	15654 Prestancia Ct	1911	\$ 175.00	4	2.5	1/3/2018	\$ 335,000.00	7841	0.18	304-183-016
Moreno Valley	13799 Chara Ave	1730	\$ 184.00	3	2.5	1/4/2018	\$ 320,000.00	8712	0.2	479-623-004
Moreno Valley	9943 Paseo Corralito	2646	\$ 175.00	4	3	1/4/2018	\$ 465,000.00	17859	0.41	259-482-010
Moreno Valley	23939 Pine Field Dr	1534	\$ 221.00	4	1.75	1/4/2018	\$ 340,000.00	7840	0.18	260-144-006
Moreno Valley	15004 Pine Valley Cir	1873	\$ 176.00	3	2.5	1/4/2018	\$ 330,000.00	7405	0.17	304-391-009
Moreno Valley	16479 Silverbirch Rd	1723	\$ 179.00	3	2.5	1/4/2018	\$ 310,000.00	5662	0.13	312-081-031
Moreno Valley	10131 Coral Ln	2696	\$ 139.00	5	2.75	1/5/2018	\$ 377,000.00	4356	0.1	260-470-009
Moreno Valley	25299 Mackenzie Ct	3850	\$ 102.00	7	4.5	1/5/2018	\$ 395,000.00	9583	0.22	312-313-025
Moreno Valley	24191 Old Country Rd	2220	\$ 175.00	4	2.5	1/5/2018	\$ 390,000.00	9147	0.21	474-451-024
Moreno Valley	14654 Rosemary Ave	1265	\$ 158.00	3	1.75	1/5/2018	\$ 200,000.00	7405	0.17	484-182-025
Moreno Valley	15455 Theresa Ave	854	\$ 286.00	2	1	1/5/2018	\$ 245,000.00	4791	0.11	485-171-005
Moreno Valley	12673 Twinberry Dr	2449	\$ 144.00	3	2.75	1/5/2018	\$ 355,000.00	6969	0.16	487-200-006
Moreno Valley	23409 Dome St	1474	\$ 166.00	3	2.25	1/8/2018	\$ 245,000.00	3920	0.09	296-185-008
Moreno Valley	11789 Kettering Ct	1468	\$ 204.00	3	2.5	1/8/2018	\$ 300,000.00	5662	0.13	264-322-013
Moreno Valley	26435 Mare Ln	3438	\$ 116.00	5	2.5	1/8/2018	\$ 400,000.00	9147	0.21	308-421-006
Moreno Valley	12041 Nita Dr	1416	\$ 218.00	4	2	1/8/2018	\$ 310,000.00	7840	0.18	481-033-010
Moreno Valley	26929 Nucia Dr	2358	\$ 137.00	5	2.75	1/8/2018	\$ 325,000.00	7405	0.17	308-581-005
Moreno Valley	24168 Radwell Dr	765	\$ 313.00	2	1	1/8/2018	\$ 240,000.00	3920	0.09	482-571-022
Moreno Valley	17575 Camino Sonrisa	2258	\$ 155.00	5	2.5	1/9/2018	\$ 350,000.00	4791	0.11	312-334-015
Moreno Valley	24548 Dunlavy Ct	2025	\$ 177.00	4	2	1/9/2018	\$ 360,000.00	9583	0.22	475-361-015
Moreno Valley	14877 Durham Cir	2685	\$ 139.00	4	2.5	1/9/2018	\$ 375,000.00	7405	0.17	304-110-045
Moreno Valley	12050 Odessa Dr	1970	\$ 110.00	4	3	1/9/2018	\$ 216,724.00	7405	0.17	481-302-005



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Moreno Valley	14556 Agave St	1600	\$ 184.00	3	2	1/10/2018	\$ 295,000.00	8276	0.19	484-224-003
Moreno Valley	24487 Bostwick Dr	1201	\$ 240.00	3	2	1/10/2018	\$ 289,000.00	7405	0.17	482-284-003
Moreno Valley	26409 Hope Cir	1621	\$ 209.00	3	2	1/10/2018	\$ 340,000.00	7405	0.17	487-111-018
Moreno Valley	15600 Lucia Ln	1410	\$ 216.00	4	2	1/10/2018	\$ 305,500.00			486-374-026
Moreno Valley	23660 Parkland Ave	1600	\$ 187.00	3	2.5	1/10/2018	\$ 300,000.00	3920	0.09	264-081-005
Moreno Valley	26473 Prairie Ln	1772	\$ 177.00	3	2	1/10/2018	\$ 314,000.00	6534	0.15	308-371-009
Moreno Valley	25801 Coriander Ct	1314	\$ 209.00	3	2	1/11/2018	\$ 275,000.00	4791	0.11	484-311-010
Moreno Valley	13583 Red Mahogany Dr	1497	\$ 183.00	3	2.5	1/11/2018	\$ 275,000.00	4791	0.11	479-482-013
Moreno Valley	16789 Secretariat Dr	1811	\$ 184.00	4	2.5	1/11/2018	\$ 335,000.00	5227	0.12	312-164-002
Moreno Valley	14674 Shady Valley Way	3236	\$ 118.00	3	3.5	1/11/2018	\$ 382,000.00	7840	0.18	304-503-003
Moreno Valley	10308 Via Pavon	1783	\$ 179.00	4	2.5	1/11/2018	\$ 320,000.00	6969	0.16	260-063-003
Moreno Valley	26397 Walker Pass Dr	1602	\$ 210.00	3	2	1/11/2018	\$ 337,000.00	7405	0.17	487-432-011
Moreno Valley	24596 Webster Ave	1234	\$ 222.00	3	1.75	1/11/2018	\$ 275,000.00	9148	0.21	481-161-017
Moreno Valley	25454 Bianca Ct	3134	\$ 111.00	4	3.75	1/12/2018	\$ 350,000.00	14374	0.33	474-720-013
Moreno Valley	16282 Calle Aurora	2345	\$ 152.00	5	3	1/12/2018	\$ 356,500.00	5663	0.13	486-463-011
Moreno Valley	24810 Chippendale St	1231	\$ 239.00	3	2	1/12/2018	\$ 295,000.00	7405	0.17	482-582-004
Moreno Valley	12877 Foxdale Dr	1340	\$ 231.00	3	2	1/12/2018	\$ 310,000.00	7405	0.17	292-122-006
Moreno Valley	25960 Jumano Dr	1358	\$ 222.00	3	2	1/12/2018	\$ 302,000.00	5663	0.13	486-382-007
Moreno Valley	13488 Running Horse Dr	1116	\$ 240.00	3	1.75	1/12/2018	\$ 268,000.00	7405	0.17	296-145-016
Moreno Valley	13350 Sunfield Dr	1556	\$ 186.00	4	1.75	1/12/2018	\$ 290,000.00	7405	0.17	296-112-003
Moreno Valley	23315 Woodpecker Path	1820	\$ 179.00	4	2.75	1/12/2018	\$ 326,000.00	9583	0.22	264-122-005
Moreno Valley	12923 Lasselle St	1933	\$ 162.00	3	2	1/16/2018	\$ 315,000.00	6969	0.16	479-553-007
Moreno Valley	15057 Wintergreen St	1844	\$ 119.00	4	2.75	1/16/2018	\$ 220,000.00	7405	0.17	485-061-022
Moreno Valley	25805 Delphinium Ave	884	\$ 282.00	2	1	1/17/2018	\$ 250,000.00	6098	0.14	484-303-034
Moreno Valley	15200 Laverda Ln	1710	\$ 175.00	3	2.5	1/17/2018	\$ 300,000.00	7840	0.18	485-091-021
Moreno Valley	22630 Moralia Dr	2690	\$ 148.00	4	3	1/17/2018	\$ 400,500.00	7405	0.17	259-422-012
Moreno Valley	13676 Sesame Rd	2520	\$ 110.00	3	2.5	1/17/2018	\$ 277,500.00	7405	0.17	487-514-003
Moreno Valley	11561 Slawson Ave	1930	\$ 201.00	3	2	1/17/2018	\$ 388,000.00	14810	0.34	474-171-011
Moreno Valley	13299 Sunfield Dr	1556	\$ 186.00	4	1.75	1/17/2018	\$ 290,000.00	7405	0.17	296-111-011
Moreno Valley	11866 Wild Flax Ln	1308	\$ 230.00	3	1.5	1/17/2018	\$ 302,000.00	3484	0.08	264-143-041



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Moreno Valley	16281 Breezewood Ct	2169	\$ 156.00	4	3	1/18/2018	\$ 340,000.00	6970	0.16	316-082-021
Moreno Valley	27237 Quail Creek Dr	2961	\$ 133.00	5	2.75	1/18/2018	\$ 395,000.00	9583	0.22	488-132-014
Moreno Valley	16083 Abedul St	2276	\$ 143.00	4	2.75	1/19/2018	\$ 327,000.00	5227	0.12	312-050-011
Moreno Valley	16299 Avenida De Loring	1018	\$ 257.00	3	2	1/19/2018	\$ 262,000.00	6534	0.15	312-112-023
Moreno Valley	12180 Fenimore Dr	1830	\$ 224.00	3	2	1/19/2018	\$ 411,000.00	19602	0.45	488-242-001
Moreno Valley	16320 Havenwood Rd	1520	\$ 203.00	3	2.5	1/19/2018	\$ 310,000.00	5662	0.13	312-091-038
Moreno Valley	12149 Heritage Dr	1471	\$ 224.00	3	1.75	1/19/2018	\$ 330,000.00	8276	0.19	291-411-012
Moreno Valley	13892 Red Mahogany Dr	1434	\$ 163.00	3	2.5	1/19/2018	\$ 234,000.00	5227	0.12	479-462-015
Moreno Valley	15525 Sage Ct	1548	\$ 209.00	2	2	1/19/2018	\$ 325,000.00	5227	0.12	308-370-019
Moreno Valley	24690 Starcrest Dr	1300	\$ 206.00	4	1.75	1/19/2018	\$ 268,500.00	7405	0.17	481-161-033
Moreno Valley	13104 Tonikan Dr	1544	\$ 194.00	3	2.5	1/19/2018	\$ 300,000.00	3484	0.08	291-374-011
Moreno Valley	23750 Cedar Creek Ter	1862	\$ 204.00	4	2.75	1/22/2018	\$ 380,000.00	5662	0.13	260-091-009
Moreno Valley	14596 Cordon Pl	1100	\$ 240.00	3	1.75	1/22/2018	\$ 265,000.00	5227	0.12	482-272-022
Moreno Valley	16456 Gelding Way	3238	\$ 122.00	5	2.5	1/22/2018	\$ 397,500.00	7840	0.18	308-420-003
Moreno Valley	15630 Isleta Ln	1553	\$ 177.00	4	2	1/22/2018	\$ 275,000.00	6098	0.14	486-372-002
Moreno Valley	13183 Kiowa Dr	1300	\$ 210.00	3	2	1/22/2018	\$ 274,000.00	3484	0.08	291-381-035
Moreno Valley	15212 Norton Ln	1908	\$ 165.00	3	2	1/22/2018	\$ 316,000.00	6969	0.16	485-093-004
Moreno Valley	15723 Patricia St	1697	\$ 176.00	3	2.25	1/22/2018	\$ 299,000.00	5662	0.13	486-183-025
Moreno Valley	11396 Sandstone Pl	1509	\$ 215.00	4	2	1/22/2018	\$ 325,000.00	10890	0.25	475-111-029
Moreno Valley	25701 Stonybrook Dr	1514	\$ 181.00	3	1.75	1/22/2018	\$ 275,000.00	7840	0.18	484-283-001
Moreno Valley	23769 Suncrest Ave	1116	\$ 233.00	3	1.75	1/22/2018	\$ 261,000.00	7405	0.17	296-141-010
Moreno Valley	22686 Temco St	1500	\$ 213.00	3	1.75	1/22/2018	\$ 320,000.00	9583	0.22	291-221-017
Moreno Valley	11855 Yellow Iris Way	1699	\$ 195.00	4	2.5	1/22/2018	\$ 332,000.00	8276	0.19	264-263-005
Moreno Valley	10986 Brener Cir	1915	\$ 182.00	3	2	1/23/2018	\$ 350,000.00	8276	0.19	474-444-010
Moreno Valley	11930 Briar Knoll Pl	1600	\$ 206.00	3	2.5	1/23/2018	\$ 330,000.00	3920	0.09	264-131-017
Moreno Valley	16880 Calle Pinata	2134	\$ 154.00	4	3	1/23/2018	\$ 330,000.00	5227	0.12	312-241-010
Moreno Valley	23918 Cedar Creek Ter	1862	\$ 193.00	4	2.75	1/23/2018	\$ 360,000.00	6098	0.14	260-101-019
Moreno Valley	16125 Grande Isla Cir	2641	\$ 148.00	6	2.75	1/23/2018	\$ 393,000.00			486-451-010
Moreno Valley	15035 Pepper Ct	595	\$ 336.00	2	0.75	1/23/2018	\$ 200,000.00	6534	0.15	485-032-016
Moreno Valley	23729 Waterleaf Cir	1699	\$ 188.00	3	2.5	1/23/2018	\$ 320,000.00	6098	0.14	260-092-033



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Moreno Valley	23239 Bay Ave	1220	\$ 225.00	3	1.75	1/24/2018	\$ 275,000.00	5662	0.13	296-184-004
Moreno Valley	13927 Day St	880	\$ 271.00	2	0.75	1/24/2018	\$ 239,000.00	9147	0.21	263-230-010
Moreno Valley	15085 Paige Ave	1064	\$ 239.00	3	1.75	1/24/2018	\$ 255,000.00	4791	0.11	485-043-011
Moreno Valley	16851 Tack Ln	1690	\$ 184.00	3	2	1/24/2018	\$ 311,000.00	5227	0.12	308-520-038
Moreno Valley	15379 Tiffin Ct	1381	\$ 202.00	3	2.25	1/24/2018	\$ 280,000.00	7405	0.17	485-161-020
Moreno Valley	25543 Casa Encantador Rd	1287	\$ 213.00	3	1.75	1/25/2018	\$ 275,000.00	7405	0.17	486-123-011
Moreno Valley	17141 Cleveland Bay Way	2803	\$ 137.00	5	3	1/25/2018	\$ 386,000.00	6969	0.16	308-481-012
Moreno Valley	12390 Eyre Ct	1502	\$ 197.00	3	2	1/25/2018	\$ 296,000.00	8276	0.19	487-023-016
Moreno Valley	24789 Nevin Pl	1516	\$ 184.00	4	2	1/25/2018	\$ 280,000.00	8276	0.19	481-292-022
Moreno Valley	10661 Ridgefield Ter	2002	\$ 190.00	4	2.5	1/25/2018	\$ 382,000.00	5227	0.12	260-172-007
Moreno Valley	23608 Blooming Meadow Rd	1024	\$ 178.00	3	2	1/26/2018	\$ 182,500.00	3484	0.08	264-133-018
Moreno Valley	13309 Coffeetree St	1432	\$ 215.00	2	2	1/26/2018	\$ 308,000.00	4791	0.11	291-623-051
Moreno Valley	25715 Dittany St	1509	\$ 202.00	4	2.25	1/26/2018	\$ 305,000.00	7405	0.17	479-582-009
Moreno Valley	24638 Fir Ave	1918	\$ 185.00	4	1.75	1/26/2018	\$ 355,000.00	17860	0.41	481-171-033
Moreno Valley	24104 Forsyte St	1634	\$ 183.00	4	2	1/26/2018	\$ 300,000.00	7405	0.17	475-341-015
Moreno Valley	15058 Pepper Ct	1129	\$ 212.00	3	1.75	1/26/2018	\$ 240,000.00	5662	0.13	485-033-056
Moreno Valley	13094 Tonikan Dr	1015	\$ 246.00	2	2	1/26/2018	\$ 250,000.00	3484	0.08	291-374-012
Moreno Valley	28615 Forest Oaks Way	1764	\$ 189.00	3	2.5	1/29/2018	\$ 335,000.00	8276	0.19	304-232-005
Moreno Valley	25262 Michele Ln	3026	\$ 109.00	4	2.75	1/29/2018	\$ 330,000.00	14374	0.33	479-672-005
Moreno Valley	15800 Oro Glen Dr	2540	\$ 145.00	5	2.75	1/29/2018	\$ 369,000.00	8276	0.19	486-403-014
Moreno Valley	9031 Pigeon Pass Rd	2016	\$ 156.00	3	1.75	1/29/2018	\$ 315,000.00	20473	0.47	259-220-005
Moreno Valley	15165 Prentice Way	1602	\$ 146.00	3	2	1/29/2018	\$ 235,000.00	6969	0.16	485-093-010
Moreno Valley	24730 Sinaloa St	1400	\$ 210.00	4	1.75	1/29/2018	\$ 295,000.00	8712	0.2	481-062-012
Moreno Valley	23914 Solitaire Dr	3270	\$ 145.00	4	3.5	1/29/2018	\$ 475,000.00	10019	0.23	260-292-009
Moreno Valley	28349 Forest Oaks Way	2089	\$ 165.00	4	2.75	1/30/2018	\$ 345,000.00	5663	0.13	304-122-009
Moreno Valley	16416 Gelding Way	3057	\$ 96.00	6	3.5	1/30/2018	\$ 295,000.00	8276	0.19	308-412-015
Moreno Valley	11918 Indian St	1016	\$ 250.00	4	1.75	1/30/2018	\$ 255,000.00	6098	0.14	475-293-067
Moreno Valley	12291 Lasselle St	1641	\$ 196.00	3	2.5	1/30/2018	\$ 322,000.00	7840	0.18	487-044-004
Moreno Valley	14873 Stephenson St	2921	\$ 132.00	5	2.75	1/30/2018	\$ 388,000.00	7405	0.17	304-561-017
Moreno Valley	24811 Sunday Dr	1302	\$ 253.00	2	1.75	1/30/2018	\$ 330,000.00	8276	0.19	475-050-022



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Moreno Valley	25760 Via Wanda Pl	2134	\$ 168.00	4	3	1/30/2018	\$ 360,000.00	6534	0.15	312-233-031
Moreno Valley	16628 Whirlaway Cir	1551	\$ 209.00	3	2.5	1/30/2018	\$ 325,000.00	5663	0.13	312-151-003
Moreno Valley	12787 Azalea St	3735	\$ 111.00	4	3.25	1/31/2018	\$ 415,000.00	7405	0.17	487-330-009
Moreno Valley	28456 Belleterre Ave	1443	\$ 217.00	2	2	1/31/2018	\$ 314,000.00			304-060-006
Moreno Valley	23766 Betts Pl	1100	\$ 218.00	3	1.75	1/31/2018	\$ 240,000.00	3920	0.09	296-253-046
Moreno Valley	23657 Dracaea Ave	1125	\$ 239.00	3	1.75	1/31/2018	\$ 269,000.00	7405	0.17	296-112-017
Moreno Valley	24914 Eucalyptus Ave	1308	\$ 208.00	4	1.75	1/31/2018	\$ 273,000.00	18730	0.43	481-210-037
Moreno Valley	25140 Gentian Ave	1123	\$ 216.00	3	1.75	1/31/2018	\$ 243,000.00	7405	0.17	486-093-020
Moreno Valley	23467 Nautical Cir	2366	\$ 152.00	4	2.5	1/31/2018	\$ 361,500.00	3920	0.09	260-472-022
Moreno Valley	12605 Peachleaf St	1755	\$ 186.00	3	2	1/31/2018	\$ 327,500.00	7405	0.17	479-384-007
Moreno Valley	24342 St Thomas Ave	1794	\$ 172.00	4	2.75	1/31/2018	\$ 310,000.00	7405	0.17	485-201-056
Moreno Valley	22183 Sweetgum Ave	2299	\$ 156.00	4	2.5	1/31/2018	\$ 360,000.00	4791	0.11	291-613-024
Moreno Valley	21185 Tennyson Rd	1709	\$ 212.00	3	2	1/31/2018	\$ 362,500.00	12197	0.28	256-272-030

Total Sales:	133
Average Sales Price:	\$313,528.00
Average Square Feet:	1797