

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4511 Bethel Rd	2235	\$ 190.00	4	2.5	1/2/2018	\$ 425,000.00	7405	0.17	171-221-003
Riverside	108 Brian Way	1334	\$ 231.00	4	1.75	1/2/2018	\$ 309,000.00	13068	0.3	255-262-018
Riverside	3533 Cortez St	952	\$ 367.00	2	1	1/2/2018	\$ 349,500.00	7405	0.17	230-081-008
Riverside	4182 Donald Ave	1488	\$ 240.00	4	2.25	1/2/2018	\$ 358,000.00	8276	0.19	191-292-002
Riverside	5314 Eric Ln	1568	\$ 280.00	4	1.75	1/2/2018	\$ 440,000.00	20038	0.46	167-061-012
Riverside	4323 Exmoor Ct	1621	\$ 210.00	3	2	1/2/2018	\$ 342,000.00	7405	0.17	181-321-017
Riverside	2361 Grace St	3238	\$ 182.00	4	2.5	1/2/2018	\$ 590,000.00	30492	0.7	237-152-003
Riverside	11378 Indiana Ave	1320	\$ 271.00	4	1.75	1/2/2018	\$ 358,000.00	9148	0.21	132-121-007
Riverside	3531 Kenmill St	1232	\$ 245.00	3	1.75	1/2/2018	\$ 302,000.00	6534	0.15	230-191-016
Riverside	11772 Tilden Pl	2051	\$ 202.00	4	2	1/2/2018	\$ 415,000.00	10454	0.24	141-341-012
Riverside	8740 44Th St	1936	\$ 206.00	2	1.75	1/3/2018	\$ 400,000.00	44431	1.02	169-182-008
Riverside	3892 Bel Air St	1028	\$ 68.00	3	1.5	1/3/2018	\$ 70,000.00	6098	0.14	193-242-011
Riverside	4166 Canterbury Rd	900	\$ 338.00	2	1	1/3/2018	\$ 305,000.00	8712	0.2	227-114-004
Riverside	8975 Driftwood Dr	1593	\$ 254.00	3	1.75	1/3/2018	\$ 405,000.00	7405	0.17	191-083-010
Riverside	7981 Silverado Pl	1706	\$ 222.00	4	3	1/3/2018	\$ 380,000.00	7841	0.18	145-061-031
Riverside	2142 11Th St	748	\$ 243.00	3	1	1/4/2018	\$ 182,000.00	5663	0.13	221-034-003
Riverside	3847 Kenneth St	1122	\$ 333.00	3	1	1/4/2018	\$ 374,000.00	39639	0.91	170-070-014
Riverside	11326 Meridian Way	2581	\$ 193.00	4	2.75	1/4/2018	\$ 500,000.00	13068	0.3	153-293-003
Riverside	3056 Molly St	1048	\$ 604.00	3	2	1/4/2018	\$ 634,000.00	6534	0.15	235-062-005
Riverside	4810 Sierra St	1160	\$ 298.00	3	2	1/4/2018	\$ 346,000.00	10890	0.25	226-231-007
Riverside	2850 Woodbine St	758	\$ 158.00	2	1	1/4/2018	\$ 120,000.00	8276	0.19	219-204-006
Riverside	8552 Abrams Dr	1550	\$ 284.00	4	1.75	1/5/2018	\$ 441,500.00	12632	0.29	294-361-017
Riverside	9125 Andrew St	1292	\$ 251.00	3	1	1/5/2018	\$ 325,000.00	6534	0.15	233-091-007
Riverside	3945 Beechwood Pl	972	\$ 379.00	2	1	1/5/2018	\$ 369,000.00	7841	0.18	217-242-029
Riverside	4455 Bigem Ct	1812	\$ 405.00	3	2.5	1/5/2018	\$ 734,000.00	2178	0.05	207-200-041
Riverside	1665 Bradley St	2315	\$ 255.00	4	2.25	1/5/2018	\$ 591,000.00	48787	1.12	242-110-035
Riverside	175 Carlin Ln	1830	\$ 248.00	4	3	1/5/2018	\$ 455,000.00	20037	0.46	255-380-005
Riverside	3494 Elmwood Dr	1074	\$ 346.00	2	1	1/5/2018	\$ 372,000.00	5663	0.13	219-222-035
Riverside	16415 Holcomb Way	1957	\$ 240.00	3	2.25	1/5/2018	\$ 470,000.00	65775	1.51	273-030-052
Riverside	2826 Irving St	1640	\$ 216.00	3	2.5	1/5/2018	\$ 355,000.00	7405	0.17	238-022-003



Riverside

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	10540 Padre Ct	2140	\$ 242.00	4	2.75	1/5/2018	\$ 520,000.00	20473	0.47	154-402-012
Riverside	18552 Stallion Crest Rd	2695	\$ 113.00	5	2.75	1/5/2018	\$ 306,000.00	46609	1.07	285-390-050
Riverside	6063 Wiehe Ave	1884	\$ 246.00	4	2.5	1/5/2018	\$ 465,000.00	8712	0.2	226-351-024
Riverside	5036 Windhill Dr	3834	\$ 173.00	4	2.75	1/5/2018	\$ 665,000.00	20908	0.48	254-332-003
Riverside	5800 Arlington Ave	1176	\$ 278.00	3	1	1/8/2018	\$ 328,000.00	6534	0.15	227-031-023
Riverside	9463 Hayes St					1/8/2018	\$ 215,000.00	14374	0.33	191-311-014
Riverside	9265 Pleasant Hurst Ct	1320	\$ 290.00	4	2	1/8/2018	\$ 383,000.00	7841	0.18	170-422-030
Riverside	16085 Albarian Way	1991	\$ 251.00	4	1.75	1/9/2018	\$ 500,000.00	21780	0.5	273-060-004
Riverside	4592 Brentwood Ave	1450	\$ 282.00	2	1.75	1/9/2018	\$ 410,000.00	10890	0.25	218-135-012
Riverside	4959 Camarillo Ln	2033	\$ 199.00	3	2.5	1/9/2018	\$ 406,000.00	2613	0.06	226-370-024
Riverside	2470 Carlton Pl	1674	\$ 179.00	3	1.75	1/9/2018	\$ 300,000.00	9148	0.21	221-194-004
Riverside	11956 Elk Blvd	1152	\$ 154.00	3	2	1/9/2018	\$ 178,500.00	5227	0.12	142-420-012
Riverside	7187 Evans St	1072	\$ 219.00	3	1.75	1/9/2018	\$ 235,000.00	8276	0.19	230-320-011
Riverside	9998 Fox St	1335	\$ 292.00	3	1.75	1/9/2018	\$ 390,000.00	6534	0.15	234-201-020
Riverside	4095 Garvey Way	1904	\$ 193.00	3	2.5	1/9/2018	\$ 369,000.00	3920	0.09	207-250-017
Riverside	1676 Gilliam Ct	2697	\$ 146.00	4	2.5	1/9/2018	\$ 395,000.00	3920	0.09	207-250-039
Riverside	6346 Manzanita Way	2217	\$ 184.00	4	2.5	1/9/2018	\$ 410,000.00	2613	0.06	226-360-026
Riverside	19866 Paso Robles Dr	3242	\$ 155.00	4	3	1/9/2018	\$ 505,000.00	7405	0.17	266-522-033
Riverside	11855 Sierra Glen Ave	1973	\$ 223.00	4	1.75	1/9/2018	\$ 440,000.00	7841	0.18	168-200-006
Riverside	7347 Ysmael Villegas St	837	\$ 244.00	2	1	1/9/2018	\$ 205,000.00	7405	0.17	230-334-007
Riverside	5866 Avenue Juan Bautista	1818	\$ 246.00	3	1.75	1/10/2018	\$ 448,000.00	22651	0.52	186-182-004
Riverside	4593 Central Ave	962	\$ 259.00	2	1	1/10/2018	\$ 250,000.00	6970	0.16	226-291-035
Riverside	5388 Central Ave	1141	\$ 268.00	3	1.75	1/10/2018	\$ 306,000.00	6970	0.16	190-252-008
Riverside	4823 Corwin Ln	1000	\$ 325.00	3	1.5	1/10/2018	\$ 325,000.00	3920	0.09	151-372-019
Riverside	10584 Cypress Ave	1118	\$ 301.00	3	1	1/10/2018	\$ 337,500.00	8712	0.2	150-172-002
Riverside	3408 Donder Ct	1597	\$ 253.00	4	1.75	1/10/2018	\$ 405,000.00	7841	0.18	251-213-025
Riverside	20702 Golden Rain Rd	2050	\$ 214.00	4	3	1/10/2018	\$ 440,000.00	7405	0.17	294-442-014
Riverside	16041 Heritage Grove Rd	4262	\$ 194.00	5	4.25	1/10/2018	\$ 830,000.00	54014	1.24	271-040-067
Riverside	4825 Merrill Ave	957	\$ 334.00	3	1	1/10/2018	\$ 320,000.00	7405	0.17	226-311-033
Riverside	5867 Old Ranch Rd	2254	\$ 194.00	5	2.75	1/10/2018	\$ 438,000.00	22216	0.51	187-140-010



Riverside

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	1238 Palmer St	1350	\$ 214.00	4	1.75	1/10/2018	\$ 290,000.00	6534	0.15	247-091-019
Riverside	1574 Prestwick Dr	1555	\$ 256.00	3	2.5	1/10/2018	\$ 399,000.00			256-431-007
Riverside	3731 Smith St	728	\$ 370.00	2	1	1/10/2018	\$ 270,000.00	5227	0.12	179-070-018
Riverside	6041 25Th St	1148	\$ 217.00	3	1.75	1/11/2018	\$ 250,000.00	148975	3.42	178-020-007
Riverside	8085 Armagosa Dr	3141	\$ 212.00	4	2.5	1/11/2018	\$ 667,000.00	30927	0.71	276-100-018
Riverside	2341 Central Ave	1896	\$ 239.00	4	1.75	1/11/2018	\$ 455,000.00	11761	0.27	222-073-004
Riverside	10272 Clara Vista Ln	1118	\$ 242.00	3	1	1/11/2018	\$ 270,909.00	10019	0.23	145-023-036
Riverside	8748 Continental Dr	1568	\$ 266.00	4	2	1/11/2018	\$ 418,000.00	6534	0.15	233-303-002
Riverside	11462 La Verne Dr	1713	\$ 236.00	4	1.75	1/11/2018	\$ 405,000.00	8276	0.19	141-081-012
Riverside	18450 Lakepointe Dr	3683	\$ 173.00	4	2.75	1/11/2018	\$ 640,000.00	14810	0.34	140-373-003
Riverside	6940 Malibu Dr	1758	\$ 218.00	3	1.75	1/11/2018	\$ 385,000.00	8276	0.19	190-302-050
Riverside	10423 Mull Ave	1321	\$ 283.00	3	2	1/11/2018	\$ 375,000.00	9583	0.22	147-240-055
Riverside	2011 Praed St	2327	\$ 266.00	4	2.75	1/11/2018	\$ 620,000.00	35719	0.82	269-212-005
Riverside	5369 Sierra St	917	\$ 353.00	2	1	1/11/2018	\$ 324,000.00	7405	0.17	190-331-016
Riverside	16663 Treetop Ln	3025	\$ 206.00	4	2.75	1/11/2018	\$ 625,000.00	58806	1.35	269-301-003
Riverside	5565 Willard Way	1000	\$ 200.00	3	1	1/11/2018	\$ 200,000.00	6534	0.15	190-172-014
Riverside	5720 Willard Way	1161	\$ 241.00	4	1.75	1/11/2018	\$ 280,000.00	6534	0.15	190-152-011
Riverside	10590 Wolfe Ave	1058	\$ 224.00	3	1	1/11/2018	\$ 237,500.00	7405	0.17	143-072-006
Riverside	9412 53Rd St	1240	\$ 298.00	3	2	1/12/2018	\$ 370,000.00	12632	0.29	167-282-003
Riverside	6834 Barcelona Way	1261	\$ 252.00	3	1.5	1/12/2018	\$ 318,500.00	7841	0.18	226-161-007
Riverside	8931 Bayshore Ln	2405	\$ 159.00	5	3	1/12/2018	\$ 384,000.00	6970	0.16	294-433-032
Riverside	2450 Bunche Pl	1289	\$ 209.00	3	1	1/12/2018	\$ 270,000.00	6970	0.16	221-091-026
Riverside	5946 Copperfield Ave	2803	\$ 244.00	5	3.25	1/12/2018	\$ 685,000.00	14810	0.34	235-292-013
Riverside	14062 Four Winds Rd	2026	\$ 194.00	3	2	1/12/2018	\$ 394,000.00	16552	0.38	271-141-033
Riverside	6342 Garden Hills Way	4301	\$ 211.00	5	4	1/12/2018	\$ 910,000.00	43995	1.01	243-490-003
Riverside	4050 Garden Home Ct	998	\$ 256.00	2	1	1/12/2018	\$ 256,000.00	7841	0.18	218-242-011
Riverside	5413 Granada Ave	999	\$ 350.00	3	1	1/12/2018	\$ 350,000.00	7405	0.17	190-332-026
Riverside	7611 Lakeside Dr	2131	\$ 229.00	4	1.75	1/12/2018	\$ 490,000.00			183-281-003
Riverside	19775 Mariposa Ave	2125	\$ 213.00	4	1.75	1/12/2018	\$ 454,500.00	62290	1.43	266-220-008
Riverside	4022 Overland St	1253	\$ 239.00	3	1.75	1/12/2018	\$ 300,000.00	6970	0.16	193-203-017



Riverside

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	7220 Potomac St	1027	\$ 282.00	2	1	1/12/2018	\$ 290,000.00	9148	0.21	230-144-004
Riverside	8529 Raintree Ave	1428	\$ 223.00	4	2	1/12/2018	\$ 319,000.00			193-114-017
Riverside	11225 Royal Palm Blvd	1364	\$ 274.00	4	2	1/12/2018	\$ 375,000.00	7405	0.17	132-052-009
Riverside	5857 Samantha Pl	1301	\$ 234.00	4	2	1/12/2018	\$ 305,000.00	7841	0.18	179-031-009
Riverside	3875 Strong St	1216	\$ 250.00	2	1.75	1/12/2018	\$ 304,000.00	9147	0.21	206-203-021
Riverside	10960 Yellowbluff Ct	1959	\$ 214.00	3	2.5	1/12/2018	\$ 420,000.00	3049	0.07	138-450-053
Riverside	5543 28Th St	1386	\$ 152.00	3	1.75	1/16/2018	\$ 211,000.00	9147	0.21	178-222-008
Riverside	2314 9Th St	1116	\$ 285.00	3	1	1/16/2018	\$ 319,000.00	9583	0.22	221-023-002
Riverside	8452 Alexandria St	2580	\$ 184.00	3	2.5	1/16/2018	\$ 475,000.00	6969	0.16	284-292-004
Riverside	2885 Beloit Ave	1044	\$ 227.00	3	1	1/16/2018	\$ 237,000.00	6534	0.15	237-061-014
Riverside	17938 Cedarwood Dr	2466	\$ 190.00	5	3	1/16/2018	\$ 470,000.00	6969	0.16	270-240-014
Riverside	3445 Eucalyptus Ave	1380	\$ 219.00	3	1	1/16/2018	\$ 302,500.00	7405	0.17	211-092-019
Riverside	5246 Jurupa Ave	1274	\$ 259.00	4	1.75	1/16/2018	\$ 330,000.00	6970	0.16	226-021-006
Riverside	175 Masters Ave	2310	\$ 172.00	4	2.25	1/16/2018	\$ 398,000.00	16988	0.39	258-182-002
Riverside	2265 Quartz Pl	2310	\$ 201.00	4	2.25	1/16/2018	\$ 465,000.00	25265	0.58	257-070-008
Riverside	4659 Shetland Ln	1232	\$ 251.00	4	1.75	1/16/2018	\$ 310,000.00	20038	0.46	169-233-002
Riverside	15521 Silver Spur Rd	1721	\$ 348.00	3	2.5	1/16/2018	\$ 599,000.00	47916	1.1	273-430-014
Riverside	18329 Whitewater Way	3186	\$ 160.00	5	2.75	1/16/2018	\$ 510,000.00	10890	0.25	266-670-013
Riverside	3960 5Th St	1308	\$ 233.00	2	1	1/17/2018	\$ 305,000.00	8712	0.2	214-202-003
Riverside	8170 Angel Ln	2793	\$ 176.00	4	3	1/17/2018	\$ 494,000.00	11325	0.26	276-303-012
Riverside	6035 Arrow Pl	2308	\$ 186.00	5	2.75	1/17/2018	\$ 430,000.00	10454	0.24	166-422-013
Riverside	6616 Avenida Valencia	1320	\$ 250.00	3	2.5	1/17/2018	\$ 330,000.00	8276	0.19	182-401-003
Riverside	10348 Brookway Pl	1946	\$ 181.00	4	2	1/17/2018	\$ 352,500.00	7405	0.17	143-356-012
Riverside	4968 Chapala Dr	2139	\$ 284.00	3	2.25	1/17/2018	\$ 609,000.00	11761	0.27	254-093-003
Riverside	8344 Clover Creek Rd	2414	\$ 202.00	3	2	1/17/2018	\$ 488,000.00	7840	0.18	294-592-023
Riverside	20498 College Blvd	1912	\$ 193.00	3	2	1/17/2018	\$ 370,000.00	11326	0.26	256-110-002
Riverside	2147 Falcon Crest Dr	1732	\$ 207.00	3	2.25	1/17/2018	\$ 360,000.00	6534	0.15	243-080-023
Riverside	6743 Gaylord St	1775	\$ 150.00	3	2	1/17/2018	\$ 267,000.00	11761	0.27	154-251-005
Riverside	8540 Indiana Ave	504	\$ 654.00	1	1	1/17/2018	\$ 330,000.00	21344	0.49	231-180-007
Riverside	6533 Lemon Grove Ave	1118	\$ 277.00	3	1.75	1/17/2018	\$ 310,000.00	6970	0.16	182-122-002



Riverside

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	11121 Liverpool Ln	2134	\$ 213.00	3	2.5	1/17/2018	\$ 455,000.00	7405	0.17	136-212-027
Riverside	4437 Lone Trl	1332	\$ 137.00	3	1.75	1/17/2018	\$ 183,500.00	31799	0.73	171-241-005
Riverside	3666 Mapleleaf Dr	1337	\$ 299.00	4	2.75	1/17/2018	\$ 400,000.00	7405	0.17	135-185-006
Riverside	19411 Mt Wasatch Dr	2032	\$ 221.00	3	2	1/17/2018	\$ 450,000.00	7840	0.18	284-150-029
Riverside	3021 Nova Scotia Dr	1302	\$ 291.00	3	2	1/17/2018	\$ 380,000.00	9583	0.22	235-020-057
Riverside	19197 White Dove Ln	1834	\$ 215.00	4	2.75	1/17/2018	\$ 395,000.00	5227	0.12	276-142-002
Riverside	4535 Bianca Way	2700	\$ 148.00	3	2.5	1/18/2018	\$ 400,000.00	3484	0.08	207-210-007
Riverside	6753 Canyon Hill Dr	4889	\$ 220.00	5	3.5	1/18/2018	\$ 1,080,000.00	108464	2.49	243-360-015
Riverside	5384 Cornwall Ave	2034	\$ 245.00	4	2.25	1/18/2018	\$ 500,000.00	13503	0.31	222-352-007
Riverside	19550 Denair Ct	2912	\$ 183.00	5	2.5	1/18/2018	\$ 535,000.00	7405	0.17	276-282-032
Riverside	4870 Fairhill Pl	2420	\$ 206.00	5	2.5	1/18/2018	\$ 500,000.00	20909	0.48	166-060-037
Riverside	4531 Forest St	324	\$ 617.00	1	0.5	1/18/2018	\$ 200,000.00	1742	0.04	219-071-007
Riverside	5673 Helix St	1125	\$ 244.00	3	1.75	1/18/2018	\$ 274,500.00	3920	0.09	181-252-048
Riverside	8705 Larkin Ct	1540	\$ 267.00	4	1.75	1/18/2018	\$ 412,000.00	9148	0.21	193-212-014
Riverside	19249 Marmalade Ct	2150	\$ 237.00	4	2.75	1/18/2018	\$ 510,000.00	20038	0.46	266-450-026
Riverside	256 Mont Martre Ave	1368	\$ 211.00	3	1.75	1/18/2018	\$ 290,000.00	7405	0.17	246-102-004
Riverside	5631 Norman Way	744	\$ 369.00	2	1	1/18/2018	\$ 275,000.00	6970	0.16	190-183-024
Riverside	11273 Price Ct	994	\$ 326.00	2	2	1/18/2018	\$ 325,000.00	4356	0.1	132-262-016
Riverside	8790 Sandhill Dr	1525	\$ 257.00	4	1.75	1/18/2018	\$ 392,000.00			294-232-007
Riverside	4551 Soto St	1152	\$ 251.00	3	1	1/18/2018	\$ 290,000.00	10454	0.24	183-131-004
Riverside	6334 Southern Pl	1550	\$ 219.00	3	2.5	1/18/2018	\$ 340,000.00	2613	0.06	226-091-041
Riverside	5041 Treehill Pl	1363	\$ 302.00	3	1.75	1/18/2018	\$ 412,500.00	10890	0.25	254-020-029
Riverside	6995 Vista Del Verde	1488	\$ 299.00	3	1.75	1/18/2018	\$ 445,000.00	22216	0.51	185-240-002
Riverside	4174 Wheeler St	1305	\$ 265.00	4	1.75	1/18/2018	\$ 346,000.00	6534	0.15	193-182-018
Riverside	3640 Avalon St	1268	\$ 232.00	2	1.5	1/19/2018	\$ 295,000.00	32670	0.75	179-112-003
Riverside	20632 Brana Rd	2388	\$ 207.00	5	3	1/19/2018	\$ 495,000.00	7405	0.17	294-351-019
Riverside	4489 Brentwood Ave	2721	\$ 205.00	5	2.5	1/19/2018	\$ 560,000.00	13504	0.31	218-192-043
Riverside	2777 Cross St	1418	\$ 528.00	3	1.75	1/19/2018	\$ 750,000.00	7841	0.18	138-342-025
Riverside	4259 Eileen St	912	\$ 241.00	3	1	1/19/2018	\$ 220,000.00	8276	0.19	227-072-004
Riverside	7594 Emerald St	1276	\$ 270.00	4	1.75	1/19/2018	\$ 345,000.00	6970	0.16	230-276-014

Deemed reliable but not guaranteed

Riverside

Deemed reliable but not guaranteed



Riverside

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	13942 Harvey Ln	2490	\$ 200.00	4	2	1/19/2018	\$ 500,000.00	19602	0.45	269-180-047
Riverside	4233 Ilex Ct	1653	\$ 241.00	5	1.75	1/19/2018	\$ 400,000.00	12196	0.28	145-141-018
Riverside	5319 Lochmoor Dr	4120	\$ 229.00	4	3.75	1/19/2018	\$ 945,000.00	23522	0.54	253-260-054
Riverside	6488 Mitchell Ave	1365	\$ 263.00	4	2	1/19/2018	\$ 359,500.00	19166	0.44	154-180-007
Riverside	6770 Palm Ave	2810	\$ 142.00	4	1.5	1/19/2018	\$ 400,000.00	14810	0.34	225-212-005
Riverside	13114 Ridge Route Rd	4314	\$ 178.00	6	4.25	1/19/2018	\$ 771,000.00	20037	0.46	269-400-003
Riverside	6729 Rycroft Dr	2493	\$ 381.00	4	2.5	1/19/2018	\$ 950,000.00	10019	0.23	268-132-005
Riverside	3663 Skylark Dr	1192	\$ 285.00	3	2	1/19/2018	\$ 340,000.00	6970	0.16	132-061-003
Riverside	3749 Springmount St	1586	\$ 149.00	3	2.5	1/19/2018	\$ 237,000.00	3049	0.07	209-260-036
Riverside	4685 Sunnyside Dr	992	\$ 403.00	2	1	1/19/2018	\$ 400,000.00	7405	0.17	226-292-048
Riverside	9631 Webb St	871	\$ 345.00	3	1	1/19/2018	\$ 301,000.00	9583	0.22	167-142-004
Riverside	20073 Whiterock Ln	2028	\$ 216.00	4	2.5	1/19/2018	\$ 440,000.00	6970	0.16	294-251-014
Riverside	2974 Berkeley Rd	1118	\$ 201.00	3	1.75	1/22/2018	\$ 225,000.00	7841	0.18	223-061-012
Riverside	4130 Conning St	1635	\$ 7,951.00	2	1	1/22/2018	\$ 13,000,000.00	13503	0.31	170-130-004
Riverside	5851 Crystal Hill St	1280	\$ 278.00	3	1.75	1/22/2018	\$ 357,000.00	8712	0.2	190-282-019
Riverside	4530 Emerson St	1694	\$ 199.00	3	1.75	1/22/2018	\$ 338,000.00	8276	0.19	226-331-016
Riverside	4410 Fairbanks Ave	1103	\$ 308.00	2	1.75	1/22/2018	\$ 340,000.00	25700	0.59	183-160-041
Riverside	8735 Fairport Ct	1649	\$ 233.00	3	2	1/22/2018	\$ 384,500.00	6534	0.15	193-211-029
Riverside	7128 Foxcroft St	1813	\$ 523.00	3	2	1/22/2018	\$ 950,000.00	9583	0.22	272-082-033
Riverside	6725 Hunt Ct	1353	\$ 254.00	3	2	1/22/2018	\$ 345,000.00	5227	0.12	235-400-034
Riverside	7975 Ralston Pl	3655	\$ 150.00	5	3.5	1/22/2018	\$ 550,000.00	7405	0.17	276-281-008
Riverside	7564 Canyon Terrace Dr	1999	\$ 240.00	3	2.25	1/23/2018	\$ 480,000.00	6969	0.16	185-381-008
Riverside	254 Gracefield Way	2038	\$ 257.00	4	2	1/23/2018	\$ 525,000.00	12196	0.28	272-081-015
Riverside	16409 Harwich Cir	5237	\$ 123.00	4	4.5	1/23/2018	\$ 645,000.00	22215	0.51	136-490-004
Riverside	3030 Hickok Way	1532	\$ 283.00	3	1.75	1/23/2018	\$ 435,000.00	9583	0.22	223-171-013
Riverside	5568 Jones Ave	1135	\$ 307.00	3	1.75	1/23/2018	\$ 349,500.00	6534	0.15	149-360-007
Riverside	14025 Laurel Dr	1891	\$ 221.00	3	1.75	1/23/2018	\$ 418,500.00	35283	0.81	271-080-046
Riverside	4455 Leonard Ct	1660	\$ 204.00	3	2.5	1/23/2018	\$ 340,000.00	2178	0.05	207-200-053
Riverside	835 Mallorca Ct					1/23/2018	\$ 420,500.00			246-270-004
Riverside	885 Mallorca Ct					1/23/2018	\$ 454,000.00			246-270-009



Riverside

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4207 Miramonte Pl	1953	\$ 294.00	4	2.5	1/23/2018	\$ 575,000.00	16117	0.37	187-051-019
Riverside	11580 Orion St	1486	\$ 309.00	5	2.25	1/23/2018	\$ 460,000.00	10890	0.25	168-141-002
Riverside	5634 Queen Palms Dr	2728	\$ 229.00	2	2.25	1/23/2018	\$ 625,000.00	6969	0.16	222-360-005
Riverside	3075 Ronald St	1278	\$ 282.00	4	1.75	1/23/2018	\$ 360,500.00	6534	0.15	235-052-034
Riverside	16254 Sierra Heights Dr	3737	\$ 200.00	6	3.75	1/23/2018	\$ 748,000.00	37461	0.86	269-401-007
Riverside	16303 Sierra Heights Dr	4101	\$ 178.00	6	4.25	1/23/2018	\$ 730,000.00	20037	0.46	269-411-003
Riverside	4276 Suffolk St	2192	\$ 180.00	4	3	1/23/2018	\$ 395,000.00	5227	0.12	181-321-029
Riverside	4033 Sutton Ct	1632	\$ 202.00	3	2.5	1/23/2018	\$ 330,000.00	2613	0.06	207-160-051
Riverside	9480 61st St	1292	\$ 294.00	3	1.75	1/24/2018	\$ 380,000.00	22651	0.52	162-294-004
Riverside	20664 Brana Rd	2388	\$ 192.00	5	3	1/24/2018	\$ 459,000.00	7405	0.17	294-351-015
Riverside	7621 Casa Blanca St	1638	\$ 195.00	3	2	1/24/2018	\$ 320,000.00	13939	0.32	230-241-004
Riverside	9766 Edenbrook Dr	1598	\$ 140.00	3	2.5	1/24/2018	\$ 224,000.00	2178	0.05	145-340-036
Riverside	3691 Gay Way	1780	\$ 235.00	4	1.75	1/24/2018	\$ 420,000.00	7841	0.18	231-112-001
Riverside	2260 Georgia St	960	\$ 300.00	3	1	1/24/2018	\$ 288,000.00	6534	0.15	221-123-002
Riverside	5716 Mitchell Ave	1150	\$ 286.00	3	1	1/24/2018	\$ 330,000.00	10890	0.25	149-210-040
Riverside	8600 Newton Pl	1712	\$ 263.00	4	2	1/24/2018	\$ 451,000.00	21780	0.5	294-401-009
Riverside	2407 Northbend St	907	\$ 324.00	2	2	1/24/2018	\$ 294,000.00	7841	0.18	209-101-010
Riverside	10551 Orchard View Ln	2203	\$ 245.00	4	1.75	1/24/2018	\$ 540,000.00	20037	0.46	269-231-006
Riverside	7921 Paisano Way	2121	\$ 202.00	4	2.25	1/24/2018	\$ 430,000.00	11326	0.26	166-142-023
Riverside	6768 Rainier Ct	1502	\$ 319.00	3	1.75	1/24/2018	\$ 480,000.00	10019	0.23	225-314-018
Riverside	7993 Shadow Trails Ln	1859	\$ 207.00	4	2.5	1/24/2018	\$ 385,000.00	3920	0.09	166-640-026
Riverside	6897 Valencia St	2001	\$ 214.00	3	1.75	1/24/2018	\$ 429,000.00	9148	0.21	226-163-010
Riverside	2938 Woodhaven St	1335	\$ 280.00	3	1.75	1/24/2018	\$ 374,000.00	7841	0.18	234-212-010
Riverside	716 Arliss St	992	\$ 281.00	3	1	1/25/2018	\$ 279,000.00	8276	0.19	255-023-014
Riverside	3888 Castleman St					1/25/2018	\$ 383,000.00			191-312-004
Riverside	5118 Chequers Ct	1778	\$ 265.00	3	1.75	1/25/2018	\$ 472,500.00	15682	0.36	254-131-023
Riverside	19339 De Marco Rd	2990	\$ 180.00	5	2.5	1/25/2018	\$ 540,000.00	6969	0.16	276-182-008
Riverside	3551 Jurupa Ave	849	\$ 309.00	2	1	1/25/2018	\$ 263,000.00	6970	0.16	218-283-003
Riverside	8028 La Crosse Way	3381	\$ 156.00	5	2.5	1/25/2018	\$ 529,000.00	8276	0.19	276-292-016
Riverside	3482 Laura Ln	1768	\$ 212.00	4	2	1/25/2018	\$ 375,000.00	7841	0.18	225-262-003



Riverside

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	7987 Milligan Dr	2341	\$ 241.00	3	1.5	1/25/2018	\$ 565,000.00	21780	0.5	242-161-002
Riverside	3689 Nelson St	912	\$ 359.00	2	1	1/25/2018	\$ 328,000.00	6534	0.15	225-222-014
Riverside	5542 Norwood Ave	1740	\$ 206.00	3	2	1/25/2018	\$ 360,000.00	11325	0.26	149-310-022
Riverside	16530 Orangehaven Ln	2241	\$ 258.00	4	2.75	1/25/2018	\$ 580,000.00	30492	0.7	269-331-003
Riverside	2941 Pecos Way	1490	\$ 258.00	3	1.75	1/25/2018	\$ 385,000.00	9148	0.21	223-235-004
Riverside	5106 Tolowa Ave	1831	\$ 215.00	4	2.5	1/25/2018	\$ 395,000.00			181-331-006
Riverside	740 Via Orizaba	1617	\$ 246.00	3	1.75	1/25/2018	\$ 399,237.00	13068	0.3	253-292-006
Riverside	7169 Almandine Way					1/26/2018	\$ 525,500.00	7840	0.18	174-410-015
Riverside	10630 Arlington Ave	715	\$ 384.00	2	1.5	1/26/2018	\$ 275,000.00	13068	0.3	150-040-003
Riverside	3469 Bandini Ave	1277	\$ 310.00	2	1.75	1/26/2018	\$ 397,000.00	5663	0.13	219-222-044
Riverside	2090 Benedict Ave	1561	\$ 278.00	3	1.75	1/26/2018	\$ 435,000.00	12632	0.29	222-322-001
Riverside	2873 Denton St	780	\$ 340.00	2	1.5	1/26/2018	\$ 265,500.00	6098	0.14	219-113-011
Riverside	5950 Intervale Dr	2440	\$ 231.00	3	2.25	1/26/2018	\$ 565,000.00	13068	0.3	252-111-002
Riverside	14452 Judy Ann Dr	1554	\$ 246.00	3	1.75	1/26/2018	\$ 383,500.00	13503	0.31	271-091-036
Riverside	9692 Jurupa Rd					1/26/2018	\$ 275,000.00	44866	1.03	167-181-001
Riverside	3035 Lemon St	1658	\$ 226.00	3	2.25	1/26/2018	\$ 376,000.00	7405	0.17	209-212-016
Riverside	3150 Racine Dr	1404	\$ 273.00	4	1.75	1/26/2018	\$ 384,000.00	10890	0.25	138-352-010
Riverside	7947 Standish Ave	1520	\$ 256.00	3	1.75	1/26/2018	\$ 390,000.00	10454	0.24	166-141-011
Riverside	5308 Stonewood Dr	1797	\$ 239.00	3	2.25	1/26/2018	\$ 431,000.00	10019	0.23	222-060-009
Riverside	895 Talcey Ter	7121	\$ 224.00	4	5.25	1/26/2018	\$ 1,600,000.00	73180	1.68	243-400-008
Riverside	17176 Via Los Caballeros	1851	\$ 216.00	5	1.75	1/26/2018	\$ 400,000.00	20473	0.47	274-181-015
Riverside	4007 Alicia Ct	1388	\$ 226.00	3	2.25	1/29/2018	\$ 314,545.00	2613	0.06	207-160-076
Riverside	6045 Arrow Pl	1530	\$ 264.00	3	2	1/29/2018	\$ 405,000.00	7405	0.17	166-422-012
Riverside	5481 Avenue Juan Bautista	1792	\$ 189.00	4	1.75	1/29/2018	\$ 340,000.00	9148	0.21	186-022-029
Riverside	8434 Basswood Ave	1260	\$ 277.00	3	2	1/29/2018	\$ 350,000.00	8276	0.19	193-164-014
Riverside	11286 Cadbury Dr	2799	\$ 164.00	5	2.75	1/29/2018	\$ 460,000.00	9148	0.21	153-301-004
Riverside	9754 Foxglove Dr	1687	\$ 189.00	4	2.5	1/29/2018	\$ 320,000.00	2178	0.05	145-340-010
Riverside	2725 Horace St	1050	\$ 385.00	3	2	1/29/2018	\$ 405,090.00	10890	0.25	235-242-024
Riverside	7167 Idyllwild Ln	1330	\$ 261.00	3	1.75	1/29/2018	\$ 348,000.00	4792	0.11	155-392-011
Riverside	4944 Jurupa Ave	594	\$ 538.00	1	1	1/29/2018	\$ 320,000.00	10454	0.24	226-032-016



Riverside

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	3288 Ledgewood Cir	2135	\$ 227.00	4	2.5	1/29/2018	\$ 485,000.00	3920	0.09	138-490-005
Riverside	11373 Norwood Ave	1800	\$ 225.00	3	1.75	1/29/2018	\$ 405,000.00			141-102-020
Riverside	14100 Rock Pl	2802	\$ 196.00	3	2.5	1/29/2018	\$ 550,000.00	24829	0.57	271-200-024
Riverside	9676 Webb St	743	\$ 410.00	3	1	1/29/2018	\$ 305,000.00	11326	0.26	167-143-020
Riverside	5716 Yarborough Dr	1195	\$ 322.00	3	2	1/29/2018	\$ 385,000.00	10018	0.23	168-100-024
Riverside	4397 5Th St	2076	\$ 220.00	3	2.5	1/30/2018	\$ 457,000.00	6534	0.15	214-101-001
Riverside	8511 Barnwood Ln	4104	\$ 122.00	5	4	1/30/2018	\$ 501,500.00	13939	0.32	284-033-026
Riverside	8732 Bruce Ave	954	\$ 349.00	3	1	1/30/2018	\$ 333,000.00	7405	0.17	155-252-009
Riverside	8346 Daisy Ln	3717	\$ 154.00	6	4	1/30/2018	\$ 575,000.00	9583	0.22	284-051-006
Riverside	9469 Indiana Ave	927	\$ 285.00	2	1	1/30/2018	\$ 265,000.00	3049	0.07	233-063-006
Riverside	11964 Jonathan Dr	3997	\$ 153.00	3	3.5	1/30/2018	\$ 615,000.00	15681	0.36	136-480-002
Riverside	8440 Mimosa Tree Ct	1471	\$ 248.00	4	1.75	1/30/2018	\$ 365,000.00	7405	0.17	231-281-044
Riverside	1341 Parkside Dr	2544	\$ 212.00	4	3	1/30/2018	\$ 540,000.00	9583	0.22	252-251-006
Riverside	6286 Pathfinder Rd	1334	\$ 273.00	3	2	1/30/2018	\$ 365,000.00	6969	0.16	190-363-012
Riverside	7106 Potomac St	1658	\$ 252.00	3	1	1/30/2018	\$ 419,000.00	8712	0.2	230-152-014
Riverside	5309 Rochester St	1463	\$ 191.00	3	1.75	1/30/2018	\$ 280,000.00	9583	0.22	190-262-016
Riverside	3556 Ross St	981	\$ 305.00	3	1.75	1/30/2018	\$ 300,000.00	6534	0.15	234-062-033
Riverside	6339 Southern Pl	2059	\$ 194.00	4	2.5	1/30/2018	\$ 400,000.00	2613	0.06	226-091-047
Riverside	10793 Valley Dr	1870	\$ 240.00	4	2	1/30/2018	\$ 449,000.00	22216	0.51	154-362-001
Riverside	6969 Wegman Dr	2716	\$ 196.00	4	2.5	1/30/2018	\$ 535,000.00	32234	0.74	174-082-002
Riverside	4809 Beverly Ct	1484	\$ 259.00	3	1.75	1/31/2018	\$ 385,000.00	6970	0.16	218-052-025
Riverside	4136 Canyonside Cir	1600	\$ 228.00	4	2.5	1/31/2018	\$ 365,000.00	8276	0.19	182-463-025
Riverside	6864 Capistrano Way	1382	\$ 267.00	4	1.75	1/31/2018	\$ 370,000.00	7841	0.18	226-172-014
Riverside	3031 Chestnut St	936	\$ 268.00	2	1	1/31/2018	\$ 251,000.00	6098	0.14	209-196-015
Riverside	8109 Diana Ave	1368	\$ 213.00	3	1.5	1/31/2018	\$ 292,500.00	10454	0.24	231-141-002
Riverside	5735 El Palomino Dr	1936	\$ 192.00	4	2.5	1/31/2018	\$ 372,000.00	6098	0.14	166-590-018
Riverside	4787 Elderwood Ct	3187	\$ 149.00	4	3	1/31/2018	\$ 475,000.00	6969	0.16	187-070-047
Riverside	5744 Eliza Pl					1/31/2018	\$ 460,000.00	3049	0.07	149-440-001
Riverside	1752 Gladstone Blvd	1856	\$ 309.00	3	1.75	1/31/2018	\$ 574,500.00	47044	1.08	242-080-006
Riverside	16233 Heritage Grove Rd	4449	\$ 166.00	5	4.25	1/31/2018	\$ 740,000.00			271-040-083



Riverside

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	3651 Hoover St	1080	\$ 162.00	2	1	1/31/2018	\$ 175,000.00	9583	0.22	230-133-006
Riverside	1855 Illinois Ave	1120	\$ 294.00	3	2	1/31/2018	\$ 330,000.00	7405	0.17	221-171-018
Riverside	7742 Janet Ave	1722	\$ 163.00	3	3.75	1/31/2018	\$ 282,000.00	8276	0.19	151-162-035
Riverside	875 Mallorca Ct					1/31/2018	\$ 437,000.00			246-270-008
Riverside	9917 Mission Blvd	1770	\$ 225.00	2	1.75	1/31/2018	\$ 400,000.00	51400	1.18	170-130-027
Riverside	10571 Orchard View Ln	2203	\$ 236.00	4	1.75	1/31/2018	\$ 520,000.00	20908	0.48	269-231-007
Riverside	3910 Pontiac Ave	936	\$ 277.00	2	1	1/31/2018	\$ 260,000.00	8276	0.19	181-071-033
Riverside	9845 Randolph St	1411	\$ 272.00	4	1.75	1/31/2018	\$ 385,000.00	6970	0.16	155-123-020
Riverside	17181 Spring Canyon Pl	3218	\$ 166.00	3	2.5	1/31/2018	\$ 535,000.00	7405	0.17	135-570-025
Riverside	3441 Tipperary Way	1031	\$ 111.00	3	1.75	1/31/2018	\$ 115,000.00	7841	0.18	225-091-028
Riverside	3970 Witt Ave	1390	\$ 169.00	3	2.25	1/31/2018	\$ 235,500.00	18731	0.43	206-050-006

Total Sales:	281
Average Sales Price:	\$456,981.43
Average Square Feet:	1803