



Moreno Valley

Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	25460 Delphinium Ave	3687	\$ 112.00	6	4.25	2/1/2018	\$ 414,545.00	7840	0.18	484-201-032
Moreno Valley	25109 Lamayo Ave	1730	\$ 190.00	3	1.75	2/1/2018	\$ 330,000.00	7841	0.18	474-075-004
Moreno Valley	23766 Parkland Ave	1474	\$ 196.00	3	2.5	2/1/2018	\$ 290,000.00	4791	0.11	264-092-011
Moreno Valley	16270 Via Ultimo	2374	\$ 151.00	6	2.5	2/1/2018	\$ 360,000.00	6534	0.15	486-443-013
Moreno Valley	29155 Alessandro Blvd	1453	\$ 209.00	3	1.75	2/2/2018	\$ 305,000.00	16988	0.39	478-430-017
Moreno Valley	22659 Chelsea Ct	2065	\$ 169.00	3	2.5	2/2/2018	\$ 350,000.00	6098	0.14	291-553-015
Moreno Valley	29233 Gifford Ave	1100	\$ 295.00	4	1.75	2/2/2018	\$ 325,000.00	18295	0.42	478-181-059
Moreno Valley	15615 Isleta Ln	1904	\$ 167.00	4	3	2/2/2018	\$ 318,000.00	5663	0.13	486-371-007
Moreno Valley	27245 Ocean Dunes St	2819	\$ 134.00	3	2.75	2/2/2018	\$ 380,000.00	5663	0.13	304-202-023
Moreno Valley	24554 Oneida St	1261	\$ 210.00	4	1.75	2/2/2018	\$ 265,000.00	11326	0.26	482-122-015
Moreno Valley	22549 Southwalk St	2433	\$ 121.00	4	2.75	2/2/2018	\$ 295,000.00	6098	0.14	291-563-005
Moreno Valley	26101 Casa Encantador Rd	1382	\$ 220.00	3	2.25	2/5/2018	\$ 305,000.00			486-415-008
Moreno Valley	11560 Rockspur Ct	3802	\$ 152.00	4	4	2/5/2018	\$ 580,000.00	75358	1.73	474-410-027
Moreno Valley	24177 Brodiaea Ave	1722	\$ 177.00	4	2.25	2/6/2018	\$ 305,000.00	7405	0.17	482-342-006
Moreno Valley	14733 Claudine St	1112	\$ 233.00	3	1.75	2/6/2018	\$ 260,000.00	5227	0.12	482-304-025
Moreno Valley	14449 Dusty Coyote Ave	2821	\$ 133.00	4	4	2/6/2018	\$ 378,000.00	6969	0.16	486-553-002
Moreno Valley	26011 Galt Way	2615	\$ 145.00	4	2.5	2/6/2018	\$ 380,000.00	10454	0.24	308-512-002
Moreno Valley	16455 Heather Glen Rd	1060	\$ 272.00	3	2	2/6/2018	\$ 289,000.00	5227	0.12	312-094-014
Moreno Valley	13130 Raenette Way	2216	\$ 153.00	4	2.5	2/6/2018	\$ 340,000.00	7405	0.17	479-454-020
Moreno Valley	12167 Swegles Ln	1534	\$ 202.00	4	2	2/6/2018	\$ 311,000.00	6970	0.16	292-212-020
Moreno Valley	24314 Bluegrass Ct	1945	\$ 159.00	4	2.75	2/7/2018	\$ 310,000.00	7405	0.17	482-384-018
Moreno Valley	21326 Liliun Ct	2067	\$ 169.00	4	3	2/7/2018	\$ 350,000.00	5227	0.12	256-191-030
Moreno Valley	12691 Magnolia Dr	3680	\$ 114.00	5	4.25	2/7/2018	\$ 420,000.00	12196	0.28	487-230-032
Moreno Valley	10933 Tea Bark Rd	1633	\$ 208.00	3	2	2/7/2018	\$ 340,000.00	7405	0.17	474-442-009
Moreno Valley	24597 Treasure Dr	1592	\$ 172.00	4	2.25	2/7/2018	\$ 275,000.00	7405	0.17	475-210-028
Moreno Valley	25713 Vespucci Ave	1852	\$ 171.00	4	2	2/7/2018	\$ 318,000.00	8276	0.19	479-602-010
Moreno Valley	11895 Constantine Cir	2252	\$ 168.00	4	1.75	2/8/2018	\$ 380,000.00	17424	0.4	264-373-017
Moreno Valley	28115 Gerald Ln	1996	\$ 207.00	4	1.75	2/8/2018	\$ 415,000.00	27878	0.64	473-241-026
Moreno Valley	24809 Atwood Ave	780	\$ 320.00	2	1	2/9/2018	\$ 250,000.00	20038	0.46	482-060-005
Moreno Valley	11174 Fernview Pl	1537	\$ 204.00	4	1.75	2/9/2018	\$ 315,000.00	7405	0.17	475-312-005

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Moreno Valley	25976 Hacienda Ct	2255	\$ 150.00	3	2.5	2/9/2018	\$ 340,000.00	5227	0.12	312-281-017
Moreno Valley	13397 Hickory Way	1633	\$ 197.00	3	2.75	2/9/2018	\$ 322,000.00	4356	0.1	291-621-005
Moreno Valley	23572 Judge Ward Ct	2384	\$ 155.00	4	4	2/9/2018	\$ 370,000.00	10890	0.25	292-202-034
Moreno Valley	13201 Lakota St	766	\$ 317.00	2	1	2/9/2018	\$ 243,000.00	3484	0.08	291-372-005
Moreno Valley	23827 Lone Pine Dr	1709	\$ 190.00	3	2.5	2/9/2018	\$ 325,000.00	4356	0.1	260-211-014
Moreno Valley	23906 Parkland Ave	1474	\$ 207.00	3	2.5	2/9/2018	\$ 306,500.00	4791	0.11	264-234-010
Moreno Valley	13821 Ramsdell Dr	1298	\$ 220.00	3	1.75	2/9/2018	\$ 286,500.00	6970	0.16	482-370-010
Moreno Valley	22275 Witchhazel Ave	1432	\$ 211.00	2	2	2/9/2018	\$ 303,000.00	4356	0.1	291-623-019
Moreno Valley	24329 Atwood Ave	1084	\$ 228.00	3	1	2/13/2018	\$ 248,000.00	3049	0.07	482-080-042
Moreno Valley	12330 Baltimore Ave	1781	\$ 116.00	4	2.5	2/13/2018	\$ 208,000.00	7405	0.17	487-022-007
Moreno Valley	24235 Barley Rd	2220	\$ 175.00	4	2.5	2/13/2018	\$ 390,000.00	7405	0.17	474-441-003
Moreno Valley	26419 Bodega Ct	1602	\$ 199.00	3	2	2/13/2018	\$ 320,000.00	7405	0.17	487-380-016
Moreno Valley	12955 Foxdale Dr	1410	\$ 205.00	3	2	2/13/2018	\$ 290,000.00	7840	0.18	292-133-007
Moreno Valley	23121 Harland Dr	1438	\$ 235.00	3	2	2/13/2018	\$ 338,000.00	8276	0.19	264-174-005
Moreno Valley	14608 Justin Pl	1000	\$ 295.00	3	1.75	2/13/2018	\$ 295,000.00	4792	0.11	482-272-040
Moreno Valley	15650 Patricia St	1697	\$ 167.00	3	2.25	2/13/2018	\$ 285,000.00	5227	0.12	486-182-013
Moreno Valley	24112 Rothbury Dr	765	\$ 297.00	2	1	2/13/2018	\$ 227,500.00	3484	0.08	482-553-013
Moreno Valley	22940 Scotia Ln	1094	\$ 196.00	2	1.75	2/13/2018	\$ 215,000.00	7840	0.18	291-331-011
Moreno Valley	26505 Silverado Ct	1994	\$ 168.00	4	3	2/13/2018	\$ 335,000.00	4791	0.11	308-382-011
Moreno Valley	12253 Baltimore Ave	1200	\$ 247.00	3	2	2/14/2018	\$ 297,000.00	7405	0.17	487-012-003
Moreno Valley	11469 Hubbard St	1486	\$ 200.00	4	1.75	2/14/2018	\$ 298,000.00	7405	0.17	475-132-031
Moreno Valley	12685 Laury Ln	1152	\$ 173.00	3	1.75	2/14/2018	\$ 199,500.00	6970	0.16	479-062-012
Moreno Valley	14846 Province Cir	2524	\$ 148.00	3	2.5	2/14/2018	\$ 374,000.00	10454	0.24	304-110-041
Moreno Valley	13374 Running Horse Dr	1498	\$ 168.00	4	2.75	2/14/2018	\$ 253,000.00	7405	0.17	296-134-018
Moreno Valley	23073 Sienna Ln	1895	\$ 192.00	4	2.5	2/14/2018	\$ 364,000.00	7405	0.17	260-510-025
Moreno Valley	25589 Sierra Calmo Ct	1885	\$ 167.00	3	2	2/14/2018	\$ 315,000.00	6534	0.15	312-202-014
Moreno Valley	22264 Summer Holly Ave	2816	\$ 140.00	4	3	2/14/2018	\$ 395,000.00	7405	0.17	291-583-025
Moreno Valley	13151 Sweetspice St	1532	\$ 217.00	4	2	2/14/2018	\$ 333,000.00	8276	0.19	479-452-008
Moreno Valley	24469 Bostwick Dr	1290	\$ 231.00	4	1.75	2/15/2018	\$ 298,000.00	10890	0.25	482-284-006
Moreno Valley	17187 Bronco Ln	1690	\$ 195.00	3	2	2/15/2018	\$ 330,000.00	5662	0.13	308-530-004

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Moreno Valley	16265 Calle Serena	1784	\$ 168.00	3	2.5	2/15/2018	\$ 300,000.00	5227	0.12	486-452-005
Moreno Valley	10030 Ivyspring Ct	2346	\$ 168.00	4	2.75	2/15/2018	\$ 395,000.00	7405	0.17	260-261-005
Moreno Valley	15320 La Casa Dr	3398	\$ 114.00	5	2.75	2/15/2018	\$ 390,000.00	12196	0.28	304-551-010
Moreno Valley	8975 Pigeon Pass Rd	2134	\$ 175.00	3	1.75	2/15/2018	\$ 375,000.00	101930	2.34	259-220-001
Moreno Valley	24347 Sykes Dr	1311	\$ 236.00	3	2	2/15/2018	\$ 310,000.00	7405	0.17	482-113-014
Moreno Valley	11803 Villa Hermosa	1303	\$ 230.00	3	2	2/15/2018	\$ 300,000.00	7840	0.18	474-643-003
Moreno Valley	25097 Wendy Way	1335	\$ 200.00	3	2	2/15/2018	\$ 267,000.00	3920	0.09	486-192-013
Moreno Valley	10971 Anemone Cir	1707	\$ 192.00	4	2.5	2/16/2018	\$ 329,000.00	10454	0.24	474-533-007
Moreno Valley	15297 Avenida Anillo	2208	\$ 163.00	5	3	2/16/2018	\$ 360,000.00	5227	0.12	308-453-001
Moreno Valley	21158 Martynia Ct	1497	\$ 220.00	4	3	2/16/2018	\$ 330,000.00	6534	0.15	256-182-033
Moreno Valley	12050 Odessa Dr	1970	\$ 109.00	4	3	2/16/2018	\$ 215,000.00	7405	0.17	481-302-005
Moreno Valley	12899 Orleans Dr	1587	\$ 176.00	3	2.5	2/16/2018	\$ 280,000.00	7841	0.18	487-283-034
Moreno Valley	13171 Raenette Way	2216	\$ 162.00	4	2.5	2/16/2018	\$ 360,000.00	7405	0.17	479-453-024
Moreno Valley	24134 Amberley Dr	989	\$ 257.00	3	2	2/20/2018	\$ 255,000.00	3484	0.08	482-552-017
Moreno Valley	25883 Hollyberry Ln	1801	\$ 178.00	4	2	2/20/2018	\$ 322,000.00	7405	0.17	479-554-011
Moreno Valley	26548 Primrose Way	3051	\$ 126.00	5	2.75	2/20/2018	\$ 385,000.00	12196	0.28	487-232-005
Moreno Valley	24871 Rock Springs Trl	1264	\$ 233.00	3	2	2/20/2018	\$ 295,000.00	9147	0.21	475-141-022
Moreno Valley	24381 Cottonwood Ave	1200	\$ 245.00	4	1.75	2/21/2018	\$ 295,000.00	6969	0.16	482-170-046
Moreno Valley	13331 Harewood Dr	765	\$ 294.00	2	1	2/21/2018	\$ 225,500.00	3484	0.08	482-600-030
Moreno Valley	16449 Hazelwood Ct	1711	\$ 187.00	3	2.5	2/21/2018	\$ 320,000.00	5662	0.13	312-082-040
Moreno Valley	23467 Montalvo Rd	1975	\$ 37.00	3	2.5	2/21/2018	\$ 73,500.00	8712	0.2	259-491-010
Moreno Valley	11391 Riviera Ct	1710	\$ 222.00	4	1.75	2/21/2018	\$ 380,000.00	12196	0.28	474-291-035
Moreno Valley	14774 Spinnaker Ln	1547	\$ 203.00	4	2.25	2/21/2018	\$ 315,000.00	8276	0.19	482-681-015
Moreno Valley	11584 Spyglass Cir	1683	\$ 196.00	4	1.75	2/21/2018	\$ 330,000.00	7405	0.17	475-170-019
Moreno Valley	26321 Thoroughbred Ln	1772	\$ 182.00	3	2	2/21/2018	\$ 323,000.00	4791	0.11	308-364-015
Moreno Valley	25207 Branding Iron Way	1680	\$ 197.00	3	2.25	2/22/2018	\$ 331,363.00	7405	0.17	479-261-017
Moreno Valley	14212 Brandt Dr	1584	\$ 192.00	4	1.75	2/22/2018	\$ 305,000.00	6970	0.16	482-442-016
Moreno Valley	24370 Gabriel St	854	\$ 298.00	2	1	2/22/2018	\$ 255,000.00	6969	0.16	485-051-007
Moreno Valley	12854 Gorham St	1116	\$ 223.00	3	1.75	2/22/2018	\$ 249,800.00	7405	0.17	292-127-015
Moreno Valley	25233 Morning Dove Way	1507	\$ 172.00	3	2.5	2/22/2018	\$ 260,500.00	6098	0.14	312-093-010

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Moreno Valley	27123 Oak Ridge Dr	2818	\$ 138.00	5	3	2/22/2018	\$ 390,000.00	6534	0.15	488-132-031
Moreno Valley	24385 Pawnee Trl	1118	\$ 259.00	3	1.75	2/22/2018	\$ 290,000.00	7841	0.18	475-322-022
Moreno Valley	15669 Pinina Ct	1911	\$ 172.00	4	2.5	2/22/2018	\$ 330,000.00	9148	0.21	304-172-059
Moreno Valley	27188 Woodglen Ln	2151	\$ 166.00	5	3	2/22/2018	\$ 358,000.00	7405	0.17	488-120-016
Moreno Valley	27119 Archie Ave	1779	\$ 230.00	3	2	2/23/2018	\$ 410,000.00	29620	0.68	488-032-005
Moreno Valley	17522 Calle De Amigos	3072	\$ 130.00	6	3	2/23/2018	\$ 400,000.00	6534	0.15	312-320-003
Moreno Valley	23713 Cold Spg	825	\$ 317.00	2	1	2/23/2018	\$ 262,000.00	3920	0.09	264-083-019
Moreno Valley	13663 Dahl Way	1738	\$ 181.00	5	1.75	2/23/2018	\$ 315,000.00	7841	0.18	482-320-011
Moreno Valley	29150 Gifford Ave	1610	\$ 195.00	3	1.75	2/23/2018	\$ 315,000.00	9147	0.21	478-192-046
Moreno Valley	25699 Jonestown Dr	1060	\$ 259.00	2	1.75	2/23/2018	\$ 275,000.00	7405	0.17	484-142-027
Moreno Valley	27931 Morrey Ln	3086	\$ 162.00	4	3	2/23/2018	\$ 500,000.00	21344	0.49	473-412-016
Moreno Valley	15777 Patricia St	1060	\$ 268.00	3	1.75	2/23/2018	\$ 285,000.00	7405	0.17	486-221-014
Moreno Valley	24190 Silverwood Ln	1408	\$ 196.00	3	1.75	2/23/2018	\$ 277,000.00	7841	0.18	482-331-003
Moreno Valley	27090 Adventurine Way	2047	\$ 170.00	4	2.5	2/26/2018	\$ 348,000.00	3920	0.09	488-380-030
Moreno Valley	16815 Baltic Ct	1212	\$ 239.00	3	2	2/26/2018	\$ 290,000.00	6970	0.16	316-141-005
Moreno Valley	25109 Billie Dr	1320	\$ 235.00	3	1.75	2/26/2018	\$ 311,000.00	7405	0.17	484-231-019
Moreno Valley	23891 Dracaea Ave	1543	\$ 206.00	4	2	2/26/2018	\$ 319,000.00	7405	0.17	296-134-007
Moreno Valley	11285 Indian St	2586	\$ 135.00	3	1.75	2/26/2018	\$ 350,000.00	26572	0.61	475-090-007
Moreno Valley	16325 La Fortuna Ln	2422	\$ 142.00	5	2.75	2/26/2018	\$ 345,000.00	5663	0.13	312-072-013
Moreno Valley	13012 Napa Valley Ct	1903	\$ 176.00	4	2.5	2/26/2018	\$ 336,000.00	8712	0.2	487-381-022
Moreno Valley	15871 Ninya Ave	1209	\$ 239.00	2	1.75	2/26/2018	\$ 290,000.00	7405	0.17	486-211-005
Moreno Valley	13592 Pecan Pl	1116	\$ 237.00	3	2	2/26/2018	\$ 265,000.00	7405	0.17	482-392-011
Moreno Valley	14725 San Jacinto Dr	2089	\$ 157.00	3	2.5	2/26/2018	\$ 330,000.00	5662	0.13	304-300-018
Moreno Valley	10409 Shore Crest Ter	2167	\$ 184.00	4	2.75	2/26/2018	\$ 399,000.00	6534	0.15	260-081-005
Moreno Valley	25915 Zamora Ave	2142	\$ 163.00	4	2.75	2/26/2018	\$ 350,000.00	5227	0.12	312-223-033
Moreno Valley	23831 Betts Pl	900	\$ 250.00	2	1.75	2/27/2018	\$ 225,000.00	3484	0.08	296-251-014
Moreno Valley	26331 Casa Encantador Rd	2570	\$ 74.00	4	2.75	2/27/2018	\$ 192,500.00	5227	0.12	486-421-008
Moreno Valley	26282 Clydesdale Ln	2882	\$ 133.00	4	2.5	2/27/2018	\$ 383,500.00	8712	0.2	308-430-002
Moreno Valley	26055 Jodi Ct	1920	\$ 174.00	4	2	2/27/2018	\$ 335,000.00	29620	0.68	474-351-008
Moreno Valley	23017 Montalvo Rd	3012	\$ 157.00	4	3.75	2/27/2018	\$ 475,000.00	13068	0.3	259-451-014



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Moreno Valley	25728 Rancho Lucero Dr	1060	\$ 250.00	2	1.75	2/27/2018	\$ 265,000.00	7405	0.17	486-131-016
Moreno Valley	12260 Sage Grouse Ln	1978	\$ 194.00	3	2	2/27/2018	\$ 385,000.00	20037	0.46	487-182-001
Moreno Valley	25172 Vanessa Ct	1935	\$ 133.00	3	2	2/27/2018	\$ 258,500.00	7405	0.17	484-253-026
Moreno Valley	16359 Abedul St	1329	\$ 184.00	3	2	2/28/2018	\$ 245,000.00	5663	0.13	312-122-003
Moreno Valley	12433 Baltimore Ave	1385	\$ 221.00	3	2.5	2/28/2018	\$ 306,500.00	10454	0.24	487-020-009
Moreno Valley	13102 Brentwood Ln	2331	\$ 158.00	4	2.5	2/28/2018	\$ 370,000.00	6534	0.15	291-521-002
Moreno Valley	15498 Casa Grande St	1611	\$ 192.00	4	1.75	2/28/2018	\$ 310,000.00	9583	0.22	486-136-001
Moreno Valley	24830 Evening Shadow Ct	2098	\$ 126.00	4	2.5	2/28/2018	\$ 265,000.00	12632	0.29	474-562-009
Moreno Valley	12974 Indian St	1136	\$ 215.00	2	1	2/28/2018	\$ 245,000.00	6098	0.14	481-230-034
Moreno Valley	12641 Lemon Tree Rd	2981	\$ 147.00	3	2.75	2/28/2018	\$ 440,000.00	7840	0.18	487-561-013
Moreno Valley	23781 Redbark Dr	2363	\$ 133.00	5	2.5	2/28/2018	\$ 315,000.00	7840	0.18	260-131-004
Moreno Valley	13114 Sunbird Dr	1582	\$ 173.00	3	1.75	2/28/2018	\$ 275,000.00	7405	0.17	296-072-010
Moreno Valley	11470 Tiffany Ln	2998	\$ 181.00	3	2.75	2/28/2018	\$ 545,000.00	63597	1.46	264-110-023
Moreno Valley	12105 Vista De Cerros Dr	2040	\$ 284.00	3	1.75	2/28/2018	\$ 580,000.00	23958	0.55	487-091-009
Moreno Valley	12080 Weller Pl	1367	\$ 226.00	3	2	2/28/2018	\$ 310,000.00	7405	0.17	481-342-009
Moreno Valley	23465 Woodlander Way	1024	\$ 258.00	2	2	2/28/2018	\$ 265,000.00	3484	0.08	264-164-027

Total Sales:	136
Average Sales Price:	\$321,472.12
Average Square Feet:	1800