

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	9054 Limecrest Dr	1677	\$ 239.00	3	2.25	2/1/2018	\$ 402,000.00	9147	0.21	284-211-016
Riverside	845 Mallorca Ct					2/1/2018	\$ 382,000.00			246-270-005
Riverside	17970 Twin Lakes Dr	2163	\$ 193.00	4	2.25	2/1/2018	\$ 417,500.00	108900	2.5	245-260-015
Riverside	6930 Wyndham Hill Dr	5557	\$ 238.00	4	4	2/1/2018	\$ 1,325,000.00	43560	1	241-220-034
Riverside	3246 Arta Pl					2/2/2018	\$ 441,045.00			246-270-011
Riverside	4573 Brandi Ln	2700	\$ 148.00	3	2.5	2/2/2018	\$ 400,000.00	3484	0.08	207-220-018
Riverside	3604 Cortez St	1059	\$ 259.00	2	1	2/2/2018	\$ 274,500.00	6534	0.15	230-042-001
Riverside	3525 Crestmore Rd	900	\$ 268.00	3	1	2/2/2018	\$ 242,000.00	9583	0.22	179-282-038
Riverside	2870 Denton St	1459	\$ 179.00	3	1	2/2/2018	\$ 261,500.00	9583	0.22	219-116-003
Riverside	12029 Dressage Ln	1855	\$ 237.00	4	1.75	2/2/2018	\$ 440,000.00	7405	0.17	135-322-016
Riverside	9309 Equestrian Dr	1850	\$ 107.00	4	2	2/2/2018	\$ 198,000.00	54450	1.25	239-321-001
Riverside	4375 Highland Pl	1109	\$ 240.00	2	1	2/2/2018	\$ 267,000.00	6534	0.15	217-231-009
Riverside	16169 Jacobs Cir	4196	\$ 203.00	4	3	2/2/2018	\$ 855,000.00	56192	1.29	273-172-020
Riverside	5449 Lewis Ave	1480	\$ 212.00	4	1	2/2/2018	\$ 315,000.00	7841	0.18	147-073-017
Riverside	14085 Meadowlands Dr	2010	\$ 218.00	3	2	2/2/2018	\$ 440,000.00	16552	0.38	271-190-077
Riverside	9893 Mission Blvd	806	\$ 320.00	2	1	2/2/2018	\$ 258,000.00	4356	0.1	170-130-034
Riverside	6852 Mission Grove Pkwy N	2305	\$ 223.00	4	2	2/2/2018	\$ 515,000.00	12197	0.28	272-222-023
Riverside	2943 Ronald St	1293	\$ 256.00	3	1.75	2/2/2018	\$ 332,000.00	8276	0.19	235-052-022
Riverside	10005 Shirley St	981	\$ 252.00	3	1.75	2/2/2018	\$ 248,000.00	6534	0.15	234-050-036
Riverside	9140 Village Way	3144	\$ 166.00	4	3	2/2/2018	\$ 525,000.00	10890	0.25	266-492-002
Riverside	3969 Bandini Ave	1131	\$ 287.00	2	2	2/5/2018	\$ 325,000.00	7405	0.17	217-272-038
Riverside	19029 Bergamont Dr	3337	\$ 149.00	3	2.5	2/5/2018	\$ 500,000.00	8276	0.19	266-491-026
Riverside	15436 Colleen Ct	3201	\$ 437.00	4	2.5	2/5/2018	\$ 1,400,000.00	30056	0.69	280-050-059
Riverside	5755 Durango Rd	1491	\$ 201.00	3	1.75	2/5/2018	\$ 300,000.00	12632	0.29	223-241-001
Riverside	8949 Eagle Way	1292	\$ 290.00	4	1.75	2/5/2018	\$ 375,000.00	6534	0.15	155-332-003
Riverside	4242 Edgewood Pl	848	\$ 448.00	2	1	2/5/2018	\$ 380,000.00	8712	0.2	218-192-016
Riverside	1953 Fairmount Blvd	702	\$ 425.00	2	1	2/5/2018	\$ 298,500.00	7405	0.17	207-120-013
Riverside	1962 Fairmount Blvd	778	\$ 372.00	2	1	2/5/2018	\$ 290,013.00	6534	0.15	209-043-003
Riverside	8240 Golden Poppy Rd	3746	\$ 140.00	4	3.25	2/5/2018	\$ 527,000.00	8276	0.19	294-583-013
Riverside	19215 Hillward Ct	1870	\$ 240.00	4	2.5	2/5/2018	\$ 450,000.00	6969	0.16	266-391-028



## Riverside

Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	16925 Lake Knoll Pkwy	2489	\$ 186.00	5	2.75	2/5/2018	\$ 465,000.00	9583	0.22	136-254-008
Riverside	10853 Meadow Crest Ct	1846	\$ 260.00	4	2.75	2/5/2018	\$ 480,000.00	22216	0.51	154-382-019
Riverside	8692 Barnwood Ln	4104	\$ 154.00	5	4	2/6/2018	\$ 635,000.00	12196	0.28	284-370-002
Riverside	3295 Brockton Ave	1173	\$ 305.00	2	1	2/6/2018	\$ 358,000.00	5227	0.12	214-052-008
Riverside	4910 El Molino Ave	1557	\$ 234.00	3	1.5	2/6/2018	\$ 365,000.00	8712	0.2	226-195-001
Riverside	5841 Emery St	1470	\$ 295.00	5	1.75	2/6/2018	\$ 435,000.00	23958	0.55	186-121-007
Riverside	2463 Falling Oak Dr	2481	\$ 199.00	4	2.25	2/6/2018	\$ 495,000.00	10890	0.25	235-313-034
Riverside	11054 Fallwood Dr	1627	\$ 232.00	3	2.5	2/6/2018	\$ 379,000.00	3920	0.09	149-430-014
Riverside	1525 Heather Ln	3722	\$ 218.00	4	2.25	2/6/2018	\$ 815,000.00	168141	3.86	245-040-007
Riverside	4185 Heidi Rd	1242	\$ 273.00	4	1.75	2/6/2018	\$ 340,000.00	6534	0.15	193-282-039
Riverside	8410 Mimosa Tree Ct	1896	\$ 216.00	4	2.75	2/6/2018	\$ 410,000.00	7405	0.17	231-281-041
Riverside	4207 Mission Inn Ave	1047	\$ 312.00	3	1	2/6/2018	\$ 327,500.00	4792	0.11	214-191-012
Riverside	4429 Monroe St	1637	\$ 244.00	3	3	2/6/2018	\$ 400,000.00	11761	0.27	193-103-022
Riverside	1149 Pamplona Dr	3339	\$ 185.00	4	3.5	2/6/2018	\$ 620,000.00	22651	0.52	276-100-048
Riverside	4497 Riverbend Ln	1893	\$ 221.00	4	3	2/6/2018	\$ 420,000.00	7405	0.17	181-273-014
Riverside	2257 Trafalgar Ave	1728	\$ 253.00	3	1.75	2/6/2018	\$ 438,000.00	10454	0.24	243-280-007
Riverside	8373 63Rd St	928	\$ 492.00	2	1	2/7/2018	\$ 457,000.00	91040	2.09	163-190-011
Riverside	6386 Archer St	1120	\$ 303.00	2	0.75	2/7/2018	\$ 340,000.00	15681	0.36	163-080-010
Riverside	11732 Carly Ct	3287	\$ 190.00	3	2.5	2/7/2018	\$ 625,000.00	17859	0.41	136-460-034
Riverside	4876 Charlotte Way	759	\$ 270.00	2	1	2/7/2018	\$ 205,000.00	11761	0.27	218-032-029
Riverside	4908 Cliffside Dr	2125	\$ 209.00	3	1.75	2/7/2018	\$ 445,000.00	8276	0.19	187-103-001
Riverside	8841 Concord Ave	1037	\$ 296.00	3	1.75	2/7/2018	\$ 307,272.00	7841	0.18	191-103-009
Riverside	8878 Continental Dr	1967	\$ 233.00	4	2	2/7/2018	\$ 460,000.00	6534	0.15	233-303-014
Riverside	2850 Dunbar Dr	1734	\$ 209.00	4	2	2/7/2018	\$ 363,000.00	7405	0.17	239-132-006
Riverside	1643 Shelburne Ln	1486	\$ 245.00	2	2	2/7/2018	\$ 365,000.00	3920	0.09	268-172-015
Riverside	3816 Stoddard Ave	843	\$ 278.00	2	1	2/7/2018	\$ 235,000.00	8276	0.19	209-042-013
Riverside	17328 Sun Lake Ter	2089	\$ 218.00	3	2.5	2/7/2018	\$ 456,000.00	3920	0.09	140-281-002
Riverside	4876 Wilton Pl	1016	\$ 248.00	3	2	2/7/2018	\$ 252,500.00	6534	0.15	218-064-003
Riverside	7030 34Th St	768	\$ 406.00	3	1	2/8/2018	\$ 312,500.00	25700	0.59	174-260-012
Riverside	19721 Chinotto Ln	1928	\$ 220.00	4	2.75	2/8/2018	\$ 425,000.00	10018	0.23	266-374-001



# Riverside

## Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	5413 Glenhaven Ave	2879	\$ 145.00	4	4	2/8/2018	\$ 420,000.00	14810	0.34	222-162-002
Riverside	19418 Jennings St	3815	\$ 152.00	5	2.75	2/8/2018	\$ 580,000.00	6970	0.16	284-091-001
Riverside	18285 Lakepointe Dr	4807	\$ 145.00	4	3.5	2/8/2018	\$ 700,000.00	19166	0.44	140-390-001
Riverside	12362 Mimosa Ln	2490	\$ 203.00	5	2.5	2/8/2018	\$ 506,500.00	6969	0.16	270-240-039
Riverside	20685 Odessa Ct	2165	\$ 221.00	3	2.5	2/8/2018	\$ 480,000.00	12632	0.29	294-411-008
Riverside	6118 Orchard Grove Way	1420	\$ 246.00	3	2.5	2/8/2018	\$ 350,000.00	8712	0.2	149-401-017
Riverside	6895 Paladora Ln	1596	\$ 269.00	3	2	2/8/2018	\$ 430,000.00	21780	0.5	174-102-015
Riverside	5129 Victoria Ave	1635	\$ 278.00	3	1.75	2/8/2018	\$ 455,000.00	26571	0.61	223-102-044
Riverside	6066 Alvarado Cir	1676	\$ 247.00	3	2	2/9/2018	\$ 415,000.00	13068	0.3	185-285-006
Riverside	9254 Big Meadow Rd	1872	\$ 251.00	4	2.5	2/9/2018	\$ 470,000.00	20473	0.47	165-270-005
Riverside	12422 Brianwood Dr	3112	\$ 170.00	4	2.5	2/9/2018	\$ 531,000.00	7405	0.17	270-380-025
Riverside	18456 Chickory Dr	2082	\$ 249.00	4	2.75	2/9/2018	\$ 520,000.00	47044	1.08	285-390-012
Riverside	7137 Marguerita Ave	1046	\$ 215.00	3	1	2/9/2018	\$ 225,000.00	21780	0.5	230-320-030
Riverside	2510 Prince Albert Dr	4137	\$ 187.00	4	4.5	2/9/2018	\$ 775,000.00	22216	0.51	221-262-006
Riverside	5332 Sierra St	1589	\$ 144.00	3	1	2/9/2018	\$ 230,000.00	7405	0.17	190-332-004
Riverside	6038 Tarragona Dr	2450	\$ 162.00	3	1.5	2/9/2018	\$ 398,500.00	18295	0.42	175-112-007
Riverside	16151 Valle Vista Way	1898	\$ 229.00	4	2	2/9/2018	\$ 435,000.00	38332	0.88	245-500-016
Riverside	7607 Whitegate Ave	3434	\$ 198.00	4	2.75	2/9/2018	\$ 680,000.00	21780	0.5	242-100-040
Riverside	4290 Angelo St	1458	\$ 219.00	4	1.75	2/13/2018	\$ 320,000.00	6534	0.15	221-143-015
Riverside	6903 Arbor Dr	1636	\$ 234.00	3	1.75	2/13/2018	\$ 383,000.00	10019	0.23	190-301-011
Riverside	3218 Arta Pl					2/13/2018	\$ 390,000.00			246-270-013
Riverside	8358 Campbell Ave	1763	\$ 184.00	4	1.75	2/13/2018	\$ 325,000.00	7405	0.17	151-243-006
Riverside	4600 Dewey Ave	934	\$ 278.00	3	1	2/13/2018	\$ 260,000.00	6534	0.15	226-301-013
Riverside	5280 Dorado Ct	1899	\$ 217.00	3	2.25	2/13/2018	\$ 413,000.00	8712	0.2	182-391-022
Riverside	6560 Dorinda Dr	1161	\$ 241.00	3	1.75	2/13/2018	\$ 280,500.00	6534	0.15	155-161-031
Riverside	5358 El Molino Ave	1522	\$ 212.00	3	1.75	2/13/2018	\$ 323,000.00	6970	0.16	190-340-008
Riverside	4670 Emerson St	1904	\$ 240.00	3	2.5	2/13/2018	\$ 457,000.00	8712	0.2	226-331-003
Riverside	5270 Ensley Ct	1619	\$ 243.00	4	1.75	2/13/2018	\$ 395,000.00	11326	0.26	141-060-059
Riverside	8120 Haven View Dr	1669	\$ 212.00	3	1.75	2/13/2018	\$ 355,000.00	4791	0.11	163-312-006
Riverside	7360 Hyannis Ct	1680	\$ 231.00	4	2.5	2/13/2018	\$ 389,000.00			272-254-023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	2666 Jessica Rd	1490	\$ 285.00	3	1.75	2/13/2018	\$ 425,000.00	13939	0.32	235-150-043
Riverside	7345 Lydia Ave	1026	\$ 277.00	3	1.5	2/13/2018	\$ 285,000.00	7841	0.18	237-073-015
Riverside	6304 Manzanita Way	1903	\$ 204.00	3	2.5	2/13/2018	\$ 390,000.00	2613	0.06	226-360-029
Riverside	4676 Orange Vista Way	896	\$ 325.00	2	1	2/13/2018	\$ 292,000.00	10019	0.23	226-252-003
Riverside	7008 Pasadena Pl	1588	\$ 234.00	4	1.75	2/13/2018	\$ 373,000.00	5227	0.12	155-371-012
Riverside	2817 Priscilla St	1604	\$ 211.00	3	1.75	2/13/2018	\$ 340,000.00	7841	0.18	235-122-021
Riverside	11477 Queensborough St	1344	\$ 271.00	2	2.25	2/13/2018	\$ 365,000.00	3920	0.09	132-242-010
Riverside	6447 Rhonda Rd	1141	\$ 252.00	3	1.75	2/13/2018	\$ 288,000.00	6970	0.16	190-201-003
Riverside	6070 Riverside Ave	1133	\$ 317.00	3	2	2/13/2018	\$ 360,000.00	6969	0.16	225-091-003
Riverside	3897 Stratton Dr	1595	\$ 236.00	3	1.75	2/13/2018	\$ 377,000.00	7405	0.17	142-413-006
Riverside	17305 Sunrise Ridge Dr	3387	\$ 180.00	5	2.5	2/13/2018	\$ 610,000.00	13068	0.3	270-290-015
Riverside	5291 Babb Ave	1440	\$ 218.00	3	1.5	2/14/2018	\$ 315,000.00	7841	0.18	147-123-003
Riverside	3625 Bandini Ave	1920	\$ 268.00	3	1.75	2/14/2018	\$ 515,000.00	6098	0.14	217-285-016
Riverside	3965 Beechwood Pl	1841	\$ 255.00	4	1.75	2/14/2018	\$ 470,000.00	10890	0.25	217-242-030
Riverside	10515 Cypress Ave	1032	\$ 300.00	3	2	2/14/2018	\$ 310,000.00	54885	1.26	150-081-003
Riverside	11120 Gramercy Pl	1235	\$ 242.00	3	1	2/14/2018	\$ 300,000.00	16117	0.37	146-045-004
Riverside	12534 Harlow Ave	1488	\$ 260.00	4	1.75	2/14/2018	\$ 388,000.00	9148	0.21	135-182-004
Riverside	15876 Laurel Branch Ct	4807	\$ 168.00	5	4.25	2/14/2018	\$ 810,000.00	18730	0.43	135-520-008
Riverside	4877 Mitchell Ave	1760	\$ 271.00	3	1.75	2/14/2018	\$ 478,000.00	23522	0.54	147-150-029
Riverside	17350 Owl Tree Rd	2268	\$ 244.00	4	2.5	2/14/2018	\$ 555,000.00	67953	1.56	285-380-027
Riverside	431 Trabert Cir	1242	\$ 301.00	3	2	2/14/2018	\$ 375,000.00	20037	0.46	255-360-014
Riverside	1124 Villa St	1224	\$ 759.00	2	1.75	2/14/2018	\$ 930,000.00	20037	0.46	247-106-002
Riverside	2461 Bunche Pl	826	\$ 314.00	2	1	2/15/2018	\$ 260,000.00	6970	0.16	221-092-017
Riverside	11214 Clara Ct	1209	\$ 322.00	3	2	2/15/2018	\$ 390,000.00	8712	0.2	149-382-020
Riverside	5944 Felspar St	936	\$ 373.00	2	1	2/15/2018	\$ 350,000.00	7841	0.18	165-111-004
Riverside	1217 Fetlock Way	3110	\$ 208.00	4	3	2/15/2018	\$ 649,000.00	47916	1.1	268-231-001
Riverside	4001 Landau Ct	1668	\$ 208.00	3	2.5	2/15/2018	\$ 348,000.00	3484	0.08	207-160-072
Riverside	270 Main St	3227	\$ 202.00	4	2.75	2/15/2018	\$ 655,000.00	34412	0.79	255-150-015
Riverside	1850 Milton St	748	\$ 374.00	2	1	2/15/2018	\$ 280,000.00	6969	0.16	210-060-052
Riverside	6160 Pachappa Dr	1828	\$ 181.00	3	1.75	2/15/2018	\$ 331,500.00	11761	0.27	223-040-001



## Riverside

Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4256 Quail Rd	1600	\$ 209.00	4	1.75	2/15/2018	\$ 335,000.00	19166	0.44	258-171-018
Riverside	4176 Rees St	1224	\$ 302.00	2	1.75	2/15/2018	\$ 370,000.00	6970	0.16	227-111-006
Riverside	15710 Streamview Ct	3198	\$ 177.00	5	3	2/15/2018	\$ 567,500.00	40510	0.93	273-561-005
Riverside	5320 Via San Jacinto	2832	\$ 217.00	4	2.25	2/15/2018	\$ 615,000.00	14810	0.34	254-281-010
Riverside	5844 Wohlstetter St	2039	\$ 192.00	4	2.5	2/15/2018	\$ 392,500.00	10454	0.24	151-123-012
Riverside	16092 Blue Mountain Ct	4094	\$ 150.00	4	3.5	2/16/2018	\$ 615,000.00	12196	0.28	135-491-017
Riverside	12603 Bougainvillea Way	3464	\$ 124.00	5	3.5	2/16/2018	\$ 430,000.00	10018	0.23	270-230-007
Riverside	17830 Cedarwood Dr	2230	\$ 208.00	4	2	2/16/2018	\$ 465,000.00	6969	0.16	270-240-006
Riverside	5081 Central Ave	2021	\$ 185.00	3	2	2/16/2018	\$ 375,000.00	81892	1.88	226-100-002
Riverside	5161 Challen Ave	1234	\$ 252.00	4	1.75	2/16/2018	\$ 311,000.00	7841	0.18	151-321-006
Riverside	3560 Donald Ave	1084	\$ 295.00	3	1	2/16/2018	\$ 320,000.00	7405	0.17	233-081-003
Riverside	11247 Heathcliff Dr	1209	\$ 314.00	3	2	2/16/2018	\$ 380,000.00	10018	0.23	149-382-010
Riverside	12378 Jacaranda Way	2700	\$ 184.00	6	3	2/16/2018	\$ 499,000.00	7405	0.17	270-210-033
Riverside	3186 Knoll Way	1685	\$ 204.00	3	1.75	2/16/2018	\$ 345,000.00	9583	0.22	206-142-022
Riverside	7359 Lenox Ave	1668	\$ 251.00	4	1.75	2/16/2018	\$ 420,000.00	13068	0.3	237-201-001
Riverside	1767 Mathews St	1030	\$ 108.00	2	1.75	2/16/2018	\$ 112,000.00	10019	0.23	210-071-024
Riverside	2929 Sandberg St	1570	\$ 262.00	3	1.75	2/16/2018	\$ 412,000.00	8276	0.19	235-252-009
Riverside	1648 Southport Dr	2855	\$ 241.00	4	3	2/16/2018	\$ 690,000.00	21780	0.5	242-100-017
Riverside	4530 Watkins Dr	1756	\$ 119.00	3	2	2/16/2018	\$ 210,000.00	27443	0.63	253-372-004
Riverside	17261 Woodentree Ln	2929	\$ 165.00	4	2.5	2/16/2018	\$ 485,000.00	9147	0.21	270-380-014
Riverside	2407 Armstrong Rd	1656	\$ 172.00	3	1.5	2/20/2018	\$ 285,000.00	7405	0.17	174-083-004
Riverside	16131 Constable Rd	4021	\$ 168.00	4	3.5	2/20/2018	\$ 677,000.00	69696	1.6	273-440-064
Riverside	16661 Edge Gate Dr	4262	\$ 190.00	4	4.25	2/20/2018	\$ 810,000.00	64468	1.48	273-600-003
Riverside	18371 Gentian Ave	1586	\$ 293.00	3	2	2/20/2018	\$ 465,000.00	51400	1.18	280-060-016
Riverside	18635 Glass Mountain Dr	3575	\$ 174.00	4	4	2/20/2018	\$ 625,000.00	44431	1.02	285-420-003
Riverside	7911 Linares Ave	1465	\$ 262.00	3	2.5	2/20/2018	\$ 385,000.00	5227	0.12	163-361-012
Riverside	12368 Mesa Grove Dr	3198	\$ 159.00	4	2.75	2/20/2018	\$ 510,000.00	8276	0.19	270-360-029
Riverside	3491 Mono Dr	1274	\$ 282.00	3	1.75	2/20/2018	\$ 360,000.00	8276	0.19	225-171-007
Riverside	6867 Morningside Ave	1134	\$ 308.00	3	1.75	2/20/2018	\$ 350,000.00	7840	0.18	190-281-026
Riverside	2542 Prospect Ave	910	\$ 236.00	2	1	2/20/2018	\$ 215,000.00	6534	0.15	221-183-013



# Riverside

## Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	17432 Sun Lake Ter	2089	\$ 208.00	3	2.5	2/20/2018	\$ 435,000.00	3920	0.09	140-271-001
Riverside	20001 Sweetbay Rd	1840	\$ 241.00	4	2.75	2/20/2018	\$ 445,000.00	7841	0.18	294-252-013
Riverside	3003 Vintage Pl	970	\$ 335.00	2	2	2/20/2018	\$ 325,000.00	8276	0.19	173-191-001
Riverside	3039 Campania Ter	2567	\$ 208.00	4	2.5	2/21/2018	\$ 535,000.00	8276	0.19	138-480-026
Riverside	12650 Canyonwind Rd	4112	\$ 169.00	5	3.5	2/21/2018	\$ 697,500.00	39639	0.91	269-361-006
Riverside	245 Commercial Ave	824	\$ 236.00	3	1	2/21/2018	\$ 195,000.00	4356	0.1	247-053-012
Riverside	8033 David Way	1177	\$ 594.00	3	2	2/21/2018	\$ 700,000.00	5227	0.12	163-393-004
Riverside	4258 Friesian Ln	2118	\$ 207.00	4	3	2/21/2018	\$ 440,000.00	7840	0.18	169-172-007
Riverside	4531 Granada Ave	1353	\$ 272.00	2	1.5	2/21/2018	\$ 369,000.00	10019	0.23	226-222-020
Riverside	7571 Lakeside Dr	2048	\$ 234.00	4	2	2/21/2018	\$ 480,000.00	20473	0.47	183-282-003
Riverside	5414 Macintosh Dr	1656	\$ 241.00	4	2.5	2/21/2018	\$ 400,000.00	9148	0.21	256-431-013
Riverside	870 Mallorca Ct					2/21/2018	\$ 413,000.00			246-270-010
Riverside	4565 Montgomery St	1120	\$ 272.00	3	1.5	2/21/2018	\$ 305,000.00	4792	0.11	145-063-003
Riverside	6698 Mountain High Dr	2211	\$ 229.00	4	1.75	2/21/2018	\$ 507,000.00	23522	0.54	154-051-011
Riverside	4243 Sedgwick Ave	1498	\$ 230.00	3	1.75	2/21/2018	\$ 345,000.00	6969	0.16	221-083-026
Riverside	3851 Strong St	576	\$ 375.00	1	1	2/21/2018	\$ 216,000.00	9147	0.21	206-203-017
Riverside	16069 Canyon Ridge Rd	2207	\$ 215.00	3	2	2/22/2018	\$ 475,500.00	19602	0.45	271-030-031
Riverside	10991 Cedarhurst Way	1767	\$ 464.00	3	2.5	2/22/2018	\$ 820,000.00	3049	0.07	138-450-029
Riverside	4593 Central Ave	962	\$ 696.00	2	1	2/22/2018	\$ 670,000.00	6970	0.16	226-291-035
Riverside	8347 Clover Creek Rd	2414	\$ 402.00	3	2	2/22/2018	\$ 972,000.00	9583	0.22	294-590-004
Riverside	4840 Harwood Ct	1992	\$ 258.00	4	1.75	2/22/2018	\$ 515,000.00	21344	0.49	166-442-002
Riverside	8515 Mcalpine Ln	3111	\$ 15.00	4	3	2/22/2018	\$ 49,000.00	10018	0.23	284-282-011
Riverside	7145 Mission Grove Pkwy	2037	\$ 234.00	4	2	2/22/2018	\$ 477,000.00	8712	0.2	272-082-006
Riverside	11256 Norwood Ave	1454	\$ 469.00	3	2	2/22/2018	\$ 682,000.00	7405	0.17	146-131-004
Riverside	3291 Rubian Ln	1706	\$ 211.00	3	2.5	2/22/2018	\$ 360,000.00	2613	0.06	233-340-035
Riverside	9087 Savoy St	1404	\$ 245.00	3	1.75	2/22/2018	\$ 345,000.00	6970	0.16	193-021-016
Riverside	3645 Strong St	967	\$ 284.00	3	1	2/22/2018	\$ 275,000.00	10890	0.25	206-192-005
Riverside	4732 Suncrest Dr	1890	\$ 185.00	4	1.5	2/22/2018	\$ 350,000.00	8276	0.19	186-092-010
Riverside	6876 Sunsight Way	2600	\$ 182.00	5	2.75	2/22/2018	\$ 475,000.00			174-442-002
Riverside	16605 Suttles Dr	2752	\$ 230.00	4	2.75	2/22/2018	\$ 635,000.00	48787	1.12	273-160-096



## Riverside

Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	19818 Allenhurst St	2580	\$ 188.00	3	2.5	2/23/2018	\$ 487,000.00	7405	0.17	284-283-001
Riverside	5469 Bushnell Ave	3226	\$ 164.00	5	3.25	2/23/2018	\$ 530,000.00	26571	0.61	149-350-032
Riverside	4569 Central Ave	1121	\$ 267.00	2	1	2/23/2018	\$ 300,000.00	6970	0.16	226-291-032
Riverside	3027 Floravista Ct	1335	\$ 303.00	3	1.75	2/23/2018	\$ 405,000.00	6970	0.16	234-184-023
Riverside	3065 Gertrude St	1588	\$ 240.00	3	1	2/23/2018	\$ 382,500.00	6534	0.15	235-071-033
Riverside	7175 Golden Vale Dr	5450	\$ 225.00	4	3.25	2/23/2018	\$ 1,230,000.00	52272	1.2	268-233-001
Riverside	1350 Halifax Dr	2292	\$ 250.00	4	2.75	2/23/2018	\$ 575,000.00	12632	0.29	252-151-033
Riverside	4651 Jarvis St	1120	\$ 350.00	3	1.75	2/23/2018	\$ 392,000.00	6534	0.15	218-154-020
Riverside	3501 Mount Rubidoux Dr	3720	\$ 262.00	4	3.5	2/23/2018	\$ 975,000.00			207-033-011
Riverside	10137 Nemaha Cir	1539	\$ 263.00	3	1.75	2/23/2018	\$ 405,000.00	13939	0.32	234-303-007
Riverside	5416 Peacock Ln	1920	\$ 235.00	4	1.75	2/23/2018	\$ 452,500.00	10454	0.24	168-144-001
Riverside	16980 Satsuma Ave	3823	\$ 157.00	5	2.5	2/23/2018	\$ 603,000.00			269-531-020
Riverside	5982 Via Loma	2896	\$ 253.00	3	3	2/23/2018	\$ 734,000.00	42253	0.97	252-300-014
Riverside	8335 Vienna Way	2621	\$ 178.00	3	2.5	2/23/2018	\$ 468,000.00	6969	0.16	294-501-043
Riverside	7852 Corte Castillo	2748	\$ 173.00	3	2.5	2/26/2018	\$ 478,000.00	6534	0.15	183-440-059
Riverside	3781 Erin Ct	1335	\$ 247.00	4	2.5	2/26/2018	\$ 330,000.00	8276	0.19	206-211-033
Riverside	3008 Floral Ave	1224	\$ 285.00	2	1	2/26/2018	\$ 349,000.00	8276	0.19	258-044-015
Riverside	3280 Gibraltar Dr	2008	\$ 210.00	3	2	2/26/2018	\$ 422,000.00	10019	0.23	223-040-008
Riverside	10717 Kearsarge Pl	1000	\$ 195.00	3	1.75	2/26/2018	\$ 195,000.00	6970	0.16	138-371-011
Riverside	1666 Mathews St	2032	\$ 168.00	4	3	2/26/2018	\$ 342,000.00	9148	0.21	210-072-013
Riverside	9083 Paddington Dr	1240	\$ 228.00	3	1.75	2/26/2018	\$ 283,000.00	1742	0.04	233-214-001
Riverside	4312 Ridgewood Dr	1414	\$ 229.00	3	1.75	2/26/2018	\$ 325,000.00	6970	0.16	182-131-001
Riverside	5420 Sierra Vista Ave	1396	\$ 279.00	3	1.75	2/26/2018	\$ 390,000.00	8712	0.2	168-142-001
Riverside	17631 Streamside Ln	1937	\$ 224.00	4	2.5	2/26/2018	\$ 435,000.00	4792	0.11	140-150-041
Riverside	4129 University Ave	2212	\$ 189.00	3	2	2/26/2018	\$ 420,000.00	6098	0.14	214-242-010
Riverside	777 Arliss St	936	\$ 308.00	3	1.5	2/27/2018	\$ 289,000.00	8276	0.19	255-022-022
Riverside	16580 Bonanza Dr	3196	\$ 166.00	5	1.75	2/27/2018	\$ 531,000.00	49222	1.13	273-160-043
Riverside	2408 Central Ave	1675	\$ 208.00	3	1.75	2/27/2018	\$ 349,000.00	13068	0.3	222-181-005
Riverside	11574 Doverwood Dr	2373	\$ 142.00	3	1	2/27/2018	\$ 338,000.00	10018	0.23	141-152-003
Riverside	3243 Durham Dr	1420	\$ 274.00	3	1.75	2/27/2018	\$ 390,000.00	9583	0.22	132-123-009





## Riverside

Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	5601 Greens Dr	1152	\$ 397.00	4	2.75	2/27/2018	\$ 458,000.00	10019	0.23	166-402-006
Riverside	5061 Jones Ave	1112	\$ 240.00	3	1	2/27/2018	\$ 267,000.00	6534	0.15	147-213-009
Riverside	855 Mallorca Ct					2/27/2018	\$ 425,500.00			246-270-006
Riverside	5767 Marabe Way					2/27/2018	\$ 930,000.00	2613	0.06	149-440-071
Riverside	6046 Maverick Ln	1391	\$ 251.00	4	1.75	2/27/2018	\$ 350,000.00	20038	0.46	186-111-012
Riverside	4624 Orange Vista Way	908	\$ 253.00	1	1	2/27/2018	\$ 230,000.00	6534	0.15	226-252-011
Riverside	9540 Primrose Dr	1114	\$ 241.00	3	1	2/27/2018	\$ 268,500.00	7841	0.18	234-150-001
Riverside	1427 Ransom Rd	2007	\$ 282.00	2	1.75	2/27/2018	\$ 567,000.00	13068	0.3	252-141-004
Riverside	17068 Spring Canyon Pl	2603	\$ 202.00	3	2.5	2/27/2018	\$ 527,500.00	8712	0.2	135-571-004
Riverside	11115 Violet Ct	3130	\$ 300.00	4	3	2/27/2018	\$ 940,000.00	8276	0.19	136-450-028
Riverside	3001 Watermount St	1586	\$ 204.00	3	2.5	2/27/2018	\$ 325,000.00	3049	0.07	209-260-012
Riverside	8067 Wendover Dr	1875	\$ 209.00	4	2.75	2/27/2018	\$ 392,000.00	6534	0.15	163-341-020
Riverside	9830 50Th St	1062	\$ 329.00	3	1	2/28/2018	\$ 350,000.00	14374	0.33	167-032-003
Riverside	8610 Argus Ct	1254	\$ 303.00	3	1.75	2/28/2018	\$ 380,000.00	9583	0.22	193-303-030
Riverside	3232 Arta Pl					2/28/2018	\$ 421,500.00			246-270-012
Riverside	4349 Beverly Ct	1335	\$ 243.00	3	1.75	2/28/2018	\$ 325,000.00	6970	0.16	218-210-024
Riverside	7909 Bolton Ave	1737	\$ 241.00	3	1.75	2/28/2018	\$ 420,000.00	30928	0.71	145-310-003
Riverside	5403 Canmore Ct	2995	\$ 173.00	4	3	2/28/2018	\$ 520,000.00	8276	0.19	256-361-006
Riverside	10822 Cleveland Ave	3159	\$ 173.00	5	3	2/28/2018	\$ 549,000.00	23087	0.53	136-322-012
Riverside	20501 Crooked Branch St	3518	\$ 153.00	5	3	2/28/2018	\$ 540,000.00	7405	0.17	255-410-018
Riverside	11262 Cypress Ave	1174	\$ 302.00	3	2	2/28/2018	\$ 355,000.00	7405	0.17	149-121-002
Riverside	9482 Derby Dr	1433	\$ 278.00	3	1.75	2/28/2018	\$ 398,500.00	31363	0.72	167-321-003
Riverside	7924 Devon Ct	3257	\$ 1.00	4	2.5	2/28/2018	\$ 5,550.00	9147	0.21	276-282-019
Riverside	2597 Dorchester Dr	1452	\$ 334.00	3	1.5	2/28/2018	\$ 485,000.00	12632	0.29	223-131-008
Riverside	3779 Farnham Pl	1212	\$ 268.00	2	1	2/28/2018	\$ 325,000.00	8276	0.19	233-021-004
Riverside	3829 Golden Ave	1306	\$ 229.00	3	2	2/28/2018	\$ 300,000.00	5662	0.13	142-232-001
Riverside	5676 Grand Ave	1628	\$ 261.00	3	1.75	2/28/2018	\$ 425,000.00	6970	0.16	218-032-004
Riverside	318 Heron Ln	1344	\$ 282.00	3	2	2/28/2018	\$ 380,000.00	21780	0.5	255-330-008
Riverside	9139 Jeffrey Pl	778	\$ 276.00	2	1	2/28/2018	\$ 215,000.00	7841	0.18	169-022-042
Riverside	3299 Lime St	2392	\$ 196.00	4	2.5	2/28/2018	\$ 469,000.00			213-091-006





## Riverside

Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	865 Mallorca Ct					2/28/2018	\$ 468,000.00			246-270-007
Riverside	4021 Oakwood Pl	1476	\$ 271.00	3	1.5	2/28/2018	\$ 400,000.00	7405	0.17	218-231-017
Riverside	5890 Palencia Dr	1941	\$ 216.00	3	2.5	2/28/2018	\$ 420,000.00	10454	0.24	166-282-006
Riverside	16463 Rancho Escondido Dr	2608	\$ 182.00	4	1.75	2/28/2018	\$ 475,000.00	21344	0.49	245-312-008
Riverside	1525 Ransom Rd	2178	\$ 243.00	3	2.5	2/28/2018	\$ 530,000.00	16553	0.38	252-113-006
Riverside	19679 Rotterdam St	3624	\$ 158.00	5	2.5	2/28/2018	\$ 573,000.00	8276	0.19	284-113-014
Riverside	6132 Rustic Ln	1144	\$ 284.00	3	1.75	2/28/2018	\$ 325,000.00	8712	0.2	182-152-008
Riverside	7937 Shadow Trails Ln	2061	\$ 188.00	4	2.5	2/28/2018	\$ 387,500.00	4791	0.11	166-640-019
Riverside	7896 Sherry Ln	2044	\$ 229.00	4	2.5	2/28/2018	\$ 470,000.00	29185	0.67	171-220-011
Riverside	8758 Snowmass Peak Way	2834	\$ 190.00	4	2.5	2/28/2018	\$ 540,000.00	6969	0.16	284-230-014
Riverside	205 Stephens Ave	840	\$ 404.00	2	1	2/28/2018	\$ 340,000.00	10454	0.24	246-122-033
Riverside	16180 Stone Ridge Dr	2041	\$ 287.00	4	1.75	2/28/2018	\$ 587,000.00	52272	1.2	273-391-006
Riverside	12015 E Sun Canyon St	2022	\$ 161.00	4	3	2/28/2018	\$ 326,000.00	6534	0.15	135-460-076
Riverside	8606 Trey Ave	1115	\$ 291.00	2	1	2/28/2018	\$ 325,000.00	11326	0.26	151-122-016
Riverside	2794 Virgo Cir	1304	\$ 300.00	4	1.75	2/28/2018	\$ 392,500.00	7840	0.18	138-421-019

<b>Total Sales:</b>	255
<b>Average Sales Price:</b>	\$437,521.10
<b>Average Square Feet:</b>	1939