

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|---------------|--------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Moreno Valley | 26190 Calle Alto | 2570 | \$ 14.00 | 4 | 2.75 | 4/2/2018 | \$ 36,000.00 | 5227 | 0.12 | 486-413-010 |
| Moreno Valley | 11944 Fouch Ln | 1287 | \$ 213.00 | 3 | 2 | 4/2/2018 | \$ 275,000.00 | 10890 | 0.25 | 475-300-031 |
| Moreno Valley | 23378 Harland Dr | 1438 | \$ 231.00 | 3 | 2 | 4/2/2018 | \$ 333,000.00 | 8276 | 0.19 | 264-254-013 |
| Moreno Valley | 13128 Kochi Dr | 1624 | \$ 187.00 | 3 | 1.75 | 4/2/2018 | \$ 305,000.00 | 7840 | 0.18 | 296-033-001 |
| Moreno Valley | 24383 Old Country Rd | 1878 | \$ 191.00 | 3 | 2.5 | 4/2/2018 | \$ 360,000.00 | 7405 | 0.17 | 474-434-002 |
| Moreno Valley | 26682 Quartz Rd | 2895 | \$ 127.00 | 3 | 3 | 4/2/2018 | \$ 368,000.00 | 9147 | 0.21 | 487-482-006 |
| Moreno Valley | 15834 Sulphur Springs Rd | 3755 | \$ 110.00 | 5 | 3 | 4/2/2018 | \$ 415,000.00 | 10018 | 0.23 | 308-620-022 |
| Moreno Valley | 12540 Andretti St | 1588 | \$ 205.00 | 3 | 2 | 4/3/2018 | \$ 326,000.00 | 7840 | 0.18 | 292-023-009 |
| Moreno Valley | 13836 Calada Dr | 1949 | \$ 179.00 | 4 | 2 | 4/3/2018 | \$ 349,000.00 | 7405 | 0.17 | 482-533-010 |
| Moreno Valley | 24182 Chippewa Trl | 1552 | \$ 199.00 | 4 | 2 | 4/3/2018 | \$ 310,000.00 | 8712 | 0.2 | 475-331-009 |
| Moreno Valley | 25540 Delphinium Ave | 1422 | \$ 221.00 | 3 | 1.75 | 4/3/2018 | \$ 315,000.00 | 7405 | 0.17 | 484-191-005 |
| Moreno Valley | 26026 Eliot Ave | 1643 | \$ 197.00 | 3 | 2.5 | 4/3/2018 | \$ 325,000.00 | 7405 | 0.17 | 487-030-017 |
| Moreno Valley | 24510 Freeport Dr | 1705 | \$ 202.00 | 4 | 3 | 4/3/2018 | \$ 345,000.00 | 7405 | 0.17 | 316-121-002 |
| Moreno Valley | 12706 Gorham St | 1498 | \$ 216.00 | 3 | 2 | 4/3/2018 | \$ 325,000.00 | 7405 | 0.17 | 292-113-015 |
| Moreno Valley | 15706 Jalandie Ln | 1381 | \$ 217.00 | 3 | 2.25 | 4/3/2018 | \$ 300,000.00 | 6098 | 0.14 | 485-191-018 |
| Moreno Valley | 26446 Old Anvil Ln | 1994 | \$ 170.00 | 4 | 3 | 4/3/2018 | \$ 340,000.00 | 10018 | 0.23 | 308-362-038 |
| Moreno Valley | 11588 Ridgecrest Ln | 1483 | \$ 188.00 | 3 | 1.75 | 4/3/2018 | \$ 280,000.00 | 7405 | 0.17 | 475-171-021 |
| Moreno Valley | 15615 Sage Ct | 1548 | \$ 200.00 | 2 | 2 | 4/3/2018 | \$ 310,000.00 | 4791 | 0.11 | 308-364-003 |
| Moreno Valley | 14835 Cadiz Ct | 2912 | \$ 139.00 | 3 | 2.5 | 4/4/2018 | \$ 406,000.00 | 8276 | 0.19 | 304-441-011 |
| Moreno Valley | 24618 Dunlavy Ct | 2516 | \$ 13.00 | 3 | 2.75 | 4/4/2018 | \$ 33,863.00 | 9583 | 0.22 | 475-361-010 |
| Moreno Valley | 25292 Yolanda Ave | 1439 | \$ 161.00 | 4 | 1.75 | 4/4/2018 | \$ 233,000.00 | 7405 | 0.17 | 486-103-019 |
| Moreno Valley | 25107 Alta Vista Dr | 3195 | \$ 143.00 | 5 | 2.75 | 4/5/2018 | \$ 460,000.00 | 17860 | 0.41 | 474-702-005 |
| Moreno Valley | 22839 Cattail Ln | 1699 | \$ 216.00 | 4 | 2.5 | 4/5/2018 | \$ 367,500.00 | 7405 | 0.17 | 264-342-006 |
| Moreno Valley | 24381 Janet Kay Dr | 1080 | \$ 273.00 | 3 | 1.75 | 4/5/2018 | \$ 295,000.00 | 4792 | 0.11 | 482-304-034 |
| Moreno Valley | 11608 Ridgecrest Ln | 1836 | \$ 168.00 | 4 | 1.75 | 4/5/2018 | \$ 309,000.00 | 10890 | 0.25 | 475-171-019 |
| Moreno Valley | 11041 Saddle Ridge Rd | 2514 | \$ 186.00 | 4 | 3 | 4/5/2018 | \$ 470,000.00 | 23086 | 0.53 | 264-052-009 |
| Moreno Valley | 22538 Temco St | 1594 | \$ 208.00 | 4 | 1.75 | 4/5/2018 | \$ 333,000.00 | 14810 | 0.34 | 291-211-041 |
| Moreno Valley | 11944 Venetian Dr | 1924 | \$ 195.00 | 3 | 3.25 | 4/5/2018 | \$ 376,000.00 | 8276 | 0.19 | 474-644-007 |
| Moreno Valley | 24645 Wisteria Ln | 1472 | \$ 186.00 | 3 | 2.25 | 4/5/2018 | \$ 275,000.00 | 7405 | 0.17 | 474-532-002 |
| Moreno Valley | 29017 Alicante Ave | 2026 | \$ 175.00 | 2 | 2 | 4/6/2018 | \$ 355,000.00 | 11325 | 0.26 | 304-432-002 |



Moreno Valley

Sales Comparables - April 2018

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|---------------|--------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Moreno Valley | 13641 Balsawood Ln | 3283 | \$ 121.00 | 4 | 3.5 | 4/6/2018 | \$ 400,000.00 | 7405 | 0.17 | 487-510-001 |
| Moreno Valley | 26470 Bay Ave | 2895 | \$ 113.00 | 3 | 3 | 4/6/2018 | \$ 329,000.00 | 7405 | 0.17 | 487-500-003 |
| Moreno Valley | 25562 Callita St | 2276 | \$ 156.00 | 4 | 2.75 | 4/6/2018 | \$ 357,000.00 | 5227 | 0.12 | 312-050-034 |
| Moreno Valley | 14902 Curry St | 996 | \$ 266.00 | 2 | 1 | 4/6/2018 | \$ 265,000.00 | 6969 | 0.16 | 484-321-041 |
| Moreno Valley | 24467 Electra Ct | 1883 | \$ 178.00 | 3 | 2.25 | 4/6/2018 | \$ 337,000.00 | 6098 | 0.14 | 485-181-024 |
| Moreno Valley | 24921 Fir Ave | 720 | \$ 340.00 | 2 | 1 | 4/6/2018 | \$ 245,000.00 | 19602 | 0.45 | 481-200-043 |
| Moreno Valley | 25902 Fir Ave | 2168 | \$ 152.00 | 4 | 2.5 | 4/6/2018 | \$ 330,000.00 | 7840 | 0.18 | 479-411-020 |
| Moreno Valley | 24764 Freedom Ct | 1555 | \$ 196.00 | 3 | 1.75 | 4/6/2018 | \$ 305,000.00 | 11325 | 0.26 | 475-050-025 |
| Moreno Valley | 21961 Glen View Dr | 1508 | \$ 245.00 | 4 | 1.75 | 4/6/2018 | \$ 369,500.00 | 15681 | 0.36 | 256-242-015 |
| Moreno Valley | 14733 Muirfield St | 2077 | \$ 168.00 | 3 | 2.5 | 4/6/2018 | \$ 350,000.00 | | | 304-042-023 |
| Moreno Valley | 12655 Mulberry Ln | 1994 | \$ 145.00 | 4 | 2 | 4/6/2018 | \$ 290,000.00 | 7405 | 0.17 | 487-193-008 |
| Moreno Valley | 24199 Radwell Dr | 989 | \$ 257.00 | 3 | 2 | 4/6/2018 | \$ 255,000.00 | 3484 | 0.08 | 482-572-018 |
| Moreno Valley | 13085 Shirebourn Rd | 1299 | \$ 242.00 | 4 | 1.75 | 4/6/2018 | \$ 315,000.00 | 7405 | 0.17 | 479-101-003 |
| Moreno Valley | 15830 Hammett Ct | 2737 | \$ 153.00 | 4 | 3 | 4/9/2018 | \$ 420,000.00 | 6098 | 0.14 | 304-581-014 |
| Moreno Valley | 26477 Primrose Way | 3026 | \$ 132.00 | 4 | 2.75 | 4/9/2018 | \$ 400,000.00 | 7405 | 0.17 | 487-221-011 |
| Moreno Valley | 9331 Reche Vista Dr | 2782 | \$ 233.00 | 4 | 2.75 | 4/9/2018 | \$ 650,000.00 | 101494 | 2.33 | 471-171-036 |
| Moreno Valley | 24151 Sun Valley Rd | 1025 | \$ 258.00 | 3 | 2 | 4/9/2018 | \$ 265,000.00 | 4791 | 0.11 | 482-673-007 |
| Moreno Valley | 10074 Thunderhead | 2586 | \$ 146.00 | 4 | 2.75 | 4/9/2018 | \$ 380,000.00 | 5663 | 0.13 | 260-241-012 |
| Moreno Valley | 25401 White Birch Ln | 1434 | \$ 202.00 | 3 | 2.5 | 4/9/2018 | \$ 290,000.00 | 4791 | 0.11 | 479-473-024 |
| Moreno Valley | 15343 Adobe Way | 2721 | \$ 143.00 | 5 | 2.5 | 4/10/2018 | \$ 390,000.00 | 5662 | 0.13 | 304-360-022 |
| Moreno Valley | 25322 Billie Dr | 1490 | \$ 201.00 | 4 | 2 | 4/10/2018 | \$ 300,000.00 | 7840 | 0.18 | 484-211-016 |
| Moreno Valley | 23876 Blue Ridge Pl | 1862 | \$ 202.00 | 4 | 2.75 | 4/10/2018 | \$ 377,000.00 | 5662 | 0.13 | 260-102-002 |
| Moreno Valley | 24792 Chippendale St | 1512 | \$ 203.00 | 4 | 2 | 4/10/2018 | \$ 307,000.00 | 7405 | 0.17 | 482-582-003 |
| Moreno Valley | 24678 Fay Ave | 1581 | \$ 189.00 | 4 | 2 | 4/10/2018 | \$ 300,000.00 | 7405 | 0.17 | 485-132-025 |
| Moreno Valley | 24495 Filaree Ave | 854 | \$ 283.00 | 2 | 1 | 4/10/2018 | \$ 242,000.00 | 5227 | 0.12 | 485-054-010 |
| Moreno Valley | 10087 Rock HI | 2128 | \$ 176.00 | 4 | 2 | 4/10/2018 | \$ 375,000.00 | 7405 | 0.17 | 260-241-014 |
| Moreno Valley | 10161 Sycamore Canyon Rd | 1479 | \$ 225.00 | 4 | 2.75 | 4/10/2018 | \$ 334,000.00 | 5663 | 0.13 | 260-372-021 |
| Moreno Valley | 13056 Teton Ct | 1581 | \$ 208.00 | 4 | 2.75 | 4/10/2018 | \$ 329,000.00 | 5662 | 0.13 | 487-360-023 |
| Moreno Valley | 15403 Theresa Ave | 854 | \$ 286.00 | 2 | 1 | 4/10/2018 | \$ 245,000.00 | 4791 | 0.11 | 485-171-012 |
| Moreno Valley | 24800 Tranquil Way | 1461 | \$ 222.00 | 4 | 1.75 | 4/10/2018 | \$ 325,000.00 | 24829 | 0.57 | 475-220-075 |

Deemed reliable but not guaranteed

Moreno Valley

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|---------------|--------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Moreno Valley | 11410 Tropic Ct | 1939 | \$ 188.00 | 3 | 1.75 | 4/10/2018 | \$ 365,000.00 | 18731 | 0.43 | 474-291-025 |
| Moreno Valley | 24379 Via Del Sol St | 1542 | \$ 194.00 | 4 | 1.75 | 4/10/2018 | \$ 300,000.00 | 7405 | 0.17 | 482-293-017 |
| Moreno Valley | 22242 Naples Dr | 2117 | \$ 196.00 | 4 | 2.5 | 4/11/2018 | \$ 416,000.00 | 14374 | 0.33 | 264-381-009 |
| Moreno Valley | 14286 Redwing Dr | 1562 | \$ 222.00 | 3 | 2.5 | 4/11/2018 | \$ 347,000.00 | 7840 | 0.18 | 484-094-008 |
| Moreno Valley | 22552 Springdale Dr | 1226 | \$ 254.00 | 3 | 2 | 4/11/2018 | \$ 312,500.00 | 5227 | 0.12 | 260-361-014 |
| Moreno Valley | 15875 Sulphur Springs Rd | 2618 | \$ 151.00 | 4 | 3 | 4/11/2018 | \$ 396,000.00 | 9583 | 0.22 | 308-620-008 |
| Moreno Valley | 25801 Thundercloud Ct | 1622 | \$ 191.00 | 4 | 1.75 | 4/11/2018 | \$ 310,000.00 | 7405 | 0.17 | 484-162-013 |
| Moreno Valley | 22677 Westlake Dr | 2331 | \$ 155.00 | 4 | 2.5 | 4/11/2018 | \$ 363,000.00 | 7841 | 0.18 | 291-523-003 |
| Moreno Valley | 25534 Lurin Ave | 1415 | \$ 226.00 | 3 | 2 | 4/12/2018 | \$ 321,000.00 | 6970 | 0.16 | 312-201-008 |
| Moreno Valley | 25301 Mountain Cliff Dr | 628 | \$ 418.00 | 1 | 1 | 4/12/2018 | \$ 263,000.00 | 43560 | 1 | 474-130-011 |
| Moreno Valley | 12042 Ponce De Leon Dr | 1381 | \$ 170.00 | 3 | 2.5 | 4/12/2018 | \$ 235,000.00 | 8712 | 0.2 | 479-432-026 |
| Moreno Valley | 12918 Cobblestone Ln | 2047 | \$ 171.00 | 4 | 2.5 | 4/13/2018 | \$ 350,500.00 | 4791 | 0.11 | 488-122-002 |
| Moreno Valley | 25609 El Greco Dr | 1749 | \$ 181.00 | 4 | 2.25 | 4/13/2018 | \$ 318,000.00 | 7405 | 0.17 | 484-273-024 |
| Moreno Valley | 13730 Oakley Dr | 3570 | \$ 120.00 | 6 | 3.5 | 4/13/2018 | \$ 430,000.00 | 10018 | 0.23 | 478-352-001 |
| Moreno Valley | 24274 Old Country Rd | 1667 | \$ 212.00 | 3 | 2 | 4/13/2018 | \$ 355,000.00 | 7405 | 0.17 | 474-441-013 |
| Moreno Valley | 26053 Pinzon Ct | 1641 | \$ 210.00 | 3 | 2.5 | 4/13/2018 | \$ 345,000.00 | 8712 | 0.2 | 487-041-011 |
| Moreno Valley | 13734 Red Mahogany Dr | 1434 | \$ 214.00 | 3 | 2.5 | 4/13/2018 | \$ 307,000.00 | 4791 | 0.11 | 479-477-006 |
| Moreno Valley | 26065 Via Xavier | 1929 | \$ 176.00 | 4 | 2.5 | 4/13/2018 | \$ 340,000.00 | 6534 | 0.15 | 308-522-002 |
| Moreno Valley | 12957 Westbury Dr | 978 | \$ 263.00 | 2 | 1.75 | 4/13/2018 | \$ 258,000.00 | 8712 | 0.2 | 479-391-011 |
| Moreno Valley | 26397 Cape Mendocino Ct | 1322 | \$ 227.00 | 3 | 2 | 4/16/2018 | \$ 301,000.00 | 7405 | 0.17 | 487-431-050 |
| Moreno Valley | 25856 Casa Fantastico Dr | 1060 | \$ 240.00 | 2 | 1.75 | 4/16/2018 | \$ 255,000.00 | 7405 | 0.17 | 486-153-022 |
| Moreno Valley | 23081 Fall River Rd | 1320 | \$ 189.00 | 3 | 2 | 4/16/2018 | \$ 250,000.00 | 6098 | 0.14 | 264-302-001 |
| Moreno Valley | 12890 Alona St | 1498 | \$ 212.00 | 3 | 2 | 4/17/2018 | \$ 319,000.00 | 7405 | 0.17 | 292-131-002 |
| Moreno Valley | 25313 Alpha St | 1948 | \$ 197.00 | 4 | 2 | 4/17/2018 | \$ 385,000.00 | 11326 | 0.26 | 474-333-014 |
| Moreno Valley | 14320 Annadale Dr | 2737 | \$ 138.00 | 4 | 2.75 | 4/17/2018 | \$ 380,000.00 | 7405 | 0.17 | 478-322-010 |
| Moreno Valley | 14213 Brandt Dr | 1449 | \$ 210.00 | 3 | 1.75 | 4/17/2018 | \$ 305,000.00 | 9148 | 0.21 | 482-443-011 |
| Moreno Valley | 26301 Camino Largo | 2570 | \$ 31.00 | 4 | 2.75 | 4/17/2018 | \$ 80,000.00 | 5227 | 0.12 | 486-422-015 |
| Moreno Valley | 25985 Fir Ave | 1466 | \$ 211.00 | 4 | 1.75 | 4/17/2018 | \$ 310,000.00 | 6969 | 0.16 | 479-544-002 |
| Moreno Valley | 16468 Heather Glen Rd | 1507 | \$ 202.00 | 3 | 2.5 | 4/17/2018 | \$ 305,000.00 | 5662 | 0.13 | 312-103-015 |
| Moreno Valley | 14210 Kingsway Ct | 1537 | \$ 204.00 | 4 | 1.75 | 4/17/2018 | \$ 315,000.00 | 7841 | 0.18 | 482-462-035 |

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|---------------|--------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Moreno Valley | 25405 Sand Creek Trl | 1854 | \$ 207.00 | 3 | 2.5 | 4/17/2018 | \$ 384,000.00 | 7405 | 0.17 | 479-515-014 |
| Moreno Valley | 26610 Silverado Ct | 1548 | \$ 209.00 | 2 | 2 | 4/17/2018 | \$ 325,000.00 | 5227 | 0.12 | 308-381-005 |
| Moreno Valley | 24729 Singer St | 1372 | \$ 207.00 | 4 | 1.75 | 4/17/2018 | \$ 285,000.00 | 7405 | 0.17 | 481-064-022 |
| Moreno Valley | 14344 Vincente Dr | 1346 | \$ 222.00 | 3 | 2 | 4/17/2018 | \$ 300,000.00 | 6970 | 0.16 | 482-342-016 |
| Moreno Valley | 13137 Adeline Ave | 952 | \$ 233.00 | 2 | 1 | 4/18/2018 | \$ 221,900.00 | 7405 | 0.17 | 296-033-017 |
| Moreno Valley | 13312 Birchwood Dr | 1996 | \$ 117.00 | 4 | 1.5 | 4/18/2018 | \$ 235,000.00 | 8276 | 0.19 | 479-132-006 |
| Moreno Valley | 16686 Century St | 2737 | \$ 137.00 | 3 | 2.5 | 4/18/2018 | \$ 375,000.00 | 7840 | 0.18 | 312-300-032 |
| Moreno Valley | 24477 Chippewa Trl | 1118 | \$ 259.00 | 3 | 1.75 | 4/18/2018 | \$ 290,000.00 | 10019 | 0.23 | 475-032-005 |
| Moreno Valley | 21350 Douglasis Ct | 1245 | \$ 248.00 | 3 | 2 | 4/18/2018 | \$ 309,000.00 | 6534 | 0.15 | 256-213-011 |
| Moreno Valley | 25177 Filaree Ave | 1123 | \$ 248.00 | 3 | 1.75 | 4/18/2018 | \$ 279,000.00 | 7405 | 0.17 | 486-082-010 |
| Moreno Valley | 13112 Kiowa Dr | 1544 | \$ 193.00 | 3 | 2.5 | 4/18/2018 | \$ 299,000.00 | 3920 | 0.09 | 291-382-019 |
| Moreno Valley | 13214 Sunbird Dr | 1925 | \$ 163.00 | 4 | 2 | 4/18/2018 | \$ 314,000.00 | 7405 | 0.17 | 296-083-009 |
| Moreno Valley | 15371 Avenida Fiesta | 2021 | \$ 178.00 | 4 | 2 | 4/19/2018 | \$ 360,000.00 | 5227 | 0.12 | 308-462-003 |
| Moreno Valley | 12029 Bayless St | 1139 | \$ 234.00 | 3 | 1.75 | 4/19/2018 | \$ 267,500.00 | 7405 | 0.17 | 292-201-008 |
| Moreno Valley | 23565 Blooming Meadow Rd | 1600 | \$ 190.00 | 3 | 2.5 | 4/19/2018 | \$ 305,000.00 | 3484 | 0.08 | 264-132-021 |
| Moreno Valley | 21725 Calle Monaco | 2325 | \$ 167.00 | 4 | 2.5 | 4/19/2018 | \$ 390,000.00 | 9148 | 0.21 | 256-343-017 |
| Moreno Valley | 13244 Larkhaven Dr | 1128 | \$ 252.00 | 3 | 1.75 | 4/19/2018 | \$ 285,000.00 | 6534 | 0.15 | 296-084-001 |
| Moreno Valley | 23260 Merrygrove Cir | 1764 | \$ 154.00 | 4 | 2.75 | 4/19/2018 | \$ 272,400.00 | 8712 | 0.2 | 292-051-017 |
| Moreno Valley | 25694 Bay Ave | 1200 | \$ 237.00 | 4 | 1.75 | 4/20/2018 | \$ 285,000.00 | 7405 | 0.17 | 479-582-044 |
| Moreno Valley | 13485 Cora Pl | 1378 | \$ 230.00 | 4 | 1.75 | 4/20/2018 | \$ 317,500.00 | 7405 | 0.17 | 482-162-007 |
| Moreno Valley | 11908 Dream St | 1474 | \$ 184.00 | 3 | 2.5 | 4/20/2018 | \$ 272,000.00 | 3484 | 0.08 | 264-153-012 |
| Moreno Valley | 21863 Glen View Dr | 1508 | \$ 232.00 | 4 | 1.75 | 4/20/2018 | \$ 350,000.00 | 7840 | 0.18 | 256-242-008 |
| Moreno Valley | 23870 Hazelwood Dr | 2004 | \$ 119.00 | 4 | 2.5 | 4/20/2018 | \$ 240,000.00 | 8712 | 0.2 | 260-143-001 |
| Moreno Valley | 13210 Tierra Canyon Dr | 1437 | \$ 212.00 | 3 | 1.75 | 4/20/2018 | \$ 305,000.00 | 7405 | 0.17 | 296-053-007 |
| Moreno Valley | 16652 Whirlaway Cir | 1379 | \$ 232.00 | 3 | 2.5 | 4/20/2018 | \$ 320,000.00 | 6098 | 0.14 | 312-151-006 |
| Moreno Valley | 13432 Athletics Dr | 2432 | \$ 158.00 | 3 | 2.5 | 4/23/2018 | \$ 385,000.00 | 8712 | 0.2 | 487-450-036 |
| Moreno Valley | 25390 Bay Ave | 1497 | \$ 202.00 | 3 | 2.5 | 4/23/2018 | \$ 303,000.00 | 4791 | 0.11 | 479-473-009 |
| Moreno Valley | 13726 Boeing St | 1987 | \$ 171.00 | 3 | 2.5 | 4/23/2018 | \$ 340,000.00 | 7841 | 0.18 | 291-213-019 |
| Moreno Valley | 25316 Brodiaea Ave | 1813 | \$ 179.00 | 4 | 3 | 4/23/2018 | \$ 325,000.00 | 7840 | 0.18 | 484-042-030 |
| Moreno Valley | 24560 Candlebush Ct | 1472 | \$ 148.00 | 3 | 2.25 | 4/23/2018 | \$ 219,000.00 | 7840 | 0.18 | 474-513-003 |

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|---------------|-------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Moreno Valley | 21212 Dickinson Rd | 2321 | \$ 161.00 | 5 | 2.5 | 4/23/2018 | \$ 375,000.00 | 14375 | 0.33 | 256-272-033 |
| Moreno Valley | 28240 Grandview Dr | 2089 | \$ 157.00 | 3 | 2.5 | 4/23/2018 | \$ 330,000.00 | 6534 | 0.15 | 304-300-026 |
| Moreno Valley | 15860 Oro Glen Dr | 1665 | \$ 196.00 | 3 | 2 | 4/23/2018 | \$ 327,500.00 | 5227 | 0.12 | 486-403-008 |
| Moreno Valley | 25618 Sierra Calmo Ct | 2276 | \$ 158.00 | 4 | 2.75 | 4/23/2018 | \$ 360,000.00 | 6534 | 0.15 | 312-202-009 |
| Moreno Valley | 17047 Tack Ln | 1929 | \$ 182.00 | 4 | 2.5 | 4/23/2018 | \$ 353,000.00 | 7405 | 0.17 | 308-520-024 |
| Moreno Valley | 16580 War Cloud Dr | 1447 | \$ 208.00 | 3 | 2 | 4/23/2018 | \$ 302,000.00 | 5663 | 0.13 | 312-142-016 |
| Moreno Valley | 22094 Witchhazel Ave | 1795 | \$ 192.00 | 3 | 2.25 | 4/23/2018 | \$ 345,000.00 | 5227 | 0.12 | 291-622-028 |
| Moreno Valley | 11575 Blue Jay Ct | 2595 | \$ 156.00 | 4 | 2.75 | 4/24/2018 | \$ 405,000.00 | 10018 | 0.23 | 264-440-006 |
| Moreno Valley | 11420 Count Fleet Ct | 2243 | \$ 203.00 | 4 | 2.5 | 4/24/2018 | \$ 457,500.00 | 22651 | 0.52 | 256-292-003 |
| Moreno Valley | 14848 Evergreen St | 2367 | \$ 152.00 | 3 | 2.75 | 4/24/2018 | \$ 361,000.00 | 8276 | 0.19 | 486-523-018 |
| Moreno Valley | 25141 Fay Ave | 1123 | \$ 213.00 | 3 | 1.75 | 4/24/2018 | \$ 240,000.00 | 7405 | 0.17 | 486-083-007 |
| Moreno Valley | 25157 Harker Ln | 1927 | \$ 168.00 | 4 | 2.75 | 4/24/2018 | \$ 325,000.00 | 5227 | 0.12 | 312-171-040 |
| Moreno Valley | 27347 Honey Scented Rd | 2821 | \$ 136.00 | 4 | 4 | 4/24/2018 | \$ 386,000.00 | 6534 | 0.15 | 486-513-004 |
| Moreno Valley | 13520 Pan Am Blvd | 1672 | \$ 188.00 | 3 | 1.75 | 4/24/2018 | \$ 315,000.00 | 7405 | 0.17 | 291-232-003 |
| Moreno Valley | 13545 Balsawood Ln | 2895 | \$ 120.00 | 3 | 3 | 4/25/2018 | \$ 350,000.00 | 11325 | 0.26 | 487-480-008 |
| Moreno Valley | 26434 Bay Ave | 3283 | \$ 124.00 | 4 | 3.5 | 4/25/2018 | \$ 410,000.00 | 7840 | 0.18 | 487-500-006 |
| Moreno Valley | 13694 Crape Myrtle Dr | 1070 | \$ 235.00 | 2 | 2 | 4/25/2018 | \$ 252,000.00 | 4791 | 0.11 | 479-474-007 |
| Moreno Valley | 23457 Dome St | 820 | \$ 304.00 | 2 | 1 | 4/25/2018 | \$ 250,000.00 | 3484 | 0.08 | 296-185-014 |
| Moreno Valley | 14904 Edelweiss Pl | 1532 | \$ 139.00 | 2 | 1.75 | 4/25/2018 | \$ 214,000.00 | 7405 | 0.17 | 484-282-004 |
| Moreno Valley | 24149 Eucalyptus Ave | 1664 | \$ 161.00 | 3 | 1.75 | 4/25/2018 | \$ 268,000.00 | 19602 | 0.45 | 482-020-032 |
| Moreno Valley | 12380 Marquette Ct | 1633 | \$ 202.00 | 4 | 2.5 | 4/25/2018 | \$ 330,000.00 | 7840 | 0.18 | 487-050-018 |
| Moreno Valley | 15863 Ninya Ave | 1954 | \$ 168.00 | 4 | 2.75 | 4/25/2018 | \$ 330,000.00 | 7405 | 0.17 | 486-211-004 |
| Moreno Valley | 13561 Pecan Pl | 1568 | \$ 190.00 | 4 | 2 | 4/25/2018 | \$ 298,000.00 | 8712 | 0.2 | 482-391-009 |
| Moreno Valley | 24298 Rimview Rd | 1849 | \$ 202.00 | 3 | 3.5 | 4/25/2018 | \$ 375,000.00 | 7840 | 0.18 | 474-481-002 |
| Moreno Valley | 24443 Robinwood Dr | 1878 | \$ 181.00 | 3 | 2.5 | 4/25/2018 | \$ 340,000.00 | 7405 | 0.17 | 474-443-007 |
| Moreno Valley | 23865 Rowe Dr | 2380 | \$ 142.00 | 4 | 2.75 | 4/25/2018 | \$ 340,000.00 | 7405 | 0.17 | 264-431-045 |
| Moreno Valley | 24133 Sun Valley Rd | 1446 | \$ 207.00 | 3 | 2.25 | 4/25/2018 | \$ 300,000.00 | 4791 | 0.11 | 482-673-009 |
| Moreno Valley | 25251 Turquoise Ln | 2002 | \$ 179.00 | 4 | 2 | 4/25/2018 | \$ 360,000.00 | | | 479-663-023 |
| Moreno Valley | 12870 Valley Springs Dr | 1568 | \$ 172.00 | 4 | 1.75 | 4/25/2018 | \$ 271,200.00 | 7405 | 0.17 | 292-092-004 |
| Moreno Valley | 25177 Yolanda Ave | 1360 | \$ 194.00 | 4 | 1.75 | 4/25/2018 | \$ 265,000.00 | 7405 | 0.17 | 486-092-010 |



Moreno Valley

Sales Comparables - April 2018

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|---------------|-------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Moreno Valley | 24217 Amberley Dr | 1259 | \$ 209.00 | 4 | 2.5 | 4/26/2018 | \$ 264,000.00 | 5227 | 0.12 | 482-554-017 |
| Moreno Valley | 21299 Dickinson Rd | 1731 | \$ 216.00 | 3 | 2 | 4/26/2018 | \$ 375,000.00 | 10019 | 0.23 | 256-333-006 |
| Moreno Valley | 24044 Forsyte St | 2210 | \$ 158.00 | 4 | 3 | 4/26/2018 | \$ 350,000.00 | 7405 | 0.17 | 475-341-026 |
| Moreno Valley | 14179 Homestead Dr | 1550 | \$ 135.00 | 4 | 1.75 | 4/26/2018 | \$ 210,000.00 | 7841 | 0.18 | 482-461-011 |
| Moreno Valley | 25165 Slate Creek Dr | 1588 | \$ 149.00 | 4 | 2.5 | 4/26/2018 | \$ 238,000.00 | 7405 | 0.17 | 312-172-027 |
| Moreno Valley | 23202 Sonnet Dr | 1438 | \$ 226.00 | 3 | 2 | 4/26/2018 | \$ 325,000.00 | 8276 | 0.19 | 264-171-013 |
| Moreno Valley | 12275 Turton Ln | 975 | \$ 261.00 | 2 | 1 | 4/26/2018 | \$ 255,000.00 | 7840 | 0.18 | 291-393-011 |
| Moreno Valley | 12052 Amber Hill Trl | 2042 | \$ 183.00 | 4 | 2.75 | 4/27/2018 | \$ 375,000.00 | 9147 | 0.21 | 479-502-024 |
| Moreno Valley | 10600 Canyon Vista Rd | 2172 | \$ 8.00 | 4 | 2.75 | 4/27/2018 | \$ 17,441.00 | 7405 | 0.17 | 474-601-004 |
| Moreno Valley | 25131 Dracaea Ave | 1054 | \$ 203.00 | 3 | 1 | 4/27/2018 | \$ 214,000.00 | 7840 | 0.18 | 479-132-062 |
| Moreno Valley | 24716 Dunlavy Ct | 2083 | \$ 176.00 | 4 | 2 | 4/27/2018 | \$ 367,500.00 | 7840 | 0.18 | 475-361-003 |
| Moreno Valley | 26333 Kalmia Ave | 2105 | \$ 186.00 | 3 | 1.75 | 4/27/2018 | \$ 393,000.00 | 30056 | 0.69 | 474-220-018 |
| Moreno Valley | 25074 Lamayo Ave | 1838 | \$ 197.00 | 3 | 2 | 4/27/2018 | \$ 363,000.00 | 9583 | 0.22 | 474-074-016 |
| Moreno Valley | 13121 Mozart Way | 1550 | \$ 241.00 | 3 | 2 | 4/27/2018 | \$ 375,000.00 | 23087 | 0.53 | 478-302-004 |
| Moreno Valley | 8620 Pigeon Pass Rd | 3760 | \$ 176.00 | 6 | 4 | 4/27/2018 | \$ 665,000.00 | 195148 | 4.48 | 259-120-007 |
| Moreno Valley | 13935 Redlands Blvd | 1041 | \$ 201.00 | 3 | 1.75 | 4/27/2018 | \$ 210,000.00 | 8276 | 0.19 | 478-174-016 |
| Moreno Valley | 13389 Bambi Ct | 1879 | \$ 138.00 | 3 | 2 | 4/30/2018 | \$ 260,000.00 | 9583 | 0.22 | 296-133-009 |
| Moreno Valley | 28338 Championship Dr | 2855 | \$ 150.00 | 4 | 3.25 | 4/30/2018 | \$ 430,000.00 | 6970 | 0.16 | 304-132-025 |
| Moreno Valley | 13491 Gold Pl | 1232 | \$ 231.00 | 3 | 1.75 | 4/30/2018 | \$ 285,000.00 | 9583 | 0.22 | 479-253-010 |
| Moreno Valley | 23878 Hemlock Ave | 576 | \$ 303.00 | | 0.75 | 4/30/2018 | \$ 175,000.00 | 10019 | 0.23 | 292-181-016 |
| Moreno Valley | 23821 Ironwood Ave | 1144 | \$ 249.00 | 3 | 2 | 4/30/2018 | \$ 285,000.00 | 10890 | 0.25 | 292-192-001 |
| Moreno Valley | 16041 La Costa Alta Dr | 1740 | \$ 188.00 | 4 | 1.75 | 4/30/2018 | \$ 328,000.00 | 6534 | 0.15 | 304-340-012 |
| Moreno Valley | 24345 Moonraker Ln | 1683 | \$ 188.00 | 4 | 1.75 | 4/30/2018 | \$ 318,000.00 | 6970 | 0.16 | 475-171-010 |
| Moreno Valley | 17041 Perris Blvd | 1845 | \$ 433.00 | 3 | 2 | 4/30/2018 | \$ 800,000.00 | 105850 | 2.43 | 316-190-030 |
| Moreno Valley | 12853 Valley Springs Dr | 1295 | \$ 243.00 | 3 | 1.75 | 4/30/2018 | \$ 315,000.00 | 7840 | 0.18 | 292-084-011 |
| Moreno Valley | 10055 Whitewater Rd | 1479 | \$ 216.00 | 4 | 2.75 | 4/30/2018 | \$ 320,000.00 | 4792 | 0.11 | 260-372-039 |



Moreno Valley
Sales Comparables - April 2018

| | |
|-----------------------------|--------------|
| Total Sales: | 176 |
| Average Sales Price: | \$321,876.73 |
| Average Square Feet: | 1782 |