



Moreno Valley

Sales Comparables - May 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	27749 Auburn Ln	2378	\$ 168.00	3	2.5	5/1/2018	\$ 400,000.00	8276	0.19	304-492-004
Moreno Valley	13446 Glorybower St	1795	\$ 193.00	3	2.25	5/1/2018	\$ 348,000.00	4791	0.11	291-634-004
Moreno Valley	16445 Heather Glen Rd	1520	\$ 200.00	3	2.5	5/1/2018	\$ 305,000.00	5227	0.12	312-094-015
Moreno Valley	25372 Las Palomas Dr	1304	\$ 214.00	3	1.75	5/1/2018	\$ 280,000.00	5227	0.12	479-312-051
Moreno Valley	12301 Lorez Dr	1431	\$ 222.00	4	1.75	5/1/2018	\$ 318,500.00	10019	0.23	479-302-008
Moreno Valley	14505 Medinah Way	1975	\$ 178.00	3	2.5	5/1/2018	\$ 352,500.00	10019	0.23	304-051-012
Moreno Valley	25371 Oakstone Ct	1185	\$ 253.00	3	1.75	5/1/2018	\$ 300,000.00	7840	0.18	484-133-001
Moreno Valley	21324 Ocasey Ct	2129	\$ 173.00	4	2.5	5/1/2018	\$ 370,000.00	6970	0.16	256-331-021
Moreno Valley	14887 Province Cir	2200	\$ 170.00	5	2.5	5/1/2018	\$ 375,000.00	7840	0.18	304-110-033
Moreno Valley	16807 Via Pamplona	1664	\$ 192.00	3	2	5/1/2018	\$ 320,500.00	6098	0.14	312-212-001
Moreno Valley	13027 Windhaven Dr	3218	\$ 130.00	6	3	5/1/2018	\$ 419,000.00	6098	0.14	488-121-007
Moreno Valley	23618 Airosa Pl	2286	\$ 168.00	5	2.75	5/2/2018	\$ 385,000.00	6098	0.14	260-113-006
Moreno Valley	24528 Hemlock Ave	1092	\$ 220.00	3	1.75	5/2/2018	\$ 241,000.00	7841	0.18	481-064-008
Moreno Valley	27406 Peppermint St	3075	\$ 124.00	3	3.75	5/2/2018	\$ 382,000.00	9147	0.21	486-520-005
Moreno Valley	12103 Ponce De Leon Dr	1633	\$ 211.00	4	2.5	5/2/2018	\$ 345,000.00	7405	0.17	479-432-015
Moreno Valley	10900 Village Rd	1749	\$ 197.00	4	2	5/2/2018	\$ 346,000.00	6969	0.16	260-121-012
Moreno Valley	22182 Witchhazel Ave	1633	\$ 192.00	3	2.75	5/2/2018	\$ 315,000.00	3920	0.09	291-622-012
Moreno Valley	12156 Zinnia St	1560	\$ 210.00	4	1.75	5/2/2018	\$ 328,000.00	9148	0.21	292-212-003
Moreno Valley	13238 Acacia Ave	2034	\$ 152.00	3	2.5	5/3/2018	\$ 310,000.00	6098	0.14	291-612-001
Moreno Valley	12680 Andretti St	1588	\$ 188.00	3	2	5/3/2018	\$ 300,000.00	7840	0.18	292-033-001
Moreno Valley	23153 Dunhill Dr	1090	\$ 246.00	3	1.75	5/3/2018	\$ 268,181.00	7405	0.17	296-151-006
Moreno Valley	14900 La Brisis Way	1683	\$ 148.00	3	2	5/3/2018	\$ 250,000.00	7405	0.17	484-251-003
Moreno Valley	10680 Village Rd	1749	\$ 165.00	4	2	5/3/2018	\$ 290,000.00	5662	0.13	260-111-025
Moreno Valley	12616 Bellflower Ln	2368	\$ 156.00	4	2.5	5/4/2018	\$ 370,000.00	8276	0.19	487-214-006
Moreno Valley	22387 Black Gum St	2816	\$ 142.00	4	3	5/4/2018	\$ 400,000.00	6534	0.15	291-635-023
Moreno Valley	10290 Dawn View Cir	2098	\$ 196.00	4	2.5	5/4/2018	\$ 412,000.00	16988	0.39	474-581-016
Moreno Valley	24283 Delphinium Ave	1490	\$ 161.00	4	1.75	5/4/2018	\$ 240,000.00	7405	0.17	482-384-022
Moreno Valley	23141 Harland Dr	1663	\$ 214.00	3	2	5/4/2018	\$ 356,000.00	8276	0.19	264-174-007
Moreno Valley	28095 Locust Ave	1472	\$ 268.00	4	2	5/4/2018	\$ 395,000.00	20037	0.46	473-241-005
Moreno Valley	15165 Prentice Way	1602	\$ 209.00	3	2	5/4/2018	\$ 335,500.00	6969	0.16	485-093-010

Deemed reliable but not guaranteed

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	14515 Starfall Pl	2077	\$ 169.00	3	2.5	5/4/2018	\$ 353,000.00			304-041-028
Moreno Valley	13545 Vellanto Way	1478	\$ 207.00	3	1.75	5/4/2018	\$ 307,000.00	7405	0.17	482-641-007
Moreno Valley	22916 Vought St	1665	\$ 196.00	5	1.75	5/4/2018	\$ 328,000.00	7405	0.17	291-233-007
Moreno Valley	24671 Goldston Ct	1844	\$ 187.00	4	2.75	5/7/2018	\$ 345,000.00	7405	0.17	485-064-015
Moreno Valley	24235 Groven Ln	1222	\$ 231.00	3	1.75	5/7/2018	\$ 283,000.00	8276	0.19	475-262-018
Moreno Valley	11001 Le Grand Ln	825	\$ 211.00	2	1	5/7/2018	\$ 174,100.00	6969	0.16	264-091-001
Moreno Valley	13582 Stockbrook Rd	1676	\$ 199.00	3	2.25	5/7/2018	\$ 335,000.00	6970	0.16	479-322-007
Moreno Valley	23629 Tonada Ln	1924	\$ 193.00	4	2.5	5/7/2018	\$ 373,000.00	5227	0.12	260-113-009
Moreno Valley	26339 Capay Bay Ct	1602	\$ 193.00	3	2	5/8/2018	\$ 310,000.00	7405	0.17	487-431-028
Moreno Valley	25697 Delphinium Ave	1514	\$ 168.00	3	1.75	5/8/2018	\$ 255,000.00	7840	0.18	484-292-007
Moreno Valley	25305 Hemlock Ave	1371	\$ 200.00	3	1.75	5/8/2018	\$ 275,000.00	4356	0.1	479-312-027
Moreno Valley	13101 Lakota St	1300	\$ 226.00	3	2	5/8/2018	\$ 295,000.00	3484	0.08	291-382-043
Moreno Valley	12188 Marigold Ave	1394	\$ 15.00	3	2	5/8/2018	\$ 21,000.00	7405	0.17	481-042-011
Moreno Valley	10357 Meadow Creek Dr	2358	\$ 161.00	4	3	5/8/2018	\$ 381,500.00	6534	0.15	260-253-004
Moreno Valley	24362 Nicole Ct	854	\$ 320.00	2	1	5/8/2018	\$ 274,000.00	5227	0.12	485-042-009
Moreno Valley	14851 Norfolk Cir	2524	\$ 152.00	3	2.5	5/8/2018	\$ 385,000.00	8276	0.19	304-110-015
Moreno Valley	10150 Sycamore Canyon Rd	1407	\$ 234.00	3	2	5/8/2018	\$ 330,000.00	7405	0.17	260-372-004
Moreno Valley	22388 Bertie Ave	936	\$ 277.00	3	1.5	5/9/2018	\$ 260,000.00	7405	0.17	291-162-014
Moreno Valley	15774 Bluechip Cir	1200	\$ 254.00	4	1.75	5/9/2018	\$ 305,000.00	7405	0.17	486-235-008
Moreno Valley	23765 Coldwater Ct	2780	\$ 182.00	4	2.75	5/9/2018	\$ 506,500.00	7841	0.18	260-340-004
Moreno Valley	27297 Honey Scented Rd	2821	\$ 131.00	3	4	5/9/2018	\$ 370,000.00	7405	0.17	486-513-001
Moreno Valley	10940 Shady Glade Rd	1329	\$ 230.00	3	1.75	5/9/2018	\$ 306,000.00	7405	0.17	260-151-010
Moreno Valley	24985 Atwood Ave	1014	\$ 419.00	2	1	5/10/2018	\$ 425,000.00	25265	0.58	482-060-016
Moreno Valley	13174 Bagatelle St	1890	\$ 177.00	4	1.75	5/10/2018	\$ 335,000.00	6969	0.16	296-032-005
Moreno Valley	9828 Deer Creek Rd	1540	\$ 204.00	4	1.75	5/10/2018	\$ 315,000.00	5227	0.12	259-363-010
Moreno Valley	23375 Evening Snow	2586	\$ 146.00	4	2.75	5/10/2018	\$ 380,000.00	10454	0.24	260-231-004
Moreno Valley	12771 Gorham St	1498	\$ 210.00	3	2	5/10/2018	\$ 315,000.00	7405	0.17	292-128-002
Moreno Valley	24481 Liolios Way	1064	\$ 258.00	3	1.75	5/10/2018	\$ 275,000.00	5227	0.12	485-191-003
Moreno Valley	24481 Marilyn St	1476	\$ 176.00	4	1.5	5/10/2018	\$ 261,000.00	8276	0.19	482-122-009
Moreno Valley	23978 Quapaw Trl	1118	\$ 277.00	3	1.75	5/10/2018	\$ 310,000.00	7405	0.17	475-030-023

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Moreno Valley	13771 Ramsdell Dr	1206	\$ 256.00	3	1.75	5/10/2018	\$ 309,000.00	6970	0.16	482-370-015
Moreno Valley	13910 Red Mahogany Dr	1255	\$ 226.00	4	2	5/10/2018	\$ 284,000.00	6098	0.14	479-462-018
Moreno Valley	14736 Rocky Mountain Way	2089	\$ 157.00	3	2.5	5/10/2018	\$ 330,000.00	6969	0.16	304-300-038
Moreno Valley	10955 Anemone Cir	1472	\$ 217.00	3	2.25	5/11/2018	\$ 320,000.00	7405	0.17	474-533-008
Moreno Valley	24325 Brodiaea Ave	1776	\$ 181.00	5	3	5/11/2018	\$ 322,000.00	6970	0.16	482-314-009
Moreno Valley	28882 Brodiaea Ave	1530	\$ 215.00	3	1.75	5/11/2018	\$ 330,000.00	21344	0.49	478-132-017
Moreno Valley	14874 Cadiz Ct	2484	\$ 150.00	3	2.5	5/11/2018	\$ 375,000.00	6534	0.15	304-441-005
Moreno Valley	12390 Cloudburst Trl	2230	\$ 213.00	3	2	5/11/2018	\$ 476,000.00	20037	0.46	488-292-007
Moreno Valley	23495 Evening Snow	2586	\$ 162.00	4	2.75	5/11/2018	\$ 421,000.00	5663	0.13	260-242-013
Moreno Valley	12682 Heartleaf St	1149	\$ 251.00	3	1.75	5/11/2018	\$ 289,000.00	9147	0.21	479-382-011
Moreno Valley	13892 Red Mahogany Dr	1434	\$ 214.00	3	2.5	5/11/2018	\$ 307,000.00	5227	0.12	479-462-015
Moreno Valley	13064 Teton Ct	1589	\$ 204.00	3	2.25	5/11/2018	\$ 325,000.00	6098	0.14	487-360-024
Moreno Valley	25588 Wedmore Dr	1796	\$ 178.00	3	2.5	5/11/2018	\$ 320,000.00	7405	0.17	479-531-011
Moreno Valley	10330 Canyon Vista Rd	1921	\$ 203.00	4	2	5/14/2018	\$ 390,000.00	7405	0.17	474-621-005
Moreno Valley	10133 Cartagena Dr	2690	\$ 156.00	4	3	5/14/2018	\$ 420,000.00	7405	0.17	260-382-001
Moreno Valley	24827 Fair Dawn Ln	2278	\$ 188.00	4	2.5	5/14/2018	\$ 430,000.00	12196	0.28	474-563-020
Moreno Valley	28602 Forest Oaks Way	2200	\$ 168.00	5	2.5	5/14/2018	\$ 371,000.00	5662	0.13	304-450-006
Moreno Valley	12324 Formby Dr	975	\$ 282.00	2	1	5/14/2018	\$ 275,000.00	7405	0.17	291-401-005
Moreno Valley	24927 Gatewood St	2383	\$ 140.00	3	2	5/14/2018	\$ 335,000.00	7841	0.18	316-063-001
Moreno Valley	28450 Grandview Dr	1842	\$ 172.00	3	2	5/14/2018	\$ 318,500.00	7840	0.18	304-310-012
Moreno Valley	25197 Harker Ln	1811	\$ 88.00	4	2.5	5/14/2018	\$ 160,000.00	5227	0.12	312-171-036
Moreno Valley	13590 Kelton Ct	2919	\$ 148.00	4	3	5/14/2018	\$ 433,500.00	10890	0.25	478-360-011
Moreno Valley	14197 Port Royal Pl	1915	\$ 180.00	4	2.5	5/14/2018	\$ 345,000.00	3920	0.09	484-060-036
Moreno Valley	13665 Stockbrook Rd	1744	\$ 156.00	4	2.5	5/14/2018	\$ 273,000.00	8712	0.2	479-321-007
Moreno Valley	13394 Sunflower Ct	1556	\$ 189.00	4	1.75	5/14/2018	\$ 295,000.00	7405	0.17	296-123-002
Moreno Valley	14727 White Box Ln	3337	\$ 118.00	4	4	5/14/2018	\$ 395,000.00	10454	0.24	486-505-010
Moreno Valley	22754 Wild Geranium Ln	1329	\$ 248.00	3	1.75	5/14/2018	\$ 330,000.00	10018	0.23	264-271-001
Moreno Valley	23580 Candle Shoe Ct	825	\$ 323.00	2	1	5/15/2018	\$ 267,000.00	5662	0.13	264-132-010
Moreno Valley	10771 Cedar Tree Dr	1441	\$ 244.00	3	1.75	5/15/2018	\$ 352,500.00	9147	0.21	260-132-011
Moreno Valley	14246 Cholla Dr	1620	\$ 182.00	4	1.75	5/15/2018	\$ 295,000.00	7405	0.17	484-122-005



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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	25711 Clifton Ct	1611	\$ 195.00	4	1.75	5/15/2018	\$ 315,000.00	7841	0.18	484-141-001
Moreno Valley	13380 Dilbeck Dr	1492	\$ 211.00	4	1.75	5/15/2018	\$ 315,000.00	6970	0.16	482-112-008
Moreno Valley	24056 Kernwood Dr	1144	\$ 239.00	3	1.75	5/15/2018	\$ 274,000.00	6970	0.16	475-272-004
Moreno Valley	13948 Marian Rd	2252	\$ 184.00	4	1.75	5/15/2018	\$ 415,000.00	40075	0.92	488-210-024
Moreno Valley	10706 Mendoza Rd	1749	\$ 200.00	4	2	5/15/2018	\$ 350,000.00	6098	0.14	260-112-008
Moreno Valley	15810 Oliver St	3262	\$ 137.00	4	3.5	5/15/2018	\$ 450,000.00	6534	0.15	304-182-022
Moreno Valley	11325 Quincy St	2703	\$ 155.00	4	3	5/15/2018	\$ 420,000.00	23086	0.53	473-391-003
Moreno Valley	9960 Sofia Ct	2645	\$ 173.00	4	3	5/15/2018	\$ 460,000.00	12196	0.28	259-490-002
Moreno Valley	16541 Tarano Ln	3429	\$ 122.00	4	2.5	5/15/2018	\$ 420,000.00	6969	0.16	316-220-013
Moreno Valley	12621 Bluntleaf Ct	2074	\$ 166.00	4	2.5	5/16/2018	\$ 345,000.00	6969	0.16	479-401-028
Moreno Valley	15380 Gemstone Ct	1577	\$ 201.00	3	2.25	5/16/2018	\$ 317,500.00	7840	0.18	485-161-037
Moreno Valley	12028 Lasselle St	1739	\$ 205.00	4	2.5	5/16/2018	\$ 357,000.00	8276	0.19	479-435-002
Moreno Valley	12173 Lasselle St	1739	\$ 207.00	4	2.5	5/16/2018	\$ 360,000.00	7405	0.17	487-040-016
Moreno Valley	14409 Leeward Way	3075	\$ 136.00	3	3.75	5/16/2018	\$ 420,000.00	7840	0.18	486-552-015
Moreno Valley	24397 Robinwood Dr	1633	\$ 210.00	3	2	5/16/2018	\$ 344,000.00	7405	0.17	474-443-003
Moreno Valley	25300 Shamel Ash Dr	974	\$ 71.00	3	1	5/16/2018	\$ 70,000.00	7840	0.18	486-222-006
Moreno Valley	25690 Tonadilla Cir	1415	\$ 223.00	3	2	5/16/2018	\$ 316,000.00	9148	0.21	312-061-015
Moreno Valley	12383 Yuma Ct	1443	\$ 207.00	3	2	5/16/2018	\$ 300,000.00	7405	0.17	479-422-015
Moreno Valley	12515 Bluntleaf Ct	2074	\$ 166.00	4	2.5	5/17/2018	\$ 345,000.00	12196	0.28	479-401-021
Moreno Valley	16180 Isla Maria Cir	2009	\$ 172.00	4	2.75	5/17/2018	\$ 347,000.00	7405	0.17	486-441-021
Moreno Valley	11444 Ladd Ave	2191	\$ 200.00	4	2.5	5/17/2018	\$ 440,000.00	20037	0.46	473-391-014
Moreno Valley	13697 Pattilynn Dr	1474	\$ 197.00	3	2.25	5/17/2018	\$ 291,000.00	3920	0.09	296-181-012
Moreno Valley	24191 Puddingstone Dr	854	\$ 279.00	2	1	5/17/2018	\$ 239,000.00	5227	0.12	485-163-019
Moreno Valley	23315 Woodpecker Path	1820	\$ 170.00	4	2.75	5/17/2018	\$ 310,000.00	9583	0.22	264-122-005
Moreno Valley	23838 Betts Pl	1100	\$ 213.00	3	1.75	5/18/2018	\$ 235,000.00	3484	0.08	296-253-034
Moreno Valley	16662 Century St	3850	\$ 105.00	5	3.5	5/18/2018	\$ 407,000.00	8276	0.19	312-300-030
Moreno Valley	26211 Le Mans Dr	1838	\$ 184.00	3	2.5	5/18/2018	\$ 340,000.00	5227	0.12	487-283-019
Moreno Valley	22859 Mesa Springs Way	2346	\$ 176.00	4	2.75	5/18/2018	\$ 415,000.00	7405	0.17	260-282-012
Moreno Valley	16210 Rancho Del Lago	1253	\$ 239.00	3	2	5/18/2018	\$ 300,000.00	7841	0.18	312-072-009
Moreno Valley	14654 Rosemary Ave	1265	\$ 245.00	3	1.75	5/18/2018	\$ 311,000.00	7405	0.17	484-182-025

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Moreno Valley	22591 Springdale Dr	1129	\$ 274.00	3	2	5/18/2018	\$ 310,000.00	5663	0.13	260-361-024
Moreno Valley	10725 Village Rd	1712	\$ 175.00	4	1.75	5/18/2018	\$ 300,000.00	5227	0.12	260-173-007
Moreno Valley	14911 Blueberry Rd	1437	\$ 114.00	3	1.75	5/21/2018	\$ 165,000.00	7405	0.17	482-351-004
Moreno Valley	24076 Forsyte St	1770	\$ 186.00	3	2	5/21/2018	\$ 330,000.00	9147	0.21	475-341-020
Moreno Valley	28440 Grandview Dr	1510	\$ 198.00	2	2	5/21/2018	\$ 299,000.00	6969	0.16	304-310-011
Moreno Valley	25587 Hondo Barranca	1704	\$ 184.00	3	2	5/21/2018	\$ 315,000.00			312-063-013
Moreno Valley	16388 Kensington Pl	1775	\$ 194.00	3	2.5	5/21/2018	\$ 345,000.00	6969	0.16	312-102-049
Moreno Valley	12077 Kilgore St	1444	\$ 212.00	3	2	5/21/2018	\$ 307,000.00	7405	0.17	481-342-031
Moreno Valley	15685 Oliver St	2890	\$ 136.00	4	2.75	5/21/2018	\$ 395,000.00	6534	0.15	304-183-013
Moreno Valley	24313 Rimcrest Ln	2172	\$ 183.00	4	2.75	5/21/2018	\$ 399,000.00	7840	0.18	474-622-010
Moreno Valley	11852 Villa Hermosa	1704	\$ 152.00	4	2	5/21/2018	\$ 260,000.00	8276	0.19	474-645-004
Moreno Valley	12743 Andretti St	1460	\$ 229.00	3	2	5/22/2018	\$ 335,000.00	7405	0.17	292-063-001
Moreno Valley	14319 Annaleigh Ct	2462	\$ 150.00	5	3.5	5/22/2018	\$ 370,000.00	7840	0.18	478-322-017
Moreno Valley	13435 Canterbury Downs Way	3759	\$ 131.00	6	3.5	5/22/2018	\$ 495,000.00	16988	0.39	478-371-010
Moreno Valley	13837 Courage St	1000	\$ 260.00	3	2	5/22/2018	\$ 260,000.00	7405	0.17	291-282-002
Moreno Valley	10890 Fenton Rd	1717	\$ 203.00	3	2	5/22/2018	\$ 350,000.00	7840	0.18	474-463-014
Moreno Valley	13248 Yellowwood St	2712	\$ 149.00	5	3	5/22/2018	\$ 405,000.00	6534	0.15	291-610-026
Moreno Valley	21636 Alcorn Dr	1443	\$ 214.00	3	2.5	5/23/2018	\$ 310,000.00	7840	0.18	256-254-009
Moreno Valley	15479 Alostia Ln	1718	\$ 194.00	4	3	5/23/2018	\$ 335,000.00			486-431-015
Moreno Valley	13191 Barbara St	1276	\$ 160.00	4	2	5/23/2018	\$ 205,000.00	8712	0.2	263-140-026
Moreno Valley	28138 Championship Dr	2677	\$ 146.00	5	3.25	5/23/2018	\$ 392,000.00	5227	0.12	304-151-016
Moreno Valley	25411 El Greco Dr	1637	\$ 201.00	3	1.75	5/23/2018	\$ 330,000.00	7405	0.17	484-273-004
Moreno Valley	26199 Leafwood Dr	2409	\$ 168.00	4	3	5/23/2018	\$ 405,000.00	10890	0.25	487-074-001
Moreno Valley	15635 Lucia Ln	1410	\$ 219.00	4	2	5/23/2018	\$ 310,000.00			486-373-014
Moreno Valley	13810 Mangowood Dr	2048	\$ 173.00	4	2.25	5/23/2018	\$ 355,000.00	7405	0.17	479-653-005
Moreno Valley	24403 Marilyn St	1008	\$ 257.00	3	1.75	5/23/2018	\$ 260,000.00	8276	0.19	482-122-003
Moreno Valley	13341 Oak Dell St	1141	\$ 262.00	3	2	5/23/2018	\$ 300,000.00	7840	0.18	291-311-029
Moreno Valley	25458 Wedmore Dr	1362	\$ 209.00	3	2	5/23/2018	\$ 285,000.00	7405	0.17	479-391-013
Moreno Valley	23655 Mark Twain	831	\$ 316.00	2	1	5/24/2018	\$ 263,000.00	5662	0.13	264-221-034
Moreno Valley	26936 Nucua Dr	3379	\$ 121.00	5	2.75	5/24/2018	\$ 410,000.00	5227	0.12	308-582-047

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	15212 Pepper Ct	832	\$ 296.00	3	1	5/24/2018	\$ 247,000.00	7840	0.18	485-033-041
Moreno Valley	24093 Poppystone Dr	852	\$ 299.00	2	1	5/24/2018	\$ 255,000.00	5227	0.12	485-152-009
Moreno Valley	25153 Red Maple Ln	1711	\$ 137.00	3	2.5	5/24/2018	\$ 235,000.00	5227	0.12	312-091-004
Moreno Valley	24389 Stacey Ave	1381	\$ 213.00	3	2.25	5/24/2018	\$ 295,000.00	4791	0.11	485-142-003
Moreno Valley	26242 Unbridled Cir	2626	\$ 147.00	3	2.5	5/24/2018	\$ 387,500.00	20037	0.46	308-540-009
Moreno Valley	25969 Avenida Classica	3190	\$ 128.00	5	2.5	5/25/2018	\$ 409,000.00	5662	0.13	312-322-017
Moreno Valley	26031 Banta Pl	1710	\$ 166.00	3	2.5	5/25/2018	\$ 285,000.00	5227	0.12	487-271-006
Moreno Valley	17768 Calle Capistrano	1869	\$ 173.00	4	2.5	5/25/2018	\$ 325,000.00	5227	0.12	312-350-008
Moreno Valley	15788 Cobra Dr	2016	\$ 178.00	3	2.5	5/25/2018	\$ 360,000.00	7405	0.17	486-203-006
Moreno Valley	15090 Jacquetta Ave	1622	\$ 188.00	4	1.75	5/25/2018	\$ 305,000.00	7405	0.17	486-032-011
Moreno Valley	24384 Pawnee Trl	1118	\$ 254.00	3	1.75	5/25/2018	\$ 285,000.00	8712	0.2	475-322-014
Moreno Valley	9235 Peoria Ln	1716	\$ 174.00	4	1.75	5/25/2018	\$ 300,000.00	98010	2.25	259-200-057
Moreno Valley	10640 Pepper Ridge Ln	1709	\$ 196.00	3	2.5	5/25/2018	\$ 336,000.00	4356	0.1	260-221-030
Moreno Valley	22827 Scotia Ln	1094	\$ 260.00	2	1.75	5/25/2018	\$ 285,000.00	6969	0.16	291-343-003
Moreno Valley	12982 Velvetleaf St	1686	\$ 202.00	4	1.75	5/25/2018	\$ 342,000.00	7405	0.17	479-534-003
Moreno Valley	17135 Via Xavier	1690	\$ 200.00	3	2	5/25/2018	\$ 339,000.00	6098	0.14	308-520-007
Moreno Valley	11937 Weller Pl	1248	\$ 248.00	3	2	5/25/2018	\$ 310,000.00	6970	0.16	475-293-024
Moreno Valley	24280 Angie Ln	1641	\$ 211.00	3	1.75	5/29/2018	\$ 347,000.00	47480	1.09	475-032-026
Moreno Valley	25621 Brodiaea Ave	1562	\$ 211.00	3	2.5	5/29/2018	\$ 330,000.00	7405	0.17	484-092-016
Moreno Valley	22711 Brompton St	2079	\$ 155.00	4	2.75	5/29/2018	\$ 323,000.00	5227	0.12	291-535-003
Moreno Valley	16342 Calle Aurora	2009	\$ 161.00	4	2.75	5/29/2018	\$ 325,000.00	5663	0.13	486-463-017
Moreno Valley	12644 Indian St	1171	\$ 198.00	3	1	5/29/2018	\$ 233,000.00	6098	0.14	481-171-002
Moreno Valley	15714 Jalandie Ln	1381	\$ 224.00	3	2.25	5/29/2018	\$ 310,000.00	7405	0.17	485-191-019
Moreno Valley	24458 Katrina Ave	854	\$ 298.00	2	1	5/29/2018	\$ 255,000.00	5227	0.12	485-141-022
Moreno Valley	25629 Los Cabos Dr	1952	\$ 184.00	4	3	5/29/2018	\$ 360,000.00	5227	0.12	486-401-016
Moreno Valley	25226 Morning Dove Way	1060	\$ 278.00	3	2	5/29/2018	\$ 295,000.00	5227	0.12	312-094-009
Moreno Valley	16818 Saddlebrook Ln	3850	\$ 105.00	7	4.5	5/29/2018	\$ 406,000.00	7405	0.17	312-313-008
Moreno Valley	24215 Silverwood Ln	1339	\$ 220.00	3	1.75	5/29/2018	\$ 295,000.00	7841	0.18	482-331-016
Moreno Valley	23108 Surtees Ct	1116	\$ 250.00	3	1.75	5/29/2018	\$ 280,000.00	7405	0.17	292-061-014
Moreno Valley	11748 Via Colina	2191	\$ 189.00	4	2.5	5/29/2018	\$ 415,000.00	20473	0.47	473-383-003



Moreno Valley

Sales Comparables - May 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	29070 Alicante Ave	2026	\$ 175.00	2	2	5/30/2018	\$ 356,000.00	7405	0.17	304-420-004
Moreno Valley	16159 Avenida De Loring	1329	\$ 233.00	3	2	5/30/2018	\$ 310,000.00	6970	0.16	312-050-036
Moreno Valley	14095 Brandt Dr	1183	\$ 190.00	3	1.75	5/30/2018	\$ 225,000.00	7405	0.17	482-441-009
Moreno Valley	24772 Enchanted Way	1392	\$ 222.00	4	2	5/30/2018	\$ 310,000.00	6970	0.16	475-231-022
Moreno Valley	10211 Fernleaf Dr	3270	\$ 151.00	4	3.5	5/30/2018	\$ 497,000.00	10019	0.23	260-331-022
Moreno Valley	15696 Granada Dr	2492	\$ 146.00	5	3	5/30/2018	\$ 365,000.00	5227	0.12	486-363-016
Moreno Valley	25361 Oakstone Ct	1373	\$ 222.00	3	1.75	5/30/2018	\$ 305,000.00	7840	0.18	484-133-002
Moreno Valley	13189 Pocono Ct	939	\$ 263.00	2	1	5/30/2018	\$ 247,000.00	3920	0.09	487-361-028
Moreno Valley	24409 Robinwood Dr	1437	\$ 229.00	3	2	5/30/2018	\$ 330,000.00	7405	0.17	474-443-004
Moreno Valley	12997 Velvetleaf St	2144	\$ 159.00	4	2.75	5/30/2018	\$ 342,000.00	7840	0.18	479-533-016
Moreno Valley	10220 Via Pescadero	3286	\$ 136.00	5	3	5/30/2018	\$ 450,000.00	13939	0.32	260-440-017
Moreno Valley	25775 Via Quinto St	1907	\$ 154.00	4	2.5	5/30/2018	\$ 294,000.00	5227	0.12	312-242-016
Moreno Valley	14738 White Box Ln	2367	\$ 158.00	3	2.75	5/30/2018	\$ 375,000.00	8276	0.19	486-505-013
Moreno Valley	24729 Wild Calla Dr	1472	\$ 221.00	3	2.25	5/30/2018	\$ 326,000.00	8276	0.19	474-534-001
Moreno Valley	14803 Briana St	1196	\$ 234.00	3	1.75	5/31/2018	\$ 280,000.00	4791	0.11	482-662-040
Moreno Valley	24887 Brodiaea Ave	1490	\$ 201.00	3	2	5/31/2018	\$ 300,000.00	7405	0.17	482-614-009
Moreno Valley	24394 Electra Ct	1381	\$ 220.00	3	2.25	5/31/2018	\$ 305,000.00	5227	0.12	485-181-009
Moreno Valley	11268 Green Glen St	1270	\$ 251.00	3	2	5/31/2018	\$ 320,000.00	9147	0.21	475-100-047
Moreno Valley	11711 Hubbard St	1686	\$ 210.00	3	1.75	5/31/2018	\$ 355,000.00	18730	0.43	475-210-018
Moreno Valley	11441 Kitching St	2472	\$ 165.00	3	2.75	5/31/2018	\$ 410,000.00	10018	0.23	474-402-003
Moreno Valley	11966 Liverpool Ln	937	\$ 293.00	2	2	5/31/2018	\$ 275,000.00	6969	0.16	264-282-033
Moreno Valley	13161 Perris Blvd	1055	\$ 241.00	3	1.75	5/31/2018	\$ 255,000.00	6098	0.14	482-060-019
Moreno Valley	24242 Royale St	1302	\$ 249.00	3	1.75	5/31/2018	\$ 325,000.00	7405	0.17	475-342-011
Moreno Valley	25328 Sugar Hill Rd	2076	\$ 161.00	4	1.75	5/31/2018	\$ 335,000.00	7405	0.17	479-291-024
Moreno Valley	25780 Via Hamaca Ave	2134	\$ 164.00	4	3	5/31/2018	\$ 350,000.00	6534	0.15	312-233-020
Moreno Valley	25810 Via Hamaca Ave	1907	\$ 178.00	4	2.5	5/31/2018	\$ 340,000.00	5227	0.12	312-233-023
Moreno Valley	12300 Vista Hermosa Dr	1330	\$ 214.00	3	1.75	5/31/2018	\$ 285,000.00	4356	0.1	479-312-032



Moreno Valley
Sales Comparables - May 2018

Total Sales:	207
Average Sales Price:	\$328,061.74
Average Square Feet:	1783