



City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	529 W Blaine St	1080	\$ 300.00	3	1.75	5/1/2018	\$ 325,000.00	8276	0.19	251-092-017
Riverside	8037 Choi Dr	3445	\$ 344.00	3	3.25	5/1/2018	\$ 1,188,000.00	113255	2.6	243-520-004
Riverside	20878 Galena Ct	3270	\$ 163.00	4	3	5/1/2018	\$ 535,000.00	7405	0.17	294-462-010
Riverside	10310 Gramercy Pl	1524	\$ 242.00	3	3	5/1/2018	\$ 370,000.00	14810	0.34	147-100-006
Riverside	16391 Harwich Cir	4970	\$ 103.00	4	3.5	5/1/2018	\$ 515,000.00	15681	0.36	136-490-003
Riverside	3348 Lincoln St	1500	\$ 288.00	4	2.75	5/1/2018	\$ 432,500.00	9583	0.22	135-413-002
Riverside	3419 Locust St	1087	\$ 303.00	2	1	5/1/2018	\$ 330,000.00	4792	0.11	214-121-007
Riverside	14025 Martin Pl	1600	\$ 250.00	4	2.5	5/1/2018	\$ 400,000.00	10018	0.23	271-262-038
Riverside	6197 Mitchell Ave	844	\$ 379.00	2	1	5/1/2018	\$ 320,000.00	14810	0.34	150-030-002
Riverside	11407 Norwood Ave	1304	\$ 297.00	3	1.75	5/1/2018	\$ 388,000.00	8276	0.19	141-102-023
Riverside	16641 Ponderosa Ln	4260	\$ 244.00	6	3.5	5/1/2018	\$ 1,040,000.00	46173	1.06	273-200-058
Riverside	3594 Ramona Dr	1717	\$ 278.00	3	1.5	5/1/2018	\$ 479,000.00	8276	0.19	217-204-001
Riverside	6610 Solano Dr	1344	\$ 275.00	3	1.75	5/1/2018	\$ 370,000.00	7405	0.17	177-361-027
Riverside	3749 Springmount St	1586	\$ 218.00	3	2.5	5/1/2018	\$ 346,000.00	3049	0.07	209-260-036
Riverside	3739 Tomlinson Ave	1049	\$ 367.00	4	1.75	5/1/2018	\$ 385,000.00	6970	0.16	145-252-023
Riverside	5380 Ash St	486	\$ 288.00	1	1	5/2/2018	\$ 140,000.00	7840	0.18	167-100-008
Riverside	19121 Bergamont Dr	1905	\$ 228.00	4	3	5/2/2018	\$ 435,000.00	7840	0.18	266-381-024
Riverside	8076 Bolton Ave	912	\$ 356.00	2	1.75	5/2/2018	\$ 325,500.00	8276	0.19	145-323-008
Riverside	8196 Dane Rd	3120	\$ 192.00	4	3.5	5/2/2018	\$ 600,000.00	12632	0.29	276-331-029
Riverside	728 Hacienda Dr	1538	\$ 245.00	4	2	5/2/2018	\$ 377,000.00	6098	0.14	253-184-002
Riverside	1591 Highridge St	2178	\$ 273.00	4	3	5/2/2018	\$ 595,000.00	22215	0.51	242-120-075
Riverside	6827 Neil St	1080	\$ 349.00	3	1.5	5/2/2018	\$ 377,500.00	18295	0.42	189-240-007
Riverside	6279 Oakfield Ct	2338	\$ 182.00	4	2.5	5/2/2018	\$ 427,000.00	2613	0.06	226-360-035
Riverside	4737 Teasdale Ave	2018	\$ 205.00	4	2.5	5/2/2018	\$ 415,000.00	20038	0.46	183-413-001
Riverside	2259 12Th St	888	\$ 132.00	2	1	5/3/2018	\$ 118,000.00	6098	0.14	221-034-029
Riverside	5455 Avenue Juan Bautista	1440	\$ 250.00	4	1.75	5/3/2018	\$ 360,000.00	9583	0.22	186-022-027
Riverside	6886 Biscayne Ave	1048	\$ 334.00	3	1.5	5/3/2018	\$ 351,000.00	6534	0.15	155-305-002
Riverside	12531 Bougainvillea Way	3244	\$ 180.00	6	3.5	5/3/2018	\$ 585,000.00	11325	0.26	270-220-003
Riverside	4429 Carlson Pl	1703	\$ 224.00	4	1.75	5/3/2018	\$ 383,000.00	7405	0.17	145-081-011
Riverside	12183 Clavel Ct	3159	\$ 185.00	4	2.75	5/3/2018	\$ 587,000.00	12196	0.28	270-390-017

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	3644 Cortez St	1236	\$ 266.00	3	1	5/3/2018	\$ 329,000.00	6534	0.15	230-042-005
Riverside	4018 Dell Ave	988	\$ 328.00	3	1	5/3/2018	\$ 325,000.00	7405	0.17	174-211-016
Riverside	6417 Juanro Way	1136	\$ 245.00	3	1.75	5/3/2018	\$ 279,000.00	6534	0.15	190-202-006
Riverside	14511 Judy Ann Dr	2084	\$ 252.00	4	2	5/3/2018	\$ 525,500.00	39639	0.91	271-100-029
Riverside	6805 Lomita St	1296	\$ 219.00	4	1.75	5/3/2018	\$ 285,000.00	20909	0.48	189-270-001
Riverside	5823 Norwood Ave	844	\$ 331.00	1	1	5/3/2018	\$ 280,000.00	48351	1.11	150-172-012
Riverside	4160 Sedgwick Ave	728	\$ 247.00	2	1	5/3/2018	\$ 180,000.00	5662	0.13	221-033-024
Riverside	13206 Solomon Peak Dr	3138	\$ 215.00	4	2.5	5/3/2018	\$ 675,000.00	25264	0.58	269-390-013
Riverside	3420 Trinity Ct	1031	\$ 334.00	3	1.75	5/3/2018	\$ 345,000.00	6534	0.15	225-091-035
Riverside	2744 Woodbine St	1188	\$ 155.00	2	1	5/3/2018	\$ 185,000.00	5663	0.13	219-204-016
Riverside	12730 Woodcliff Cir	1622	\$ 67.00	3	1.75	5/3/2018	\$ 110,000.00	7405	0.17	135-152-023
Riverside	2514 6Th St	816	\$ 226.00	3	1	5/4/2018	\$ 185,000.00	8276	0.19	211-082-011
Riverside	1050 Altura Dr	1200	\$ 291.00	4	1.25	5/4/2018	\$ 350,000.00	6970	0.16	250-111-016
Riverside	1182 Atwater Ave	1954	\$ 225.00	4	1.75	5/4/2018	\$ 440,000.00	7841	0.18	252-220-039
Riverside	5961 Boone Ct	1204	\$ 300.00	3	1.75	5/4/2018	\$ 362,000.00	6970	0.16	218-210-034
Riverside	19446 Castle Peak Dr	2032	\$ 223.00	3	2	5/4/2018	\$ 455,000.00	6534	0.15	284-230-002
Riverside	3932 Elmwood Ct	1661	\$ 261.00	3	1.75	5/4/2018	\$ 435,000.00	7405	0.17	217-272-014
Riverside	5409 Golden Ave	1410	\$ 223.00	4	2	5/4/2018	\$ 315,000.00	8712	0.2	149-220-025
Riverside	18085 Golden Leaf Ln	2330	\$ 214.00	3	2	5/4/2018	\$ 500,000.00	49222	1.13	285-330-016
Riverside	3884 Hidden Ln	1081	\$ 161.00	3	1.5	5/4/2018	\$ 175,000.00	9583	0.22	227-202-044
Riverside	6900 Jurupa Rd	1068	\$ 552.00	2	1	5/4/2018	\$ 590,000.00	14374	0.33	183-171-001
Riverside	7359 Lakeside Dr	1989	\$ 211.00	4	1.75	5/4/2018	\$ 420,000.00	20908	0.48	183-320-009
Riverside	14467 Martin Pl	1650	\$ 242.00	3	2.5	5/4/2018	\$ 400,000.00	8276	0.19	271-251-016
Riverside	8885 Pembroke Ave	1025	\$ 341.00	3	1.75	5/4/2018	\$ 350,000.00	6970	0.16	191-101-002
Riverside	3450 Pickwick St	1641	\$ 265.00	3	1.75	5/4/2018	\$ 435,000.00	7405	0.17	132-082-005
Riverside	4657 Sierra St	1302	\$ 268.00	3	1.75	5/4/2018	\$ 350,000.00	6534	0.15	226-252-023
Riverside	20582 Azalea Terrace Rd	2726	\$ 183.00	4	2.5	5/7/2018	\$ 500,000.00	12632	0.29	294-590-014
Riverside	8591 Chesterfield Rd	1593	\$ 263.00	4	2	5/7/2018	\$ 420,000.00	16117	0.37	294-391-016
Riverside	8023 David Way	1454	\$ 247.00	4	2	5/7/2018	\$ 360,000.00	5227	0.12	163-393-003
Riverside	7523 Lippizan Dr	2457	\$ 195.00	5	3	5/7/2018	\$ 480,000.00	20038	0.46	185-311-008



Riverside

Sales Comparables - May 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	17639 Log Hill Dr	3701	\$ 208.00	4	3.25	5/7/2018	\$ 771,500.00	50094	1.15	273-651-009
Riverside	3506 Marshall St	1195	\$ 276.00	3	1	5/7/2018	\$ 330,000.00	7840	0.18	230-071-025
Riverside	7650 Meadow Ridge Ct	3673	\$ 300.00	3	3.25	5/7/2018	\$ 1,105,500.00	76230	1.75	243-560-012
Riverside	10611 Portsmouth Ct	1178	\$ 271.00	3	1.75	5/7/2018	\$ 320,000.00	7841	0.18	138-323-022
Riverside	20551 Red Poppy Ln	2116	\$ 210.00	4	2.5	5/7/2018	\$ 445,000.00	8712	0.2	294-301-001
Riverside	16997 Rocky Bend Ct	5370	\$ 293.00	5	4.25	5/7/2018	\$ 1,577,000.00	18295	0.42	140-350-006
Riverside	4390 Rubidoux Ave	1904	\$ 225.00	5	2.5	5/7/2018	\$ 430,000.00			218-210-013
Riverside	5276 Rutland Ave	888	\$ 332.00	3	1	5/7/2018	\$ 295,000.00	7405	0.17	151-230-018
Riverside	5994 Sky Meadow St	1277	\$ 223.00	4	1.75	5/7/2018	\$ 285,000.00	4356	0.1	181-261-008
Riverside	5458 Sunnyside Dr	1849	\$ 200.00	4	3	5/7/2018	\$ 370,000.00	7840	0.18	190-196-005
Riverside	6592 Villa Vista Dr	1518	\$ 214.00	3	1.75	5/7/2018	\$ 325,000.00	7405	0.17	182-124-004
Riverside	5665 Abilene Rd	1660	\$ 275.00	3	1.75	5/8/2018	\$ 457,000.00	9583	0.22	223-255-013
Riverside	4096 Acacia St	1250	\$ 300.00	3	1.75	5/8/2018	\$ 375,000.00	8712	0.2	145-192-009
Riverside	8215 Barnwood Ln	2865	\$ 95.00	4	2.75	5/8/2018	\$ 272,500.00	10890	0.25	284-323-001
Riverside	2176 Buckskin Pl	1708	\$ 251.00	3	1.75	5/8/2018	\$ 429,000.00	11326	0.26	243-072-037
Riverside	18320 Gentian Ave	2110	\$ 267.00	4	1.75	5/8/2018	\$ 565,000.00	45302	1.04	280-050-027
Riverside	4506 Jericho St	2235	\$ 190.00	4	2.5	5/8/2018	\$ 425,000.00	6969	0.16	171-221-016
Riverside	8321 Manhasset St	2714	\$ 184.00	4	2.75	5/8/2018	\$ 502,000.00			284-064-011
Riverside	2022 Missouri St	1129	\$ 270.00	3	1.75	5/8/2018	\$ 305,000.00	6534	0.15	211-043-002
Riverside	11207 Plantation Ct	1000	\$ 189.00	3	1.75	5/8/2018	\$ 189,000.00	9148	0.21	142-373-004
Riverside	20318 Sugar Gum Rd	1970	\$ 212.00	3	2.5	5/8/2018	\$ 419,000.00	7405	0.17	294-313-040
Riverside	5958 Tower Rd	1288	\$ 253.00	3	1.75	5/8/2018	\$ 326,400.00	8276	0.19	218-160-005
Riverside	17605 Cedarwood Dr	3616	\$ 78.00	6	3.5	5/9/2018	\$ 285,000.00	9583	0.22	270-220-041
Riverside	16329 Cool Breeze Ct	2909	\$ 100.00	5	2.75	5/9/2018	\$ 292,500.00	13939	0.32	140-204-012
Riverside	3604 Cortez St	1059	\$ 295.00	2	1	5/9/2018	\$ 313,000.00	6534	0.15	230-042-001
Riverside	3679 Crowell Ave	1488	\$ 278.00	3	1.75	5/9/2018	\$ 415,000.00	12632	0.29	231-101-017
Riverside	3574 Donald Ave	1111	\$ 301.00	3	1	5/9/2018	\$ 335,000.00	6970	0.16	233-081-002
Riverside	5506 El Palomino Dr	1955	\$ 194.00	3	2.5	5/9/2018	\$ 380,000.00	4792	0.11	166-580-042
Riverside	680 Firwood Ct	2305	\$ 232.00	4	2	5/9/2018	\$ 535,000.00	21780	0.5	272-230-007
Riverside	3354 July Dr	2205	\$ 105.00	4	2.5	5/9/2018	\$ 232,500.00	7840	0.18	135-354-006

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	7586 Lakeside Dr	1824	\$ 138.00	4	2	5/9/2018	\$ 252,500.00	20038	0.46	183-261-022
Riverside	2881 Laramie Rd	1885	\$ 230.00	4	1.75	5/9/2018	\$ 435,000.00	8712	0.2	223-251-006
Riverside	17820 Luna Ct	2637	\$ 114.00	4	3	5/9/2018	\$ 302,500.00	61855	1.42	273-550-007
Riverside	904 Mission Grove Pkwy N	2650	\$ 168.00	5	2.75	5/9/2018	\$ 447,500.00	23522	0.54	268-050-011
Riverside	17627 Mockingbird Hill Cir	2471	\$ 85.00	4	2.75	5/9/2018	\$ 212,500.00	71002	1.63	273-480-022
Riverside	6997 New York Dr	1302	\$ 280.00	3	2	5/9/2018	\$ 365,000.00	6970	0.16	235-031-017
Riverside	2840 Newkirk Dr	1200	\$ 250.00	4	1.25	5/9/2018	\$ 300,000.00	6970	0.16	250-113-016
Riverside	17096 Parsons Rd	1598	\$ 104.00	3	1	5/9/2018	\$ 167,250.00	29620	0.68	266-190-002
Riverside	7371 Percheron Ave	1548	\$ 107.00	3	1.75	5/9/2018	\$ 166,500.00	18295	0.42	185-323-017
Riverside	4425 Ramona Dr	3666	\$ 177.00	4	3.25	5/9/2018	\$ 650,000.00	21780	0.5	217-181-003
Riverside	2828 Sulky Ct	1285	\$ 305.00	3	1.75	5/9/2018	\$ 392,000.00	6534	0.15	238-071-036
Riverside	11580 Waterwell Ct	2706	\$ 189.00	4	2.75	5/9/2018	\$ 512,500.00	6969	0.16	142-550-045
Riverside	11341 Ainsley Ave	1849	\$ 247.00	3	2	5/10/2018	\$ 458,000.00			153-292-003
Riverside	2566 Armstrong Rd	1946	\$ 173.00	3	1.75	5/10/2018	\$ 337,300.00	14375	0.33	175-021-004
Riverside	17008 Birch Hill Rd	2899	\$ 234.00	3	3.5	5/10/2018	\$ 680,000.00	52707	1.21	273-610-019
Riverside	8291 Briarwood Dr	1143	\$ 271.00	3	1.75	5/10/2018	\$ 310,000.00	7405	0.17	231-131-001
Riverside	3560 Capriole Rd	1661	\$ 248.00	4	1.75	5/10/2018	\$ 412,000.00	10018	0.23	135-402-006
Riverside	2612 Chauncy Pl	3841	\$ 199.00	6	2.5	5/10/2018	\$ 765,000.00	21780	0.5	241-342-002
Riverside	7355 Diamond St	1134	\$ 282.00	3	1	5/10/2018	\$ 320,000.00	7841	0.18	230-302-018
Riverside	2232 Drummond St	3330	\$ 208.00	5	4	5/10/2018	\$ 695,000.00	18295	0.42	222-092-008
Riverside	4557 Elm St	480	\$ 677.00	3	1	5/10/2018	\$ 325,000.00	8712	0.2	141-240-012
Riverside	16665 Lake Knoll Pkwy	1801	\$ 252.00	3	2	5/10/2018	\$ 455,000.00	10018	0.23	136-284-002
Riverside	2340 Loveland Dr	1623	\$ 271.00	3	1.75	5/10/2018	\$ 440,000.00	21344	0.49	175-064-005
Riverside	19304 Mission Ranch Rd	3386	\$ 1.00	5	3	5/10/2018	\$ 5,350.00	12196	0.28	266-560-001
Riverside	5524 Montero Dr	1829	\$ 248.00	3	2	5/10/2018	\$ 455,000.00	17860	0.41	186-060-029
Riverside	12195 Orangemont Ln	2525	\$ 235.00	4	2.75	5/10/2018	\$ 595,000.00	44431	1.02	269-272-003
Riverside	9203 Owari Ln	1525	\$ 295.00	5	1.75	5/10/2018	\$ 450,000.00	7405	0.17	266-411-001
Riverside	3692 Pioneer Dr	1440	\$ 430.00	3	1	5/10/2018	\$ 620,000.00	6534	0.15	179-121-005
Riverside	7333 Skyview Rd	1654	\$ 271.00	3	1.75	5/10/2018	\$ 449,000.00	28314	0.65	185-130-009
Riverside	6429 Thunder Bay Trl	1554	\$ 235.00	3	2.5	5/10/2018	\$ 365,500.00	3920	0.09	185-404-009



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Riverside	1615 Bradley St	2616	\$ 279.00	4	2.5	5/11/2018	\$ 730,000.00	98881	2.27	242-110-013
Riverside	5766 Burlingame Dr	1198	\$ 459.00	3	1.5	5/11/2018	\$ 550,000.00	11326	0.26	190-094-020
Riverside	1730 Canyon Hill Dr	7998	\$ 208.00	8	4.5	5/11/2018	\$ 1,670,000.00	49658	1.14	243-310-006
Riverside	17573 Canyonwood Dr	3385	\$ 96.00	4	3.25	5/11/2018	\$ 325,000.00	43995	1.01	273-610-016
Riverside	7765 Casa Blanca St	1198	\$ 292.00	3	1.75	5/11/2018	\$ 350,000.00	8276	0.19	230-231-024
Riverside	3959 Castleman St	892	\$ 257.00	2	1.75	5/11/2018	\$ 230,000.00	7405	0.17	191-322-039
Riverside	5123 Foothill Ave	1008	\$ 352.00	3	1	5/11/2018	\$ 355,000.00	9148	0.21	151-311-008
Riverside	20875 Hillsdale Rd	1810	\$ 253.00	4	2.5	5/11/2018	\$ 458,500.00	6969	0.16	294-521-002
Riverside	19475 Kinnow Ln	1992	\$ 223.00	4	3	5/11/2018	\$ 445,000.00	9583	0.22	266-352-033
Riverside	6520 Lemon Grove Ave	1118	\$ 303.00	3	1.75	5/11/2018	\$ 339,000.00	9148	0.21	182-123-005
Riverside	10101 Leucadia Ln	1600	\$ 184.00	4	1.75	5/11/2018	\$ 295,000.00	6534	0.15	155-322-018
Riverside	3494 Lila St	1120	\$ 303.00	3	1	5/11/2018	\$ 340,000.00	7405	0.17	231-162-010
Riverside	6277 Longhill St	1735	\$ 221.00	3	1.75	5/11/2018	\$ 385,000.00	8276	0.19	190-091-007
Riverside	565 Massachusetts Ave	1261	\$ 285.00	3	1.75	5/11/2018	\$ 360,500.00	7841	0.18	251-052-022
Riverside	18421 Moss Rd	3090	\$ 205.00	4	3	5/11/2018	\$ 636,000.00	39204	0.9	276-030-001
Riverside	1787 Prince Albert Dr	2192	\$ 236.00	4	2.75	5/11/2018	\$ 518,000.00	14810	0.34	221-311-004
Riverside	7992 Shadow Trails Ln	1703	\$ 226.00	3	2.5	5/11/2018	\$ 385,000.00	10454	0.24	166-640-001
Riverside	2815 Stockton Ct	1000	\$ 345.00	3	2	5/11/2018	\$ 345,000.00	7841	0.18	239-292-019
Riverside	9212 Sunridge Dr	2328	\$ 191.00	5	3	5/11/2018	\$ 445,000.00	7405	0.17	266-470-009
Riverside	16575 Tiger Lilly Way	2765	\$ 204.00	4	3	5/11/2018	\$ 565,000.00	24393	0.56	269-382-006
Riverside	3366 Vance St	1342	\$ 245.00	2	1	5/11/2018	\$ 329,000.00	8712	0.2	231-192-040
Riverside	2032 Blenheim St	966	\$ 305.00	2	1	5/14/2018	\$ 295,000.00	6534	0.15	210-051-006
Riverside	8583 Conway Dr	1539	\$ 227.00	3	1.75	5/14/2018	\$ 350,000.00	6970	0.16	191-172-014
Riverside	8706 Desert Rock Ln	1514	\$ 264.00	4	2	5/14/2018	\$ 400,000.00	7405	0.17	294-261-019
Riverside	8070 Haven View Dr	1669	\$ 209.00	3	1.75	5/14/2018	\$ 350,000.00	3484	0.08	163-321-013
Riverside	10076 Hershey Way	1563	\$ 246.00	4	1.75	5/14/2018	\$ 385,500.00	6969	0.16	155-424-002
Riverside	5500 Inner Circle Dr	2830	\$ 250.00	3	2.5	5/14/2018	\$ 709,000.00	20909	0.48	254-242-012
Riverside	7932 La Crosse Way	3730	\$ 146.00	5	3	5/14/2018	\$ 546,000.00	8276	0.19	276-283-005
Riverside	1224 Marymount St	1274	\$ 251.00	4	2	5/14/2018	\$ 320,000.00	6970	0.16	206-302-002
Riverside	16696 S Peak Ct	4496	\$ 155.00	4	3.5	5/14/2018	\$ 700,000.00	16117	0.37	135-500-021



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Riverside	20512 Pitchfork Dr	2341	\$ 181.00	3	2.5	5/14/2018	\$ 425,000.00	8712	0.2	255-430-009
Riverside	4548 Champagne Ct	1403	\$ 277.00	3	2.5	5/15/2018	\$ 390,000.00	5227	0.12	143-100-070
Riverside	14149 Four Winds Rd	1404	\$ 250.00	2	2	5/15/2018	\$ 351,000.00	8276	0.19	271-142-011
Riverside	3564 Gwinnett Dr	1884	\$ 220.00	4	2.25	5/15/2018	\$ 415,000.00	8712	0.2	132-182-025
Riverside	17025 Hidden Trails Ln	4301	\$ 332.00	5	4.5	5/15/2018	\$ 1,430,000.00	11761	0.27	270-440-010
Riverside	16699 Lake Knoll Pkwy	1877	\$ 256.00	3	2.5	5/15/2018	\$ 482,000.00	11761	0.27	136-272-003
Riverside	6627 Lassitter Rd	1324	\$ 293.00	3	1.75	5/15/2018	\$ 388,000.00	11325	0.26	177-301-024
Riverside	5293 Magnolia Ave	1510	\$ 327.00	3	1.5	5/15/2018	\$ 495,000.00	7841	0.18	217-271-023
Riverside	4089 Margie Way	2319	\$ 203.00	4	2.75	5/15/2018	\$ 471,000.00	9148	0.21	183-480-009
Riverside	17687 Meadow Mist Ct	1759	\$ 251.00	3	2.5	5/15/2018	\$ 442,000.00	6970	0.16	140-160-056
Riverside	6744 Mission Grove Pkwy N	2305	\$ 234.00	4	2	5/15/2018	\$ 540,000.00			272-213-018
Riverside	3532 Nelson St	1202	\$ 305.00	3	1	5/15/2018	\$ 367,500.00	7841	0.18	225-332-003
Riverside	9506 Newbridge Dr	3615	\$ 156.00	4	3.5	5/15/2018	\$ 565,000.00	10890	0.25	266-620-013
Riverside	6605 Pedley Rd	1641	\$ 283.00	3	1.75	5/15/2018	\$ 465,000.00	30056	0.69	163-220-013
Riverside	7370 Pontoosuc Ave	2024	\$ 222.00	4	2.5	5/15/2018	\$ 450,000.00	14375	0.33	237-192-004
Riverside	19321 Scarsdale St	2943	\$ 299.00	4	3	5/15/2018	\$ 880,000.00	7405	0.17	284-072-005
Riverside	5449 Tower Rd	1352	\$ 242.00	2	1.5	5/15/2018	\$ 327,500.00	9583	0.22	218-111-005
Riverside	6950 Valdez Ave	3628	\$ 137.00	3	2.75	5/15/2018	\$ 500,000.00	29185	0.67	186-033-011
Riverside	9659 Bolton Ave	1266	\$ 307.00	3	1	5/16/2018	\$ 389,000.00	9148	0.21	145-171-004
Riverside	281 Cannon Rd	2032	\$ 230.00	4	2.5	5/16/2018	\$ 469,000.00	8712	0.2	272-132-023
Riverside	19942 Caraway Ln	1255	\$ 317.00	3	2	5/16/2018	\$ 398,000.00	4792	0.11	284-173-035
Riverside	2408 Central Ave	1675	\$ 277.00	3	1.75	5/16/2018	\$ 465,000.00	13068	0.3	222-181-005
Riverside	3055 Chestnut St	916	\$ 384.00	2	1	5/16/2018	\$ 352,500.00	6098	0.14	209-196-013
Riverside	6560 Dorinda Dr	1161	\$ 310.00	3	1.75	5/16/2018	\$ 360,000.00	6534	0.15	155-161-031
Riverside	2291 El Capitan Dr	3453	\$ 153.00	3	3.25	5/16/2018	\$ 530,000.00	6970	0.16	243-040-003
Riverside	4493 Estrada Dr	1300	\$ 250.00	3	1.75	5/16/2018	\$ 325,000.00	8712	0.2	182-373-006
Riverside	14422 Four Winds Rd	2577	\$ 194.00	4	3	5/16/2018	\$ 501,000.00	8276	0.19	271-151-007
Riverside	4110 Harrison St	1107	\$ 334.00	3	1.75	5/16/2018	\$ 370,000.00	6969	0.16	145-252-010
Riverside	14311 Harvey Ln	2606	\$ 180.00	4	2.75	5/16/2018	\$ 470,000.00	16552	0.38	271-252-052
Riverside	18304 Hidden Ranch Rd	3198	\$ 156.00	4	2.5	5/16/2018	\$ 500,000.00	9583	0.22	266-661-001

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	8814 Keystone Ct	2657	\$ 191.00	4	2.75	5/16/2018	\$ 510,000.00	10890	0.25	294-543-018
Riverside	8777 Kim Ln	1490	\$ 287.00	3	1.75	5/16/2018	\$ 429,000.00	20038	0.46	169-321-002
Riverside	16985 Lake Knoll Pkwy	2261	\$ 196.00	4	2.75	5/16/2018	\$ 445,000.00	8276	0.19	136-254-002
Riverside	4245 Lindsay St	796	\$ 359.00	2	1	5/16/2018	\$ 286,000.00	17859	0.41	170-240-021
Riverside	2055 Lyon Ave	2186	\$ 250.00	4	2	5/16/2018	\$ 547,500.00	20473	0.47	136-341-006
Riverside	12380 Orangemont Ln	2348	\$ 300.00	4	2.5	5/16/2018	\$ 705,000.00	44866	1.03	269-291-003
Riverside	4738 Rockingham Loop	2592	\$ 208.00	5	2	5/16/2018	\$ 540,000.00	21780	0.5	167-360-002
Riverside	12015 E Sun Canyon St	2022	\$ 234.00	4	3	5/16/2018	\$ 475,000.00	6534	0.15	135-460-076
Riverside	3576 Congress Dr	1533	\$ 251.00	3	1.75	5/17/2018	\$ 385,000.00	6970	0.16	132-172-029
Riverside	10544 Cook Ave	1058	\$ 283.00	3	1	5/17/2018	\$ 300,000.00	7405	0.17	143-071-019
Riverside	14279 Dove Canyon Dr	2912	\$ 180.00	4	2.5	5/17/2018	\$ 525,000.00	20037	0.46	271-240-035
Riverside	2841 Gibson St	1240	\$ 330.00	3	1.75	5/17/2018	\$ 410,000.00	15681	0.36	239-341-005
Riverside	5821 Grand Ave	1710	\$ 213.00	3	2	5/17/2018	\$ 365,000.00	12196	0.28	187-140-031
Riverside	14535 Harrington Rd	4186	\$ 164.00	6	4	5/17/2018	\$ 690,000.00	90169	2.07	276-040-007
Riverside	5219 Ivanhoe Ave	1058	\$ 236.00	3	1	5/17/2018	\$ 250,500.00	7405	0.17	151-322-003
Riverside	3347 Laurel Dr	1404	\$ 227.00	4	1.75	5/17/2018	\$ 320,000.00	8276	0.19	177-202-012
Riverside	3591 Lila St	1191	\$ 3,232.00	3	1.75	5/17/2018	\$ 3,850,000.00	7405	0.17	231-161-026
Riverside	4877 Mitchell Ave	1760	\$ 244.00	3	1.75	5/17/2018	\$ 430,000.00	23522	0.54	147-150-029
Riverside	5855 Vista Del Caballero	1807	\$ 218.00	5	1.75	5/17/2018	\$ 395,000.00	22216	0.51	186-282-011
Riverside	2134 Westminster Dr	3351	\$ 243.00	4	2.25	5/17/2018	\$ 815,000.00	38333	0.88	241-202-003
Riverside	6698 Adair Ave	1039	\$ 322.00	3	1.75	5/18/2018	\$ 335,000.00	11761	0.27	155-182-026
Riverside	9489 Calle Tampico	1484	\$ 286.00	4	1.75	5/18/2018	\$ 425,000.00	6098	0.14	239-153-006
Riverside	10620 Cochran Ave	1534	\$ 213.00	4	1.75	5/18/2018	\$ 328,100.00	7405	0.17	143-265-010
Riverside	11239 Creekdale Way	2124	\$ 204.00	3	2.5	5/18/2018	\$ 434,000.00	4791	0.11	146-280-086
Riverside	2892 Donovan Ct	1849	\$ 232.00	4	1.75	5/18/2018	\$ 430,000.00	7405	0.17	238-071-014
Riverside	2185 Fielding Rd	2524	\$ 217.00	5	2.25	5/18/2018	\$ 550,000.00	13068	0.3	222-083-013
Riverside	17070 Frankland Ln	3497	\$ 191.00	3	3	5/18/2018	\$ 670,000.00	99316	2.28	273-330-032
Riverside	11460 Gedney Way	1306	\$ 279.00	3	1.75	5/18/2018	\$ 365,000.00	7405	0.17	141-070-012
Riverside	10267 Gramercy Pl	1049	\$ 328.00	2	1	5/18/2018	\$ 345,000.00	6969	0.16	147-060-033
Riverside	18514 Lakepointe Dr	3079	\$ 168.00	3	2.5	5/18/2018	\$ 520,000.00	13068	0.3	140-351-028

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	5539 Malvern Way	2258	\$ 243.00	4	1.75	5/18/2018	\$ 550,000.00	17424	0.4	222-292-014
Riverside	5525 Norman Way	744	\$ 430.00	2	1	5/18/2018	\$ 320,000.00	6534	0.15	190-184-020
Riverside	11220 Peachtree Pl	1418	\$ 293.00	3	1.75	5/18/2018	\$ 416,500.00	7405	0.17	142-384-002
Riverside	3098 Shade Tree Ln	1565	\$ 118.00	4	1.75	5/18/2018	\$ 186,000.00	6534	0.15	234-231-009
Riverside	4534 Snake River Rd	1347	\$ 222.00	3	2	5/18/2018	\$ 300,000.00	7405	0.17	206-020-048
Riverside	6010 Spur St	1575	\$ 285.00	4	1.75	5/18/2018	\$ 450,000.00	20038	0.46	162-272-009
Riverside	2730 University Ave					5/18/2018	\$ 300,000.00			211-132-008
Riverside	5700 Via Conejo	2094	\$ 291.00	3	1.75	5/18/2018	\$ 610,000.00	17860	0.41	254-263-015
Riverside	3083 Weatherby Dr	1421	\$ 281.00	3	2.5	5/18/2018	\$ 400,000.00	7405	0.17	136-201-020
Riverside	10349 Adriana Ave	1177	\$ 310.00	3	1.75	5/21/2018	\$ 365,000.00	7405	0.17	143-100-028
Riverside	19798 Allenhurst St	3805	\$ 126.00	5	2.5	5/21/2018	\$ 481,300.00	7840	0.18	284-113-032
Riverside	3467 Barnaby Ct	1210	\$ 290.00	3	1.75	5/21/2018	\$ 351,000.00	6534	0.15	230-192-022
Riverside	8181 Bon View Dr	2793	\$ 195.00	5	3.5	5/21/2018	\$ 545,000.00	6969	0.16	276-182-016
Riverside	4325 Canterbury Rd	912	\$ 339.00	3	1	5/21/2018	\$ 310,000.00	7841	0.18	227-043-009
Riverside	4780 Corwin Ln	1120	\$ 294.00	2	1.5	5/21/2018	\$ 330,000.00	3920	0.09	151-373-002
Riverside	9075 Delano Dr	1215	\$ 326.00	3	1.75	5/21/2018	\$ 397,000.00	8276	0.19	193-021-024
Riverside	3905 Monroe St	1117	\$ 303.00	3	1.75	5/21/2018	\$ 339,000.00	7405	0.17	193-301-004
Riverside	16527 Rancho Escondido Dr	2411	\$ 236.00	4	2	5/21/2018	\$ 570,000.00	51400	1.18	245-340-008
Riverside	4470 Rubidoux Ave	1197	\$ 643.00	5	1.75	5/21/2018	\$ 770,000.00	10454	0.24	218-210-067
Riverside	4228 Vicksburg Ct	1418	\$ 239.00	3	1.75	5/21/2018	\$ 340,000.00	6970	0.16	142-362-022
Riverside	8690 Victoria Ave	4706	\$ 244.00	4	4.25	5/21/2018	\$ 1,150,000.00	199504	4.58	238-080-014
Riverside	10562 Wells Ave	480	\$ 416.00	2	1	5/21/2018	\$ 200,000.00	18295	0.42	143-030-003
Riverside	4256 Wind Stream Ln	900	\$ 288.00	2	1.75	5/21/2018	\$ 260,000.00	3920	0.09	181-253-043
Riverside	9305 53Rd St	1419	\$ 297.00	3	1.75	5/22/2018	\$ 422,000.00	11761	0.27	167-261-017
Riverside	11209 Arlington Ave	1320	\$ 277.00	3	1.75	5/22/2018	\$ 366,000.00	16988	0.39	154-051-002
Riverside	532 Atwood Ct	1970	\$ 253.00	3	2.5	5/22/2018	\$ 500,000.00	13504	0.31	272-222-007
Riverside	1795 Prince Albert Dr	1663	\$ 303.00	3	1.75	5/22/2018	\$ 505,000.00	13068	0.3	221-311-003
Riverside	3695 Strong St	1100	\$ 250.00	2	1	5/22/2018	\$ 276,000.00	10890	0.25	206-192-010
Riverside	7852 Abigail Rd	2235	\$ 193.00	4	2.5	5/23/2018	\$ 433,500.00	6098	0.14	171-270-015
Riverside	749 Apache Trl	1773	\$ 231.00	3	1.75	5/23/2018	\$ 410,000.00	8276	0.19	253-172-011

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	11578 Flower St	1385	\$ 267.00	3	1.75	5/23/2018	\$ 370,000.00	7841	0.18	141-082-002
Riverside	11757 Hazeldell Dr	953	\$ 343.00	2	1	5/23/2018	\$ 327,000.00	6098	0.14	141-191-028
Riverside	4265 Houghton Ave	1399	\$ 396.00	2	1.75	5/23/2018	\$ 555,000.00	7405	0.17	207-103-010
Riverside	7171 Jurupa Rd	1365	\$ 73.00	2	1.75	5/23/2018	\$ 100,000.00	16552	0.38	183-080-005
Riverside	3897 Pontiac Ave	1738	\$ 189.00	4	2	5/23/2018	\$ 330,000.00	5227	0.12	181-072-036
Riverside	17035 Ridge Canyon Dr	1746	\$ 214.00	3	1.75	5/23/2018	\$ 375,000.00	43560	1	245-250-010
Riverside	8070 Rockford Cir	1969	\$ 180.00	4	2.5	5/23/2018	\$ 355,000.00	6534	0.15	166-180-024
Riverside	6249 Tarragona Dr	1533	\$ 234.00	3	1.75	5/23/2018	\$ 360,000.00	15682	0.36	175-131-006
Riverside	15707 Washington St	3075	\$ 195.00	4	2.75	5/23/2018	\$ 600,000.00	43560	1	245-320-016
Riverside	10590 Wolfe Ave	1058	\$ 326.00	3	1	5/23/2018	\$ 345,000.00	7405	0.17	143-072-006
Riverside	10648 Young St	1606	\$ 255.00	3	1.75	5/23/2018	\$ 410,000.00	9148	0.21	143-080-004
Riverside	4051 10Th St	768	\$ 358.00	2	1	5/24/2018	\$ 275,000.00	2614	0.06	214-311-001
Riverside	4236 Beatty Dr	1342	\$ 298.00	3	1	5/24/2018	\$ 400,000.00	8276	0.19	225-111-015
Riverside	17890 Cedarwood Dr	2000	\$ 222.00	4	2	5/24/2018	\$ 445,000.00	7405	0.17	270-240-011
Riverside	6203 Country View Ln	1457	\$ 253.00	3	2	5/24/2018	\$ 370,000.00	9147	0.21	190-361-011
Riverside	12690 Dogwood Cir	1488	\$ 268.00	4	1.75	5/24/2018	\$ 400,000.00	9148	0.21	135-186-011
Riverside	3651 Elmwood Dr	1502	\$ 333.00	3	1.5	5/24/2018	\$ 501,000.00	6098	0.14	217-283-006
Riverside	4290 Gardena Dr	1652	\$ 233.00	3	2	5/24/2018	\$ 385,000.00	6534	0.15	225-032-030
Riverside	1392 Haddington Dr	2269	\$ 207.00	4	2.5	5/24/2018	\$ 470,000.00	4791	0.11	256-392-025
Riverside	9690 Hastings Blvd	1276	\$ 289.00	3	2	5/24/2018	\$ 370,000.00	10890	0.25	170-162-013
Riverside	19449 Jennings St	2803	\$ 182.00	4	2.75	5/24/2018	\$ 512,000.00	7405	0.17	284-092-022
Riverside	5953 Maybelle St	1667	\$ 227.00	3	2.5	5/24/2018	\$ 380,000.00	6098	0.14	190-071-020
Riverside	5698 Norwood Ave	3166	\$ 175.00	4	2.75	5/24/2018	\$ 555,000.00	29620	0.68	150-160-029
Riverside	18604 Pinecone Ln	3102	\$ 249.00	5	3	5/24/2018	\$ 775,000.00	72745	1.67	285-440-011
Riverside	7789 Potomac St	1372	\$ 215.00	4	2	5/24/2018	\$ 295,000.00	7405	0.17	230-033-005
Riverside	1593 Ransom Pl	1868	\$ 271.00	4	1.75	5/24/2018	\$ 508,000.00	16117	0.37	252-091-004
Riverside	3917 San Marcos Ave	1341	\$ 130.00	3	1.75	5/24/2018	\$ 175,000.00	6970	0.16	227-241-024
Riverside	15446 Skyridge Dr	3719	\$ 192.00	3	2.5	5/24/2018	\$ 715,000.00	14810	0.34	135-541-002
Riverside	11211 Wayfield Rd	1396	\$ 271.00	3	1.75	5/24/2018	\$ 379,000.00	6970	0.16	142-412-012
Riverside	6492 Adair Ave	1036	\$ 275.00	3	1	5/25/2018	\$ 285,000.00	7405	0.17	155-191-016



Riverside

Sales Comparables - May 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	1785 Catania Dr	1819	\$ 199.00	3	2.5	5/25/2018	\$ 362,000.00	2613	0.06	210-210-071
Riverside	7892 Corte Castillo	2748	\$ 80.00	3	2.5	5/25/2018	\$ 220,000.00	6098	0.14	183-440-063
Riverside	4498 Corte Entrada	2715	\$ 171.00	5	2.75	5/25/2018	\$ 465,000.00	6534	0.15	183-473-022
Riverside	3568 Ellery Dr	1684	\$ 237.00	4	2.25	5/25/2018	\$ 400,000.00	7405	0.17	132-172-043
Riverside	3560 Franklin Ave	1272	\$ 235.00	3	1	5/25/2018	\$ 300,000.00	7405	0.17	211-104-036
Riverside	6010 Fremont St	792	\$ 334.00	3	1	5/25/2018	\$ 265,000.00	5227	0.12	190-021-016
Riverside	2943 Gertrude St	1740	\$ 239.00	4	2.75	5/25/2018	\$ 417,000.00	8276	0.19	235-071-022
Riverside	8830 Glencoe Dr	2663	\$ 159.00	5	2.25	5/25/2018	\$ 425,000.00	7841	0.18	191-143-028
Riverside	12505 Harlow Ave	1450	\$ 257.00	4	1.75	5/25/2018	\$ 374,000.00	9148	0.21	135-181-017
Riverside	7518 Hastings Ln	2332	\$ 250.00	4	2	5/25/2018	\$ 585,000.00	21780	0.5	242-100-049
Riverside	2818 Jane St	1486	\$ 275.00	2	1.75	5/25/2018	\$ 410,000.00	8276	0.19	235-104-002
Riverside	3005 Jane St	1278	\$ 302.00	4	1.75	5/25/2018	\$ 387,000.00	7405	0.17	235-063-027
Riverside	400 E La Cadena Dr					5/25/2018	\$ 255,000.00			247-071-001
Riverside	3726 Lofton Pl	1103	\$ 311.00	3	1	5/25/2018	\$ 344,000.00	7841	0.18	206-205-004
Riverside	20808 Millbrook St	1911	\$ 235.00	3	2	5/25/2018	\$ 450,000.00	7405	0.17	294-481-014
Riverside	10117 Nemaha Cir	1501	\$ 273.00	3	1.75	5/25/2018	\$ 410,000.00	7841	0.18	234-303-005
Riverside	3239 Pachappa Hl	2627	\$ 620.00	4	3	5/25/2018	\$ 1,630,000.00	21780	0.5	223-020-007
Riverside	11223 Parkscape Dr	1880	\$ 234.00	3	2.5	5/25/2018	\$ 440,000.00	4791	0.11	146-280-087
Riverside	6691 Peralta Pl	2106	\$ 197.00	4	1.75	5/25/2018	\$ 415,000.00	24393	0.56	186-190-028
Riverside	4313 Riverbend Ln	1421	\$ 252.00	3	2	5/25/2018	\$ 359,000.00	7405	0.17	181-281-003
Riverside	8726 Sandhill Dr	1840	\$ 250.00	4	2.75	5/25/2018	\$ 460,000.00	7405	0.17	294-242-002
Riverside	4012 Stonehedge Dr	1550	\$ 261.00	4	1.75	5/25/2018	\$ 405,000.00	7841	0.18	182-452-012
Riverside	1279 Tolkien Rd	1594	\$ 303.00	3	2.5	5/25/2018	\$ 483,000.00	14810	0.34	252-283-027
Riverside	10551 Wells Ave	1122	\$ 351.00	3	1	5/25/2018	\$ 394,000.00	11761	0.27	147-200-018
Riverside	20150 Westpoint Dr	2796	\$ 162.00	3	2.25	5/25/2018	\$ 455,000.00	17860	0.41	256-083-001
Riverside	6561 Aerial Ct	3282	\$ 414.00	5	3	5/29/2018	\$ 1,360,000.00	22216	0.51	243-421-013
Riverside	12576 Beryl Way	3381	\$ 177.00	5	3.5	5/29/2018	\$ 601,500.00	9147	0.21	174-400-005
Riverside	5515 Bushnell Ave	1064	\$ 422.00	1	0.75	5/29/2018	\$ 450,000.00	16552	0.38	149-350-014
Riverside	5117 Carlingford Ave	1478	\$ 267.00	3	1.75	5/29/2018	\$ 395,000.00	10019	0.23	187-151-014
Riverside	16613 Cheltenham Rd	4815	\$ 164.00	4	3.5	5/29/2018	\$ 791,000.00	40075	0.92	273-641-008



City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4540 Cover St	1270	\$ 326.00	3	1	5/29/2018	\$ 415,000.00	8712	0.2	226-342-015
Riverside	7197 Crest Ave	1441	\$ 253.00	4	1.75	5/29/2018	\$ 365,000.00	6969	0.16	155-424-007
Riverside	3969 Elmwood Ct	1078	\$ 338.00	2	1	5/29/2018	\$ 365,000.00	7405	0.17	217-271-034
Riverside	9559 Hobart Dr	1280	\$ 304.00	4	1.75	5/29/2018	\$ 390,000.00	9148	0.21	155-304-017
Riverside	3255 Lakehill Pl	1759	\$ 260.00	2	1.5	5/29/2018	\$ 459,000.00	11761	0.27	207-042-006
Riverside	5268 Norwood Ave	1787	\$ 203.00	3	2.25	5/29/2018	\$ 364,100.00	27442	0.63	146-080-040
Riverside	4608 Park Ave	1299	\$ 280.00	3	1.75	5/29/2018	\$ 364,000.00	10454	0.24	219-113-001
Riverside	3130 Vista Ter	3426	\$ 171.00	5	3	5/29/2018	\$ 588,000.00	7405	0.17	138-440-059
Riverside	9401 52Nd St	1452	\$ 247.00	2	1.75	5/30/2018	\$ 360,000.00	36590	0.84	167-241-023
Riverside	6263 Academy Ave	1777	\$ 272.00	3	2.5	5/30/2018	\$ 485,000.00	13503	0.31	243-344-005
Riverside	6119 Avenue Juan Diaz	1363	\$ 184.00	3	1.75	5/30/2018	\$ 251,000.00	2614	0.06	185-221-026
Riverside	3493 Brockton Ave	1724	\$ 191.00	4	2	5/30/2018	\$ 330,000.00	5227	0.12	214-122-011
Riverside	18554 Chickory Dr	1862	\$ 284.00	3	2	5/30/2018	\$ 530,000.00	58806	1.35	285-390-016
Riverside	11151 Davenport Pl	1578	\$ 240.00	4	1.75	5/30/2018	\$ 380,000.00	6970	0.16	142-331-027
Riverside	3774 Everest Ave					5/30/2018	\$ 900,000.00			233-031-009
Riverside	3620 Franklin Ave	1274	\$ 164.00	3	1	5/30/2018	\$ 210,000.00	7405	0.17	211-104-031
Riverside	6332 Garden Hills Way	4301	\$ 219.00	5	4	5/30/2018	\$ 945,000.00	49658	1.14	243-490-002
Riverside	3393 Greenpark Ln	1533	\$ 264.00	3	2.5	5/30/2018	\$ 405,000.00	2613	0.06	138-450-040
Riverside	1590 Highridge St	2362	\$ 249.00	4	2.75	5/30/2018	\$ 590,000.00	24393	0.56	242-120-052
Riverside	8240 Janis St	1372	\$ 284.00	4	1.75	5/30/2018	\$ 390,000.00	7405	0.17	227-192-015
Riverside	3519 La Ciotat Way	1081	\$ 74.00	3	1.5	5/30/2018	\$ 80,000.00	8276	0.19	246-163-008
Riverside	4166 Lockhaven Ln	1071	\$ 336.00	3	1.75	5/30/2018	\$ 360,000.00	6534	0.15	142-321-011
Riverside	9914 Mission Blvd	898	\$ 356.00	2	1	5/30/2018	\$ 320,000.00	20909	0.48	170-140-027
Riverside	2542 Prospect Ave	910	\$ 318.00	2	1	5/30/2018	\$ 290,000.00	6534	0.15	221-183-013
Riverside	8529 Raintree Ave	1428	\$ 294.00	4	2	5/30/2018	\$ 420,500.00			193-114-017
Riverside	17743 Robusta Dr	2768	\$ 189.00	4	2.5	5/30/2018	\$ 525,000.00	7405	0.17	270-320-054
Riverside	16450 Sun Summit Dr	2597	\$ 211.00	5	2.75	5/30/2018	\$ 550,000.00	7841	0.18	140-221-022
Riverside	12723 Tehama Cir	1235	\$ 302.00	3	2	5/30/2018	\$ 373,000.00	6534	0.15	135-332-010
Riverside	11320 Town Country Dr	1364	\$ 271.00	4	2	5/30/2018	\$ 370,000.00	7405	0.17	132-043-002
Riverside	4090 Van Buren Blvd	2171	\$ 204.00	3	1.75	5/30/2018	\$ 445,000.00	26571	0.61	145-191-008



Riverside

Sales Comparables - May 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	9465 56Th St	840	\$ 402.00	2	2	5/31/2018	\$ 338,000.00	15246	0.35	162-082-015
Riverside	1028 Ardmore St	884	\$ 316.00	2	1	5/31/2018	\$ 280,000.00	6969	0.16	249-022-010
Riverside	17260 Armintrout Dr	3186	\$ 206.00	3	2.75	5/31/2018	\$ 657,500.00	47044	1.08	273-520-026
Riverside	11174 Bayview Ct	2703	\$ 162.00	4	3	5/31/2018	\$ 440,000.00	4791	0.11	146-300-035
Riverside	12495 Bougainvillea Way	3494	\$ 165.00	6	3.5	5/31/2018	\$ 580,000.00	9583	0.22	270-220-006
Riverside	3428 Chantilly Cir	1751	\$ 171.00	3	1.75	5/31/2018	\$ 300,000.00	8712	0.2	225-082-038
Riverside	2936 Cimarron Rd	1835	\$ 226.00	3	1.75	5/31/2018	\$ 415,000.00	8712	0.2	223-244-003
Riverside	11577 Dellwood Dr	1645	\$ 252.00	4	1.75	5/31/2018	\$ 415,000.00	7405	0.17	132-204-008
Riverside	8798 Glencoe Dr	1278	\$ 311.00	4	1.75	5/31/2018	\$ 397,500.00	7405	0.17	191-143-031
Riverside	5770 Greens Dr	1725	\$ 238.00	4	2.75	5/31/2018	\$ 412,000.00	6970	0.16	166-394-008
Riverside	8943 Haskell St	1161	\$ 310.00	3	1.75	5/31/2018	\$ 360,000.00	5227	0.12	233-212-017
Riverside	14195 Judy Ann Dr	1546	\$ 232.00	4	2	5/31/2018	\$ 360,000.00	16552	0.38	271-080-020
Riverside	8569 Lodgepole Ln	2940	\$ 179.00	5	2.5	5/31/2018	\$ 527,509.00	6969	0.16	284-362-001
Riverside	3451 Mapleleaf Dr	1470	\$ 282.00	4	2.75	5/31/2018	\$ 415,000.00	7405	0.17	135-202-016
Riverside	8621 Merrick St	1434	\$ 290.00	3	2	5/31/2018	\$ 416,000.00	9148	0.21	294-391-019
Riverside	16321 Mountain Mist St	2255	\$ 211.00	4	2.5	5/31/2018	\$ 477,000.00	6534	0.15	140-203-003
Riverside	4439 Nellie St	756	\$ 190.00	2	1	5/31/2018	\$ 144,000.00	9147	0.21	191-222-013
Riverside	18676 Oak Park Dr	4405	\$ 194.00	4	4.5	5/31/2018	\$ 858,000.00	60112	1.38	285-420-030
Riverside	5706 Old Ranch Rd	1308	\$ 296.00	3	1.75	5/31/2018	\$ 388,000.00	7840	0.18	187-120-027
Riverside	8615 Orchard Park Dr	1911	\$ 234.00	3	2	5/31/2018	\$ 449,000.00	6969	0.16	294-522-007
Riverside	3738 Pacific Ave	744	\$ 268.00	2	1	5/31/2018	\$ 200,000.00	7841	0.18	177-221-022
Riverside	5177 Palisade Cir	2883	\$ 225.00	3	2.25	5/31/2018	\$ 649,000.00	16988	0.39	223-121-002
Riverside	6140 Rustic Ln	1116	\$ 152.00	3	1.75	5/31/2018	\$ 170,000.00	8712	0.2	182-152-007
Riverside	11208 Streamfield Ct	2533	\$ 189.00	3	3	5/31/2018	\$ 480,000.00	4791	0.11	146-280-009
Riverside	4361 Suffolk St	2342	\$ 162.00	4	2.5	5/31/2018	\$ 381,500.00	6970	0.16	181-331-039
Riverside	10119 Tanforan Dr	1600	\$ 224.00	4	1.75	5/31/2018	\$ 359,000.00	5227	0.12	155-321-023
Riverside	19635 Tarocco Ln	2118	\$ 203.00	4	2.5	5/31/2018	\$ 430,000.00	10018	0.23	266-363-003
Riverside	5745 Tower Rd	2330	\$ 182.00	4	1.75	5/31/2018	\$ 425,000.00	8712	0.2	218-043-014
Riverside	1101 Via Pardal	3374	\$ 242.00	4	3.25	5/31/2018	\$ 819,000.00	20908	0.48	252-042-004
Riverside	4787 Villa Woods Dr	2013	\$ 211.00	4	1.75	5/31/2018	\$ 425,000.00	23522	0.54	166-311-006



Riverside
Sales Comparables - May 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	5991 Vista De Oro	833	\$ 336.00	2	1	5/31/2018	\$ 280,000.00	7405	0.17	182-262-020
Riverside	11502 Waterwell Ct	4007	\$ 18.00	5	4	5/31/2018	\$ 73,750.00	9147	0.21	142-550-055

Total Sales:	362
Average Sales Price:	\$447,269.50
Average Square Feet:	1898