



Riverside

Sales Comparables - July 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	6693 Arch Way	885	\$ 378.00	2	1	7/2/2018	\$ 335,000.00	9583	0.22	226-274-014
Riverside	6815 Butte Dr	1363	\$ 209.00	3	2	7/2/2018	\$ 285,000.00	9148	0.21	154-293-013
Riverside	5220 Carlingford Ave	2520	\$ 158.00	3	2	7/2/2018	\$ 400,000.00	10454	0.24	187-152-001
Riverside	6671 Catalina Dr	1425	\$ 262.00	3	1.75	7/2/2018	\$ 374,000.00	7405	0.17	226-273-009
Riverside	5250 Ensley Ct	1765	\$ 235.00	5	1.75	7/2/2018	\$ 415,000.00	6534	0.15	141-060-057
Riverside	17080 Golson Ave	2708	\$ 195.00	4	3	7/2/2018	\$ 530,000.00	39639	0.91	273-330-041
Riverside	2922 Harrison St	1335	\$ 250.00	3	1.75	7/2/2018	\$ 335,000.00	6970	0.16	234-213-002
Riverside	7449 Kingsley Way	1581	\$ 262.00	3	1.75	7/2/2018	\$ 415,000.00	7841	0.18	227-270-006
Riverside	8421 New Windsor St	2946	\$ 159.00	4	3	7/2/2018	\$ 470,000.00	7840	0.18	284-292-029
Riverside	2953 Pinkerton Pl	2599	\$ 68.00	6	3.75	7/2/2018	\$ 179,000.00	11761	0.27	223-160-004
Riverside	8615 Rocking Horse Cir	2028	\$ 219.00	4	1.75	7/2/2018	\$ 445,000.00	20037	0.46	165-080-022
Riverside	9572 Sara Ct	1004	\$ 313.00	3	1	7/2/2018	\$ 315,000.00	6970	0.16	234-150-013
Riverside	9990 Victoria Ave	1356	\$ 409.00	2	2	7/2/2018	\$ 555,000.00	87120	2	239-050-015
Riverside	1854 Adria Ct	1384	\$ 238.00	3	2.5	7/3/2018	\$ 330,000.00	2178	0.05	207-220-061
Riverside	8342 Attica Dr	3096	\$ 163.00	4	2.5	7/3/2018	\$ 505,000.00	7405	0.17	284-064-015
Riverside	9676 Birmingham Ave	1691	\$ 274.00	4	1.75	7/3/2018	\$ 465,000.00	20473	0.47	167-303-002
Riverside	12282 Brianwood Dr	2395	\$ 203.00	4	2	7/3/2018	\$ 487,000.00	9583	0.22	270-400-042
Riverside	16603 Catalonia Dr	5426	\$ 160.00	4	4.5	7/3/2018	\$ 870,000.00	40075	0.92	273-640-010
Riverside	6690 Condor Dr	1550	\$ 254.00	4	1.75	7/3/2018	\$ 395,000.00	7405	0.17	183-461-007
Riverside	1320 Coronet Dr	5057	\$ 187.00	5	3.5	7/3/2018	\$ 950,000.00	89733	2.06	268-200-005
Riverside	6470 Diamond Cir	1998	\$ 215.00	5	2.75	7/3/2018	\$ 430,000.00			163-383-026
Riverside	4610 Emerson St	1042	\$ 316.00	2	1	7/3/2018	\$ 330,000.00	7841	0.18	226-331-009
Riverside	4820 Gregory Rd	3124	\$ 168.00	4	3	7/3/2018	\$ 525,000.00	7405	0.17	187-070-053
Riverside	18421 Hollowtree Ln	3102	\$ 254.00	5	3	7/3/2018	\$ 790,000.00	64468	1.48	285-460-015
Riverside	2865 Jackson St	1569	\$ 271.00	4	1.75	7/3/2018	\$ 426,000.00	6534	0.15	238-021-004
Riverside	3095 Miguel St	961	\$ 338.00	3	1.5	7/3/2018	\$ 325,000.00	7405	0.17	235-041-001
Riverside	6140 Rustic Ln	1116	\$ 255.00	3	1.75	7/3/2018	\$ 285,000.00	8712	0.2	182-152-007
Riverside	911 Saltcoats Dr	2765	\$ 187.00	4	2.5	7/3/2018	\$ 517,500.00	7405	0.17	276-232-014
Riverside	2827 Sandberg St	1753	\$ 253.00	4	1.75	7/3/2018	\$ 444,000.00	12197	0.28	235-254-027
Riverside	2133 Vermont Ave	960	\$ 293.00	3	1	7/3/2018	\$ 282,000.00	6534	0.15	221-121-017



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Riverside	5135 Welsh Ln	1234	\$ 344.00	4	1.75	7/3/2018	\$ 425,000.00	27443	0.63	167-041-008
Riverside	9500 61St St	1692	\$ 242.00	4	1.75	7/5/2018	\$ 410,000.00	21344	0.49	162-294-003
Riverside	9070 64Th St	968	\$ 431.00	4	0.75	7/5/2018	\$ 418,000.00	12632	0.29	163-100-005
Riverside	3920 Bandini Ave	1611	\$ 279.00	2	1	7/5/2018	\$ 450,000.00	20909	0.48	218-221-017
Riverside	2532 Chauncy Pl	3161	\$ 227.00	4	2.5	7/5/2018	\$ 720,000.00	22215	0.51	241-342-006
Riverside	2800 Cross St	1728	\$ 285.00	3	1.75	7/5/2018	\$ 492,500.00	182951	4.2	138-190-005
Riverside	8668 Farmhouse Ln	2696	\$ 184.00	4	3	7/5/2018	\$ 498,000.00	7405	0.17	284-341-021
Riverside	5252 Jones Ave	1254	\$ 267.00	3	1.75	7/5/2018	\$ 336,000.00	30492	0.7	147-181-020
Riverside	3322 Mulberry St	1031	\$ 296.00	2	1	7/5/2018	\$ 306,000.00	5662	0.13	213-131-013
Riverside	1314 N Orange St	778	\$ 917.00	3	1	7/5/2018	\$ 714,000.00	40946	0.94	206-171-002
Riverside	19348 Warren Rd	2024	\$ 238.00	4	2	7/5/2018	\$ 482,000.00	36155	0.83	266-263-008
Riverside	8038 Whitney Dr	1982	\$ 227.00	3	2.25	7/5/2018	\$ 450,000.00	16553	0.38	166-530-010
Riverside	1055 Altura Dr	1200	\$ 275.00	4	1.5	7/6/2018	\$ 330,000.00	6534	0.15	250-113-010
Riverside	5320 Carmel Way	1761	\$ 247.00	4	1.75	7/6/2018	\$ 435,000.00	22216	0.51	223-091-004
Riverside	4821 Challen Ave	1482	\$ 151.00	3	1.75	7/6/2018	\$ 225,000.00	10454	0.24	151-332-010
Riverside	3823 Coastal St	1381	\$ 238.00	3	2.5	7/6/2018	\$ 330,000.00	2178	0.05	206-230-042
Riverside	11152 Gardenhurst Ct	2561	\$ 176.00	3	3	7/6/2018	\$ 453,000.00	3920	0.09	146-290-061
Riverside	2880 Gibson St	1572	\$ 258.00	4	1.75	7/6/2018	\$ 407,000.00	8712	0.2	239-151-008
Riverside	5345 Greenbrier Dr	1233	\$ 316.00	3	1.75	7/6/2018	\$ 390,000.00	7841	0.18	187-181-002
Riverside	6033 Jodie Ln	2240	\$ 223.00	4	2.25	7/6/2018	\$ 500,000.00	49222	1.13	186-200-018
Riverside	4255 Mill Creek St	1205	\$ 214.00	3	1.75	7/6/2018	\$ 259,000.00	4792	0.11	181-240-010
Riverside	2290 Oak Crest Dr	1850	\$ 283.00	3	1.75	7/6/2018	\$ 525,000.00	19166	0.44	222-245-005
Riverside	5819 Old Ranch Rd	3169	\$ 175.00	4	3.25	7/6/2018	\$ 555,000.00	17424	0.4	187-140-003
Riverside	7965 Orlando Dr	1000	\$ 327.00	3	1.5	7/6/2018	\$ 327,000.00	3920	0.09	151-350-008
Riverside	4513 Snake River Rd	1274	\$ 255.00	4	2	7/6/2018	\$ 325,000.00	7405	0.17	206-020-022
Riverside	3043 Strassbourg Dr	1312	\$ 240.00	3	1.75	7/6/2018	\$ 315,000.00	7841	0.18	233-282-010
Riverside	5076 Windhill Dr	3186	\$ 204.00	5	3	7/6/2018	\$ 652,500.00	22651	0.52	254-332-001
Riverside	5352 34Th St	1177	\$ 310.00	3	1.75	7/9/2018	\$ 365,000.00	8712	0.2	179-241-040
Riverside	14069 Andy Pl	4000	\$ 300.00	5	4.5	7/9/2018	\$ 1,200,000.00	37897	0.87	276-020-037
Riverside	8539 Barnwood Ln	4104	\$ 152.00	5	4	7/9/2018	\$ 625,000.00	11325	0.26	284-033-024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	6272 Candle Light Dr	940	\$ 351.00	2	1.75	7/9/2018	\$ 330,000.00	5227	0.12	185-252-004
Riverside	4285 Carnegie Ct	3743	\$ 167.00	4	3	7/9/2018	\$ 625,500.00	10018	0.23	141-370-004
Riverside	10714 Cass St	1236	\$ 307.00	3	1.75	7/9/2018	\$ 380,000.00	6534	0.15	143-246-007
Riverside	2984 Chicago Ave	720	\$ 166.00	2	0.75	7/9/2018	\$ 120,000.00	6970	0.16	250-061-004
Riverside	6851 Eagle Rock Dr	1210	\$ 301.00	3	2	7/9/2018	\$ 365,000.00	7405	0.17	154-251-018
Riverside	9057 Mandarin Ln	2027	\$ 220.00	4	2.25	7/9/2018	\$ 447,000.00	7405	0.17	284-261-008
Riverside	5265 Noble St	1122	\$ 302.00	3	1.5	7/9/2018	\$ 339,000.00	8276	0.19	151-230-009
Riverside	11327 Parkfield Ct	2633	\$ 195.00	4	3	7/9/2018	\$ 515,000.00	6969	0.16	142-540-080
Riverside	5090 Queen St	1968	\$ 381.00	2	1.75	7/9/2018	\$ 750,000.00	27878	0.64	222-121-044
Riverside	17056 Spring Canyon Pl	3045	\$ 178.00	3	2.5	7/9/2018	\$ 543,000.00	8712	0.2	135-571-005
Riverside	653 Taca Ct	2339	\$ 226.00	3	2.5	7/9/2018	\$ 529,000.00	7840	0.18	253-390-009
Riverside	2520 Tara Ln	3026	\$ 240.00	4	2.5	7/9/2018	\$ 729,000.00	13939	0.32	235-362-027
Riverside	3644 Valley Way	884	\$ 41.00	2	1	7/9/2018	\$ 36,500.00	6534	0.15	177-091-002
Riverside	5209 Wroxton Dr	870	\$ 385.00	2	1	7/9/2018	\$ 335,000.00	7405	0.17	226-022-019
Riverside	6964 Yellowstone Dr	1582	\$ 247.00	3	1.75	7/9/2018	\$ 392,000.00	7841	0.18	225-302-018
Riverside	9224 53Rd St	816	\$ 384.00	2	1	7/10/2018	\$ 314,000.00	11761	0.27	167-290-012
Riverside	18956 Alderbrook Dr	2870	\$ 168.00	4	2.5	7/10/2018	\$ 485,000.00	9147	0.21	266-581-003
Riverside	18823 Crop Rd	2272	\$ 248.00	4	2.5	7/10/2018	\$ 565,000.00	98010	2.25	285-310-006
Riverside	5642 Helix St	1125	\$ 244.00	3	1.75	7/10/2018	\$ 275,000.00	3484	0.08	181-253-025
Riverside	5548 Inner Circle Dr	2408	\$ 238.00	4	2.25	7/10/2018	\$ 575,000.00	16988	0.39	254-232-008
Riverside	3571 Mckenzie St	1104	\$ 338.00	4	2	7/10/2018	\$ 373,500.00	6970	0.16	233-073-013
Riverside	12477 Mesa Grove Dr	3198	\$ 169.00	4	2.75	7/10/2018	\$ 543,000.00	10018	0.23	270-360-016
Riverside	7024 Pasadena Pl	1600	\$ 117.00	4	1.75	7/10/2018	\$ 187,500.00	5227	0.12	155-371-009
Riverside	12492 Poinsetta Dr	2746	\$ 196.00	4	2.5	7/10/2018	\$ 540,000.00	9583	0.22	270-230-063
Riverside	13078 Ridge Route Rd	4314	\$ 178.00	6	4.25	7/10/2018	\$ 770,000.00	20037	0.46	269-400-011
Riverside	4665 Rosewood Pl	984	\$ 401.00	2	1	7/10/2018	\$ 395,000.00	8712	0.2	218-121-026
Riverside	1274 Santorini Rd	2739	\$ 206.00	4	2.5	7/10/2018	\$ 565,000.00	8712	0.2	252-212-014
Riverside	10141 Tanforan Dr	1588	\$ 245.00	4	1.75	7/10/2018	\$ 390,000.00	4792	0.11	155-321-025
Riverside	9923 Walnut Grove Ave	1335	\$ 281.00	3	1.75	7/10/2018	\$ 375,454.00	6970	0.16	234-201-015
Riverside	9737 Winterberry Dr	1440	\$ 226.00	3	2.5	7/10/2018	\$ 326,000.00	2178	0.05	145-340-020



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Riverside	3181 Acaciawood Pl	1957	\$ 208.00	4	2.5	7/11/2018	\$ 408,000.00	3920	0.09	233-170-081
Riverside	6560 Aerial Ct	3282	\$ 208.00	5	3	7/11/2018	\$ 683,000.00	24394	0.56	243-421-014
Riverside	8535 California Ave	1327	\$ 301.00	2	1	7/11/2018	\$ 400,000.00	19166	0.44	193-154-003
Riverside	11110 Campbell Ave	1008	\$ 341.00	3	1.75	7/11/2018	\$ 344,000.00	7405	0.17	149-251-058
Riverside	4656 Countrygate Ct	1880	\$ 232.00	3	2.5	7/11/2018	\$ 437,000.00	4356	0.1	146-290-037
Riverside	3553 Gwinnett Dr	2102	\$ 218.00	5	2.25	7/11/2018	\$ 460,000.00	7841	0.18	132-183-004
Riverside	2164 Hackamore Pl	1744	\$ 272.00	3	1.75	7/11/2018	\$ 475,000.00	12197	0.28	243-060-023
Riverside	4036 Honeysuckle St	1116	\$ 313.00	3	1.75	7/11/2018	\$ 350,000.00	6970	0.16	206-253-013
Riverside	8483 Lodgepole Ln	2940	\$ 196.00	5	2.5	7/11/2018	\$ 579,000.00	7405	0.17	284-334-002
Riverside	5125 Noble St	1629	\$ 219.00	4	1.75	7/11/2018	\$ 357,000.00	7405	0.17	151-313-018
Riverside	19741 Rotterdam St	2714	\$ 176.00	4	2.75	7/11/2018	\$ 479,000.00	7405	0.17	284-113-010
Riverside	19445 Scarsdale St	2943	\$ 190.00	4	3	7/11/2018	\$ 560,000.00	7405	0.17	284-102-006
Riverside	6240 Shaker Dr	2480	\$ 211.00	4	2.75	7/11/2018	\$ 525,000.00	11761	0.27	252-191-006
Riverside	5660 Sheffield Ave	1708	\$ 251.00	4	1.75	7/11/2018	\$ 430,000.00	16553	0.38	222-332-001
Riverside	4175 5Th St	1062	\$ 338.00	4	1	7/12/2018	\$ 360,000.00	5663	0.13	214-122-014
Riverside	7671 Ayr Ct	3099	\$ 171.00	4	2.5	7/12/2018	\$ 533,000.00	7405	0.17	276-231-023
Riverside	4273 Caleb St	2522	\$ 185.00	4	2.5	7/12/2018	\$ 467,000.00	6098	0.14	171-284-005
Riverside	10929 Cochran Ave	2175	\$ 202.00	4	2.25	7/12/2018	\$ 440,000.00	6970	0.16	142-271-005
Riverside	20482 College Blvd	2402	\$ 181.00	3	2.25	7/12/2018	\$ 437,000.00	10890	0.25	256-110-003
Riverside	17247 Cross Creek Ln	3878	\$ 180.00	4	4.5	7/12/2018	\$ 700,000.00	10018	0.23	270-280-020
Riverside	5793 De La Vis	792	\$ 353.00	2	1	7/12/2018	\$ 280,000.00	7405	0.17	182-322-008
Riverside	3370 Erie Dr	1404	\$ 295.00	4	1.75	7/12/2018	\$ 415,000.00	8276	0.19	138-322-001
Riverside	4333 Estrada Dr	1118	\$ 282.00	3	1.75	7/12/2018	\$ 316,000.00	9148	0.21	182-121-001
Riverside	7346 Evans St	840	\$ 350.00	3	1	7/12/2018	\$ 294,500.00	7841	0.18	230-302-006
Riverside	16918 Gnatcatcher Ct	4496	\$ 155.00	4	3.5	7/12/2018	\$ 700,000.00	10890	0.25	135-530-012
Riverside	5877 Grand Ave	2456	\$ 191.00	4	3	7/12/2018	\$ 470,000.00	7840	0.18	187-151-026
Riverside	341 Heron Ln	1344	\$ 290.00	3	2	7/12/2018	\$ 391,000.00	23086	0.53	255-330-016
Riverside	6170 Kirk St	3460	\$ 228.00	4	3	7/12/2018	\$ 790,000.00	27007	0.62	243-320-065
Riverside	17800 Krameria Ave	1771	\$ 245.00	3	2	7/12/2018	\$ 435,000.00	20037	0.46	274-150-026
Riverside	8000 Lakeside Dr	1560	\$ 210.00	3	1.75	7/12/2018	\$ 328,000.00	4792	0.11	166-180-003

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Riverside	3733 Mimosa St	1372	\$ 295.00	4	2	7/12/2018	\$ 405,000.00	6534	0.15	230-033-015
Riverside	4624 Orange Vista Way	908	\$ 368.00	1	1	7/12/2018	\$ 335,000.00	6534	0.15	226-252-011
Riverside	6855 Rycroft Dr	2175	\$ 276.00	4	2.5	7/12/2018	\$ 602,000.00	23958	0.55	268-113-001
Riverside	19147 Stagecoach Ln	3262	\$ 219.00	5	2.75	7/12/2018	\$ 717,500.00	11761	0.27	284-325-010
Riverside	4426 4Th St	2640	\$ 227.00	5	1.5	7/13/2018	\$ 600,500.00	9583	0.22	214-090-006
Riverside	10387 Campbell Ave	1284	\$ 295.00	3	1.75	7/13/2018	\$ 380,000.00	12632	0.29	150-281-022
Riverside	1119 Crestsprings Ln	1132	\$ 379.00	3	1.75	7/13/2018	\$ 430,000.00	8712	0.2	268-241-007
Riverside	3980 Everest Ave	1401	\$ 264.00	3	2	7/13/2018	\$ 370,000.00			191-321-003
Riverside	6050 Florence St	1162	\$ 300.00	3	2	7/13/2018	\$ 349,000.00	5227	0.12	190-032-015
Riverside	7434 Freda Ave	1064	\$ 272.00	3	1	7/13/2018	\$ 290,000.00	5663	0.13	230-352-017
Riverside	18153 Friendly Ln	2936	\$ 184.00	4	3.25	7/13/2018	\$ 542,000.00	8712	0.2	266-682-007
Riverside	1235 Highridge St	1972	\$ 233.00	4	1.75	7/13/2018	\$ 460,000.00	50094	1.15	242-162-015
Riverside	5470 Intervale Dr	1995	\$ 258.00	3	1.75	7/13/2018	\$ 515,000.00	19166	0.44	254-282-003
Riverside	12417 Jacaranda Way	2917	\$ 173.00	6	3	7/13/2018	\$ 507,000.00	7840	0.18	270-210-052
Riverside	18265 Kross Rd	2986	\$ 227.00	4	2.75	7/13/2018	\$ 680,000.00	45302	1.04	280-050-001
Riverside	7587 Lakeside Dr	1433	\$ 293.00	3	1.75	7/13/2018	\$ 421,000.00	20038	0.46	183-282-001
Riverside	2028 Loma Vista St	2007	\$ 214.00	4	2	7/13/2018	\$ 430,000.00	7405	0.17	211-171-007
Riverside	1410 Marymount St	1274	\$ 270.00	4	2	7/13/2018	\$ 345,000.00	6970	0.16	206-293-001
Riverside	9255 Middlefield Dr	2079	\$ 235.00	5	2.75	7/13/2018	\$ 489,000.00	6970	0.16	266-433-013
Riverside	5289 Old Mill Rd	1290	\$ 310.00	3	1.75	7/13/2018	\$ 400,000.00	11761	0.27	187-171-009
Riverside	4465 Pershing Dr	1546	\$ 273.00	3	1.75	7/13/2018	\$ 423,000.00	7405	0.17	191-362-018
Riverside	2817 Priscilla St	1604	\$ 264.00	3	1.75	7/13/2018	\$ 425,000.00	7841	0.18	235-122-021
Riverside	1868 Redfield Rd	1615	\$ 238.00	3	2.25	7/13/2018	\$ 385,000.00	3484	0.08	221-240-036
Riverside	6394 Riverside Ave	1100	\$ 286.00	2	1	7/13/2018	\$ 315,000.00	8712	0.2	225-271-004
Riverside	4061 Sherman Dr	1708	\$ 222.00	4	2.75	7/13/2018	\$ 380,000.00	8276	0.19	193-190-004
Riverside	2225 Trafalgar Ave	2578	\$ 220.00	4	2.5	7/13/2018	\$ 568,000.00	9583	0.22	243-280-011
Riverside	4261 Tyrolite St	1358	\$ 254.00	3	1.75	7/13/2018	\$ 345,000.00	9583	0.22	171-170-010
Riverside	3575 Washington St	1353	\$ 232.00	2	1	7/13/2018	\$ 315,000.00	12197	0.28	229-031-007
Riverside	6062 Anita Pl	1281	\$ 291.00	3	1.75	7/16/2018	\$ 373,000.00	14375	0.33	190-034-018
Riverside	3357 Baden Ct	1767	\$ 245.00	3	2.5	7/16/2018	\$ 433,000.00	3049	0.07	138-450-063



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Riverside	9489 Capitan Ct	4015	\$ 153.00	4	3.5	7/16/2018	\$ 615,000.00	15681	0.36	266-652-017
Riverside	4423 Clio Ct	1308	\$ 279.00	3	1.75	7/16/2018	\$ 365,000.00	10019	0.23	193-053-017
Riverside	6240 Hawarden Dr	2663	\$ 287.00	5	3.25	7/16/2018	\$ 765,000.00			241-140-040
Riverside	5192 Kendall St	2084	\$ 225.00	3	2.25	7/16/2018	\$ 470,000.00	9583	0.22	217-224-008
Riverside	12153 Kingswood Ct	2930	\$ 187.00	4	3.25	7/16/2018	\$ 550,000.00	9583	0.22	270-480-002
Riverside	2757 Myers St	2238	\$ 214.00	5	2.25	7/16/2018	\$ 480,000.00	7841	0.18	239-311-002
Riverside	3906 New Haven Dr	1595	\$ 260.00	3	1.75	7/16/2018	\$ 415,000.00	7405	0.17	142-413-018
Riverside	5464 Peacock Ln	1920	\$ 221.00	4	1.75	7/16/2018	\$ 425,000.00	10890	0.25	168-203-005
Riverside	3190 Priscilla St	1008	\$ 312.00	2	1	7/16/2018	\$ 315,000.00	6970	0.16	229-152-044
Riverside	5636 Sharon Way	1666	\$ 243.00	3	1.75	7/16/2018	\$ 405,000.00	21344	0.49	185-100-009
Riverside	7676 Steamboat St	3370	\$ 158.00	4	2.5	7/16/2018	\$ 535,000.00	8276	0.19	255-402-006
Riverside	544 Swayzee Ct	1344	\$ 379.00	3	2	7/16/2018	\$ 510,000.00	20038	0.46	255-372-022
Riverside	8625 California Ave	1224	\$ 244.00	3	1	7/17/2018	\$ 299,000.00	12196	0.28	193-144-027
Riverside	260 Clearwood Ave	2037	\$ 243.00	4	2	7/17/2018	\$ 495,000.00	12197	0.28	272-192-018
Riverside	4633 Countrygate Ct	2069	\$ 202.00	3	2.5	7/17/2018	\$ 420,000.00	4356	0.1	146-290-023
Riverside	3738 Creekpark St	1855	\$ 201.00	3	2.5	7/17/2018	\$ 374,000.00	2613	0.06	209-260-045
Riverside	11829 National Dr	1812	\$ 245.00	4	1.75	7/17/2018	\$ 445,000.00	6970	0.16	132-181-005
Riverside	4256 Quail Rd	1600	\$ 290.00	4	1.75	7/17/2018	\$ 465,000.00	19166	0.44	258-171-018
Riverside	4171 Ramona Dr	939	\$ 415.00	3	1	7/17/2018	\$ 390,000.00	6534	0.15	217-181-014
Riverside	2210 Trafalgar Ave	2690	\$ 187.00	5	2.75	7/17/2018	\$ 505,000.00	10454	0.24	243-282-009
Riverside	5763 Avenue Juan Bautista	1872	\$ 237.00	3	2	7/18/2018	\$ 445,000.00	20908	0.48	186-152-007
Riverside	2856 Balfore St	1818	\$ 220.00	4	1.75	7/18/2018	\$ 400,000.00	7841	0.18	235-254-015
Riverside	9484 Capitan Ct	3307	\$ 179.00	4	2.5	7/18/2018	\$ 593,000.00	14374	0.33	266-652-016
Riverside	4288 Cedar St	780	\$ 423.00	2	1	7/18/2018	\$ 330,000.00	6970	0.16	215-201-010
Riverside	5070 College Ave	1476	\$ 263.00	3	1.75	7/18/2018	\$ 389,000.00	6970	0.16	141-134-004
Riverside	17624 Fairbreeze Ct	3760	\$ 214.00	4	3.5	7/18/2018	\$ 805,000.00	41817	0.96	273-622-026
Riverside	1426 Greenwich Dr	1274	\$ 259.00	4	2	7/18/2018	\$ 330,000.00	6970	0.16	206-292-002
Riverside	6417 Juanro Way	1136	\$ 329.00	3	1.75	7/18/2018	\$ 374,000.00	6534	0.15	190-202-006
Riverside	4165 Rucker Ln	1316	\$ 258.00	3	1.75	7/18/2018	\$ 340,000.00	6970	0.16	193-272-004
Riverside	2800 Stockton Ct	1201	\$ 333.00	3	2	7/18/2018	\$ 400,000.00	10454	0.24	239-292-017



Riverside

Sales Comparables - July 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	5778 Tridente Way	2732	\$ 165.00	4	3	7/18/2018	\$ 451,000.00	3049	0.07	149-440-048
Riverside	3093 Westfield Dr	1568	\$ 163.00	3	1.75	7/18/2018	\$ 257,000.00	7405	0.17	136-142-009
Riverside	5408 Arlington Ave					7/19/2018	\$ 340,000.00	8276	0.19	227-100-031
Riverside	8656 Basswood Ave	1224	\$ 267.00	3	1.75	7/19/2018	\$ 328,000.00	6534	0.15	193-144-005
Riverside	5720 Clifton Blvd	1351	\$ 260.00	3	1.5	7/19/2018	\$ 352,000.00	7405	0.17	190-082-013
Riverside	9249 Glenville Ct	3198	\$ 181.00	4	2.5	7/19/2018	\$ 580,000.00	8712	0.2	266-603-010
Riverside	10340 Gramercy Pl	1300	\$ 225.00	4	2	7/19/2018	\$ 293,000.00	18295	0.42	147-100-004
Riverside	7519 Lakeside Dr	1824	\$ 243.00	4	2	7/19/2018	\$ 445,000.00	20038	0.46	183-270-029
Riverside	1173 Lyndhurst Dr	2144	\$ 224.00	3	2.25	7/19/2018	\$ 481,000.00	15682	0.36	254-142-010
Riverside	3586 Mapleleaf Dr	1530	\$ 281.00	3	2.75	7/19/2018	\$ 430,000.00	7405	0.17	135-192-019
Riverside	3164 Mayfair Ln	762	\$ 341.00	2	1	7/19/2018	\$ 260,000.00	6970	0.16	229-163-002
Riverside	10181 Medallion Pl	1330	\$ 229.00	3	1.75	7/19/2018	\$ 305,000.00	4792	0.11	155-391-006
Riverside	2767 Molly St	1380	\$ 306.00	3	2	7/19/2018	\$ 422,500.00	8276	0.19	235-121-010
Riverside	5686 Steve St	2178	\$ 236.00	4	3	7/19/2018	\$ 515,000.00	43124	0.99	162-110-054
Riverside	4172 Stonewall Dr	1178	\$ 314.00	3	1.75	7/19/2018	\$ 370,000.00	7841	0.18	142-362-044
Riverside	1061 Talcey Ter	6175	\$ 283.00	5	4.5	7/19/2018	\$ 1,750,000.00	87991	2.02	241-410-012
Riverside	9447 Turnbridge Ln	2168	\$ 212.00	3	2.5	7/19/2018	\$ 460,000.00	7405	0.17	266-571-005
Riverside	2571 Wildcat Ln	2302	\$ 249.00	4	2	7/19/2018	\$ 575,000.00	19602	0.45	136-181-009
Riverside	4039 4Th St	1140	\$ 245.00	2	1	7/20/2018	\$ 280,000.00	5663	0.13	214-131-009
Riverside	8283 Barnwood Ln	3146	\$ 182.00	4	3	7/20/2018	\$ 575,000.00	10890	0.25	284-303-008
Riverside	6742 Berylwood Ct	2658	\$ 214.00	5	2.75	7/20/2018	\$ 570,000.00	12197	0.28	272-122-017
Riverside	5371 Camino Real	1983	\$ 201.00	4	2.25	7/20/2018	\$ 399,000.00	9583	0.22	185-021-003
Riverside	3091 Central Ave	2610	\$ 235.00	3	2.25	7/20/2018	\$ 615,000.00	79279	1.82	223-070-002
Riverside	2916 Donner Way	1328	\$ 273.00	3	1.75	7/20/2018	\$ 363,000.00	11761	0.27	177-351-009
Riverside	5580 Fargo Rd	1506	\$ 288.00	3	1.75	7/20/2018	\$ 435,000.00	8276	0.19	223-174-003
Riverside	8530 Harmony Ln	1906	\$ 201.00	3	1.75	7/20/2018	\$ 384,000.00	8712	0.2	193-313-003
Riverside	1074 Rancho Valencia Dr	3339	\$ 226.00	4	3.5	7/20/2018	\$ 755,000.00	20473	0.47	276-100-066
Riverside	5141 Sierra St	1221	\$ 286.00	3	1	7/20/2018	\$ 350,000.00	6534	0.15	226-132-009
Riverside	5186 Sierra St	1152	\$ 312.00	3	1	7/20/2018	\$ 360,000.00	7840	0.18	226-180-007
Riverside	5425 Walter St	1118	\$ 245.00	4	1.75	7/20/2018	\$ 274,000.00	6970	0.16	190-193-012



Riverside

Sales Comparables - July 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	6071 William St	1341	\$ 259.00	3	1.75	7/20/2018	\$ 348,000.00	5663	0.13	190-032-027
Riverside	8360 Yarrow Ln	2621	\$ 204.00	4	2.5	7/20/2018	\$ 535,000.00	7840	0.18	294-501-005
Riverside	10877 Bushnell Ave	1628	\$ 242.00	3	1	7/23/2018	\$ 395,000.00	14810	0.34	146-182-072
Riverside	4287 Byrne Rd	1010	\$ 257.00	2	1	7/23/2018	\$ 260,000.00	6098	0.14	183-061-012
Riverside	12727 Camino San Benito Dr	1235	\$ 311.00	3	2	7/23/2018	\$ 385,000.00	4791	0.11	135-332-033
Riverside	16324 Cool Breeze Ct	2255	\$ 223.00	4	2.5	7/23/2018	\$ 505,000.00	17424	0.4	140-204-013
Riverside	4794 El Molino Ave	1557	\$ 256.00	2	1.75	7/23/2018	\$ 400,000.00	9148	0.21	226-202-010
Riverside	5516 Fargo Rd	1738	\$ 244.00	4	1.75	7/23/2018	\$ 425,000.00	9148	0.21	223-184-004
Riverside	8514 Hickory Ln	1404	\$ 295.00	4	1.75	7/23/2018	\$ 415,000.00	10019	0.23	193-312-001
Riverside	18608 Las Brisas Dr	2617	\$ 210.00	3	2.5	7/23/2018	\$ 550,000.00	10890	0.25	266-633-004
Riverside	618 Peachwood Pl	2305	\$ 232.00	4	2	7/23/2018	\$ 535,000.00	11761	0.27	272-223-005
Riverside	5355 Via Donoso	2260	\$ 193.00	4	2.5	7/23/2018	\$ 438,000.00	18731	0.43	254-190-007
Riverside	3645 Wallace St	777	\$ 283.00	3	1	7/23/2018	\$ 220,000.00	10019	0.23	179-203-010
Riverside	4474 Adams St	1432	\$ 279.00	3	2	7/24/2018	\$ 400,000.00	67518	1.55	193-132-006
Riverside	4346 Angelo St	1301	\$ 249.00	4	2	7/24/2018	\$ 325,000.00	6098	0.14	221-143-012
Riverside	12548 Beryl Way	2754	\$ 203.00	4	3	7/24/2018	\$ 560,000.00	9147	0.21	174-400-003
Riverside	7850 Bolero Dr	2006	\$ 224.00	3	1.75	7/24/2018	\$ 450,500.00	10454	0.24	166-113-027
Riverside	11324 Flower St	1584	\$ 237.00	3	1.75	7/24/2018	\$ 376,000.00	7841	0.18	141-102-011
Riverside	7928 Linares Ave	1177	\$ 305.00	3	2	7/24/2018	\$ 360,000.00	5227	0.12	163-383-010
Riverside	2906 Miguel St	1445	\$ 242.00	3	1.75	7/24/2018	\$ 350,000.00	8276	0.19	235-042-018
Riverside	3547 Scenic Dr	1384	\$ 199.00	4	1	7/24/2018	\$ 275,500.00	13068	0.3	174-200-008
Riverside	4344 Snowberry St	1428	\$ 280.00	4	2	7/24/2018	\$ 401,000.00	6534	0.15	193-161-004
Riverside	740 Via Orizaba	1617	\$ 296.00	3	1.75	7/24/2018	\$ 480,000.00	13068	0.3	253-292-006
Riverside	6930 Vista Del Verde	1797	\$ 244.00	5	1.75	7/24/2018	\$ 440,000.00	24394	0.56	185-240-017
Riverside	9012 65Th St	964	\$ 363.00	3	0.75	7/25/2018	\$ 350,000.00	18730	0.43	163-130-008
Riverside	3957 Avon St	1676	\$ 259.00	3	2	7/25/2018	\$ 435,000.00	28314	0.65	169-032-007
Riverside	3972 Bel Air St	997	\$ 303.00	3	1.5	7/25/2018	\$ 303,000.00	6534	0.15	193-242-003
Riverside	16725 Blocker Dr	5458	\$ 163.00	4	4	7/25/2018	\$ 895,000.00	62726	1.44	273-160-088
Riverside	3205 Blossom Way	858	\$ 367.00	3	1	7/25/2018	\$ 315,000.00	8712	0.2	229-151-021
Riverside	7260 Brandon Ct	6950	\$ 205.00	3	5.25	7/25/2018	\$ 1,430,000.00	98445	2.26	241-410-023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	16322 Constable Rd	2420	\$ 256.00	3	2	7/25/2018	\$ 620,000.00	30927	0.71	273-531-006
Riverside	2866 Demeter Pl	1188	\$ 277.00	4	2	7/25/2018	\$ 330,000.00	7841	0.18	178-272-007
Riverside	6818 Holbrook Way	1284	\$ 272.00	4	1.75	7/25/2018	\$ 350,000.00	10454	0.24	190-354-006
Riverside	1644 Main St	1768	\$ 209.00	3	2	7/25/2018	\$ 370,000.00	13504	0.31	206-205-011
Riverside	5963 Normandie Pl	1328	\$ 301.00	3	1.75	7/25/2018	\$ 400,000.00	8276	0.19	218-092-035
Riverside	4050 Polk St	1428	\$ 259.00	3	1.75	7/25/2018	\$ 370,000.00	6970	0.16	143-323-008
Riverside	16241 Ranch Rd	1972	\$ 268.00	4	1.75	7/25/2018	\$ 530,000.00	54450	1.25	273-060-013
Riverside	11240 Bleeker Ct	1236	\$ 311.00	3	1.75	7/26/2018	\$ 385,500.00	6970	0.16	149-141-003
Riverside	8646 Cabin Pl	2449	\$ 200.00	3	2	7/26/2018	\$ 490,000.00	7405	0.17	284-341-005
Riverside	276 Cannon Rd	2038	\$ 235.00	4	2	7/26/2018	\$ 479,000.00	9147	0.21	272-082-042
Riverside	3406 Creekwood Ct	1250	\$ 309.00	3	2	7/26/2018	\$ 387,000.00	4792	0.11	135-421-017
Riverside	9510 Daytona Ave	1249	\$ 276.00	4	1.75	7/26/2018	\$ 345,000.00	9583	0.22	155-131-006
Riverside	8693 Farmhouse Ln	2593	\$ 202.00	4	2.5	7/26/2018	\$ 525,000.00	6969	0.16	284-342-009
Riverside	4934 Granada Ave	1382	\$ 300.00	2	1.5	7/26/2018	\$ 415,000.00	9148	0.21	226-194-003
Riverside	9174 Magnolia Ave					7/26/2018	\$ 360,000.00			233-051-005
Riverside	19421 Spalding Ave	1687	\$ 280.00	3	2	7/26/2018	\$ 473,000.00	36155	0.83	266-273-002
Riverside	5982 Via Las Nubes	3674	\$ 232.00	4	3.5	7/26/2018	\$ 852,500.00	21344	0.49	272-270-010
Riverside	19192 Vintage Woods Dr	1175	\$ 340.00	3	2	7/26/2018	\$ 400,000.00	3049	0.07	276-142-028
Riverside	9511 53Rd St	1358	\$ 305.00	3	1.75	7/27/2018	\$ 415,000.00	20473	0.47	167-200-044
Riverside	11150 Blue Jay Dr	1345	\$ 282.00	3	1.75	7/27/2018	\$ 380,000.00	13068	0.3	149-251-024
Riverside	3918 Burge St	1537	\$ 266.00	4	1.75	7/27/2018	\$ 410,000.00	7841	0.18	142-273-032
Riverside	3926 Canterbury Rd	1030	\$ 339.00	2	1.5	7/27/2018	\$ 350,000.00	7405	0.17	227-215-004
Riverside	5029 Chapala Dr	1775	\$ 261.00	3	1.75	7/27/2018	\$ 464,000.00	10454	0.24	254-091-021
Riverside	3745 Chestnut St	1170	\$ 294.00	4	1	7/27/2018	\$ 345,000.00	9148	0.21	214-251-007
Riverside	5910 Crest Ave	624	\$ 536.00	2	0.75	7/27/2018	\$ 335,000.00	39204	0.9	150-232-014
Riverside	11523 Doverwood Dr	882	\$ 346.00	2	1	7/27/2018	\$ 306,000.00	9583	0.22	141-151-018
Riverside	4159 Gardena Dr	1096	\$ 337.00	3	1	7/27/2018	\$ 370,000.00	6098	0.14	225-031-041
Riverside	5949 Grand Ave	895	\$ 360.00	2	1	7/27/2018	\$ 323,000.00	11325	0.26	187-161-022
Riverside	6122 Hawarden Dr	3021	\$ 223.00	6	3	7/27/2018	\$ 675,000.00	37026	0.85	241-060-005
Riverside	6853 La Jolla Dr	1382	\$ 248.00	3	1.75	7/27/2018	\$ 344,000.00	7405	0.17	190-353-005



Riverside

Sales Comparables - July 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	5505 Lewis Ave	976	\$ 335.00	3	1	7/27/2018	\$ 327,000.00			147-073-023
Riverside	4182 Linwood Pl	1289	\$ 335.00	2	1	7/27/2018	\$ 432,500.00	9148	0.21	218-172-017
Riverside	4326 Linwood Pl	1527	\$ 300.00	3	1.75	7/27/2018	\$ 459,000.00	11761	0.27	218-172-010
Riverside	8565 Mcalpine Ln	2946	\$ 173.00	4	3	7/27/2018	\$ 510,000.00	7405	0.17	284-282-008
Riverside	6079 Pachappa Dr	2720	\$ 176.00	5	1.5	7/27/2018	\$ 480,000.00	9583	0.22	225-091-065
Riverside	4459 Rosewood Pl	1104	\$ 334.00	2	1	7/27/2018	\$ 369,000.00	6098	0.14	218-182-026
Riverside	19899 San Luis Rey Ln	3186	\$ 155.00	5	2.75	7/27/2018	\$ 495,000.00	7405	0.17	266-533-028
Riverside	6241 Sandoval Ave	1536	\$ 276.00	3	1.75	7/27/2018	\$ 425,000.00	10454	0.24	185-231-007
Riverside	17354 Star Canyon Ct	2223	\$ 114.00	4	2.5	7/27/2018	\$ 254,500.00	5663	0.13	140-260-020
Riverside	10392 Victoria Ave	1245	\$ 321.00	3	1.5	7/27/2018	\$ 400,000.00	7840	0.18	239-030-001
Riverside	4514 Brentwood Ave	1884	\$ 227.00	3	1.5	7/30/2018	\$ 429,000.00	9583	0.22	218-135-017
Riverside	5101 Bushnell Ave	2604	\$ 188.00	5	3	7/30/2018	\$ 490,000.00	14374	0.33	147-140-026
Riverside	2470 Carlton Pl	1674	\$ 232.00	3	1.75	7/30/2018	\$ 390,000.00	9148	0.21	221-194-004
Riverside	11725 Carmine St	2455	\$ 91.00	4	2.5	7/30/2018	\$ 225,000.00			141-142-016
Riverside	12714 Cathedral Ridge Way	3600	\$ 179.00	5	3	7/30/2018	\$ 645,000.00	20037	0.46	269-440-005
Riverside	1414 Cedarhill Dr	1775	\$ 295.00	4	1.75	7/30/2018	\$ 525,000.00	20037	0.46	254-351-014
Riverside	9119 Coral Tree Ln	1572	\$ 270.00	3	2	7/30/2018	\$ 425,000.00	10454	0.24	233-273-002
Riverside	5755 Durango Rd	1491	\$ 295.00	3	1.75	7/30/2018	\$ 440,000.00	12632	0.29	223-241-001
Riverside	5210 El Rivino Rd	2160	\$ 192.00	4	1.75	7/30/2018	\$ 415,000.00	42688	0.98	175-220-008
Riverside	4299 Estrada Dr	1490	\$ 265.00	3	2	7/30/2018	\$ 395,000.00	6970	0.16	182-420-009
Riverside	18523 Granite Ave	1921	\$ 247.00	4	2.75	7/30/2018	\$ 475,000.00			267-102-002
Riverside	3366 Hollowood Ct	1840	\$ 229.00	4	2.75	7/30/2018	\$ 423,000.00			135-412-019
Riverside	1326 Kirkmichael Cir	2467	\$ 212.00	4	3	7/30/2018	\$ 525,000.00			256-361-019
Riverside	9288 La Reta Way	1874	\$ 189.00	4	2	7/30/2018	\$ 355,000.00	8276	0.19	170-201-023
Riverside	4870 Laurel Ridge Dr	3832	\$ 156.00	4	2.75	7/30/2018	\$ 600,000.00	26136	0.6	183-520-005
Riverside	8075 Linares Ave	1419	\$ 249.00	3	2.5	7/30/2018	\$ 354,000.00	3920	0.09	163-331-011
Riverside	8080 Linares Ave	1177	\$ 307.00	3	2	7/30/2018	\$ 362,500.00	5227	0.12	163-392-009
Riverside	7789 Potomac St	1372	\$ 273.00	4	2	7/30/2018	\$ 375,000.00	7405	0.17	230-033-005
Riverside	5555 Rio Rd	675	\$ 733.00	1	0.75	7/30/2018	\$ 495,000.00	295336	6.78	181-230-044
Riverside	8770 Sandhill Dr	1840	\$ 247.00	4	2.75	7/30/2018	\$ 455,000.00	7405	0.17	294-231-008



Riverside
Sales Comparables - July 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4676 Sierra St	1556	\$ 237.00	4	1	7/30/2018	\$ 370,000.00	10454	0.24	226-221-002
Riverside	6187 Tarragona Dr	1405	\$ 284.00	4	2	7/30/2018	\$ 400,000.00	17424	0.4	175-131-010

Total Sales:	302
Average Sales Price:	\$447,743.23
Average Square Feet:	1910

Deemed reliable but not guaranteed

Riverside

Deemed reliable but not guaranteed