



## Moreno Valley

Sales Comparables - August 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	24185 Bay Ave	1749	\$ 192.00	4	1.75	8/1/2018	\$ 336,000.00	7841	0.18	482-371-005
Moreno Valley	17307 Bronco Ln	1690	\$ 196.00	3	2	8/1/2018	\$ 332,500.00	6098	0.14	308-530-024
Moreno Valley	26650 Calle Linda	2107	\$ 175.00	3	2	8/1/2018	\$ 370,000.00	7405	0.17	308-282-003
Moreno Valley	13375 Cherrylaurel Ave	1633	\$ 208.00	3	2.75	8/1/2018	\$ 340,000.00	3920	0.09	291-622-008
Moreno Valley	23161 Denver Ct	1296	\$ 154.00	3	1.75	8/1/2018	\$ 200,000.00	7405	0.17	296-034-027
Moreno Valley	24810 Greenlee Way	1908	\$ 72.00	3	2	8/1/2018	\$ 138,000.00	7405	0.17	485-081-011
Moreno Valley	26406 Okeefe Ln	3172	\$ 127.00	4	3.25	8/1/2018	\$ 404,500.00	7405	0.17	487-572-017
Moreno Valley	24160 Barley Rd	2220	\$ 180.00	4	2.5	8/2/2018	\$ 400,000.00	8712	0.2	474-462-009
Moreno Valley	25845 Karisa Cir	2671	\$ 103.00	7	2.75	8/2/2018	\$ 277,000.00	6970	0.16	486-384-011
Moreno Valley	25791 White Wood Cir	1038	\$ 262.00	2	1.75	8/2/2018	\$ 272,000.00	9147	0.21	484-182-015
Moreno Valley	13191 Yellowwood St	2853	\$ 141.00	6	3	8/2/2018	\$ 405,000.00	5227	0.12	291-610-008
Moreno Valley	28318 Birdie St	2695	\$ 157.00	4	2.5	8/3/2018	\$ 425,000.00	6969	0.16	304-383-004
Moreno Valley	25752 Coriander Ct	1437	\$ 219.00	4	2.5	8/3/2018	\$ 315,000.00	5227	0.12	484-311-016
Moreno Valley	24307 Delphinium Ave	1490	\$ 204.00	4	1.75	8/3/2018	\$ 305,000.00	7405	0.17	482-384-024
Moreno Valley	10045 Desert Mallow	2128	\$ 166.00	4	2.5	8/3/2018	\$ 355,000.00	5663	0.13	260-241-029
Moreno Valley	24877 El Braso Dr					8/3/2018	\$ 423,000.00	7405	0.17	485-114-010
Moreno Valley	24955 Escondido Ct	1325	\$ 211.00	2	1.75	8/3/2018	\$ 280,000.00	8276	0.19	475-300-046
Moreno Valley	15576 Granada Dr	1512	\$ 211.00	3	2	8/3/2018	\$ 320,000.00	5227	0.12	486-352-053
Moreno Valley	25177 Logan Berry Ct	1520	\$ 210.00	3	2.5	8/3/2018	\$ 320,000.00	6969	0.16	312-094-039
Moreno Valley	23260 Merrygrove Cir	1764	\$ 204.00	4	2.75	8/3/2018	\$ 360,000.00	8712	0.2	292-051-017
Moreno Valley	22359 Summer Holly Ave	1719	\$ 232.00	3	2	8/3/2018	\$ 400,000.00	6534	0.15	291-583-009
Moreno Valley	9875 Waterfall Cir	1259	\$ 262.00	3	2.5	8/3/2018	\$ 331,000.00	5663	0.13	259-414-007
Moreno Valley	25321 White Birch Ln	1434	\$ 207.00	3	2.5	8/3/2018	\$ 297,000.00	4791	0.11	479-473-032
Moreno Valley	13170 Wichita Way	1352	\$ 201.00	3	2	8/3/2018	\$ 273,000.00	5227	0.12	487-361-017
Moreno Valley	12759 Dolomite Ln	1932	\$ 183.00	4	2.5	8/6/2018	\$ 355,000.00	6969	0.16	488-110-019
Moreno Valley	24821 El Dorado St	1780	\$ 202.00	3	1.75	8/6/2018	\$ 360,000.00	14810	0.34	475-070-015
Moreno Valley	14747 Grandview Dr	2089	\$ 160.00	3	2.5	8/6/2018	\$ 336,000.00	6534	0.15	304-320-004
Moreno Valley	11037 Le Grand Ln	1024	\$ 273.00	3	2	8/6/2018	\$ 280,000.00	3920	0.09	264-091-006
Moreno Valley	13211 Pan Am Blvd	1300	\$ 232.00	3	2	8/6/2018	\$ 302,000.00	3920	0.09	291-382-053
Moreno Valley	26054 Rojo Tierra	1617	\$ 200.00	3	2	8/6/2018	\$ 325,000.00	5227	0.12	308-520-001

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Sales Comparables - August 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	14583 Vasco Way	2241	\$ 162.00	3	2.5	8/6/2018	\$ 365,000.00	6969	0.16	304-422-007
Moreno Valley	9920 Via Montara	3012	\$ 142.00	4	3.75	8/6/2018	\$ 430,000.00	7405	0.17	259-452-002
Moreno Valley	10500 Village Rd	1749	\$ 188.00	4	2	8/6/2018	\$ 330,000.00	5662	0.13	260-114-017
Moreno Valley	10315 Crossing Green Cir	1226	\$ 256.00	3	2	8/7/2018	\$ 315,000.00	5227	0.12	260-322-016
Moreno Valley	28429 Eagle St	2251	\$ 168.00	3	2.5	8/7/2018	\$ 380,000.00	6969	0.16	304-391-001
Moreno Valley	24707 Fay Ave	1581	\$ 192.00	4	2	8/7/2018	\$ 305,000.00	7405	0.17	485-133-005
Moreno Valley	12154 Franklin St	2325	\$ 174.00	4	2.5	8/7/2018	\$ 405,000.00			479-663-009
Moreno Valley	11670 Steeplechase Dr	1767	\$ 243.00	4	1.75	8/7/2018	\$ 430,000.00	28750	0.66	474-362-004
Moreno Valley	26816 Twin Hills Cir	2730	\$ 158.00	4	3	8/7/2018	\$ 433,000.00	9147	0.21	487-581-001
Moreno Valley	13090 Wichita Way	1589	\$ 207.00	3	2.25	8/7/2018	\$ 330,000.00	4356	0.1	487-361-009
Moreno Valley	16450 Zocalo Pl	1901	\$ 181.00	4	2.75	8/7/2018	\$ 345,000.00	6534	0.15	312-223-019
Moreno Valley	24949 Bayleaf St	1116	\$ 259.00	3	2	8/8/2018	\$ 290,000.00	6970	0.16	482-395-008
Moreno Valley	16530 Colt Way	2145	\$ 172.00	5	3	8/8/2018	\$ 370,000.00	8276	0.19	308-393-010
Moreno Valley	28315 Hillsdale Ave	1443	\$ 227.00	2	2	8/8/2018	\$ 328,000.00			304-052-007
Moreno Valley	14820 La Brisis Way	1453	\$ 206.00	3	2	8/8/2018	\$ 300,000.00	6098	0.14	484-241-022
Moreno Valley	28361 Locust Ave	2032	\$ 189.00	4	1.75	8/8/2018	\$ 385,000.00	16552	0.38	473-401-018
Moreno Valley	25201 Sweetgrass Dr	1116	\$ 271.00	3	1.75	8/8/2018	\$ 303,000.00	6970	0.16	479-333-007
Moreno Valley	10088 Thrasher Cir	2150	\$ 171.00	3	2.5	8/8/2018	\$ 368,000.00	6534	0.15	260-302-009
Moreno Valley	23770 Antler Ct	1412	\$ 201.00	3	2	8/9/2018	\$ 285,000.00	10454	0.24	296-142-011
Moreno Valley	12045 Bayless St	1139	\$ 254.00	3	1.75	8/9/2018	\$ 290,000.00	7405	0.17	292-203-013
Moreno Valley	24564 Freeport Dr	1573	\$ 203.00	4	2	8/9/2018	\$ 320,000.00	7405	0.17	316-121-007
Moreno Valley	11001 Le Grand Ln	825	\$ 339.00	2	1	8/9/2018	\$ 280,000.00	6969	0.16	264-091-001
Moreno Valley	13129 Oak Dell St	766	\$ 322.00	2	1	8/9/2018	\$ 247,000.00	3484	0.08	291-374-034
Moreno Valley	12042 Ponce De Leon Dr	1381	\$ 235.00	3	2.5	8/9/2018	\$ 325,000.00	8712	0.2	479-432-026
Moreno Valley	23156 Sonnet Dr	1378	\$ 230.00	2	2	8/9/2018	\$ 318,000.00	8276	0.19	264-171-009
Moreno Valley	25120 Alta Vista Dr	3195	\$ 148.00	5	2.75	8/10/2018	\$ 475,000.00	20038	0.46	474-701-008
Moreno Valley	24449 Barley Rd	2264	\$ 159.00	4	2.5	8/10/2018	\$ 360,000.00	10890	0.25	474-420-006
Moreno Valley	23718 Cockatiel Dr	1747	\$ 197.00	4	2.75	8/10/2018	\$ 345,000.00	7405	0.17	264-292-012
Moreno Valley	9800 Deer Creek Rd	1690	\$ 218.00	3	2.5	8/10/2018	\$ 370,000.00	6098	0.14	259-363-013
Moreno Valley	14736 Grandview Dr	2089	\$ 157.00	3	2.5	8/10/2018	\$ 328,000.00	6534	0.15	304-320-043

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Moreno Valley	24589 Jasmine Ct	1707	\$ 203.00	4	2.5	8/10/2018	\$ 348,000.00	7405	0.17	474-523-031
Moreno Valley	10033 Mallow Dr	2150	\$ 178.00	3	2.5	8/10/2018	\$ 384,000.00	6970	0.16	260-302-022
Moreno Valley	22866 Maybrook Way	2361	\$ 167.00	4	2.5	8/10/2018	\$ 395,000.00	6098	0.14	259-381-005
Moreno Valley	12050 Odessa Dr	1970	\$ 201.00	4	3	8/10/2018	\$ 397,000.00	7405	0.17	481-302-005
Moreno Valley	25172 Vanessa Ct	1935	\$ 173.00	3	2	8/10/2018	\$ 335,000.00	7405	0.17	484-253-026
Moreno Valley	22801 Vought St	1379	\$ 190.00	4	2	8/10/2018	\$ 263,000.00	11761	0.27	291-234-005
Moreno Valley	26010 Zorra Ln	1475	\$ 227.00	3	2	8/10/2018	\$ 335,000.00			312-223-011
Moreno Valley	10200 Canyon Vista Rd	2172	\$ 195.00	4	2.75	8/13/2018	\$ 425,000.00	9147	0.21	474-631-014
Moreno Valley	15675 Granada Dr	2492	\$ 144.00	5	3	8/13/2018	\$ 360,000.00	5227	0.12	486-364-021
Moreno Valley	22932 Springdale Dr	1538	\$ 230.00	3	2.5	8/13/2018	\$ 355,000.00	5662	0.13	260-191-011
Moreno Valley	22611 Temco St	1711	\$ 187.00	4	1.75	8/13/2018	\$ 320,000.00	7841	0.18	291-222-002
Moreno Valley	25558 Argonaut Dr	1382	\$ 195.00	4	1.75	8/14/2018	\$ 270,000.00	7405	0.17	484-171-004
Moreno Valley	26724 Bonita Heights Ave	2715	\$ 147.00	4	2.5	8/14/2018	\$ 400,000.00	6534	0.15	308-252-003
Moreno Valley	24956 El Braso Dr					8/14/2018	\$ 428,000.00	7405	0.17	485-113-027
Moreno Valley	25401 Filaree Ave	1408	\$ 188.00	3	1.75	8/14/2018	\$ 265,000.00	7405	0.17	486-102-009
Moreno Valley	25425 Filaree Ave	1440	\$ 187.00	4	1.75	8/14/2018	\$ 270,000.00	6970	0.16	486-102-007
Moreno Valley	24093 Forsyte St	2210	\$ 165.00	4	3	8/14/2018	\$ 366,000.00	8712	0.2	475-342-033
Moreno Valley	27360 Hammett Ct	3681	\$ 139.00	5	3	8/14/2018	\$ 512,000.00	6534	0.15	304-590-013
Moreno Valley	26167 Huxley Dr	1833	\$ 193.00	4	2	8/14/2018	\$ 355,000.00	7405	0.17	487-493-010
Moreno Valley	25287 Moorland Rd	1060	\$ 287.00	3	2	8/14/2018	\$ 305,000.00	5227	0.12	312-102-016
Moreno Valley	16051 Palomino Ln	2319	\$ 170.00	4	2.5	8/14/2018	\$ 395,000.00	7405	0.17	486-470-025
Moreno Valley	25192 Branding Iron Way	1680	\$ 196.00	3	2.25	8/15/2018	\$ 330,000.00	8276	0.19	479-261-010
Moreno Valley	12097 Brixton Ct	1932	\$ 183.00	3	2.5	8/15/2018	\$ 355,000.00	7405	0.17	291-501-014
Moreno Valley	12622 Magnolia Dr	3051	\$ 136.00	5	2.75	8/15/2018	\$ 415,000.00	8276	0.19	487-231-012
Moreno Valley	12490 Sage Grouse Ln	1416	\$ 300.00	3	2	8/15/2018	\$ 425,000.00	20037	0.46	487-182-012
Moreno Valley	23523 Woodlander Way	1600	\$ 156.00	3	2.5	8/15/2018	\$ 250,000.00	3484	0.08	264-131-048
Moreno Valley	26775 Buckeye Ter	2981	\$ 153.00	3	2.75	8/16/2018	\$ 458,500.00	7405	0.17	487-560-010
Moreno Valley	23452 Challis Ct	1474	\$ 183.00	3	2.25	8/16/2018	\$ 270,000.00	3484	0.08	296-175-011
Moreno Valley	24185 Clover Ave	816	\$ 251.00	2	1	8/16/2018	\$ 205,000.00	7405	0.17	485-033-035
Moreno Valley	26135 Oshua Dr	1352	\$ 225.00	3	2	8/16/2018	\$ 305,000.00	3920	0.09	487-354-006

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Moreno Valley	11633 Prosperity Ln	1592	\$ 191.00	4	1.75	8/16/2018	\$ 305,000.00	7405	0.17	475-212-001
Moreno Valley	27165 Quail Creek Dr	3218	\$ 127.00	6	3	8/16/2018	\$ 410,000.00	6098	0.14	488-132-008
Moreno Valley	11375 Tiffany Ln	1931	\$ 271.00	3	2.25	8/16/2018	\$ 525,000.00	123274	2.83	264-110-021
Moreno Valley	23378 Woodlander Way	1600	\$ 205.00	3	2.5	8/16/2018	\$ 329,000.00	3484	0.08	264-161-017
Moreno Valley	13149 Zenobia Ct	1647	\$ 242.00	4	3	8/16/2018	\$ 400,000.00	10018	0.23	479-573-024
Moreno Valley	14603 Cagney Ct	1175	\$ 263.00	3	2	8/17/2018	\$ 310,000.00	8712	0.2	482-690-014
Moreno Valley	17779 Camino Del Rey	1757	\$ 187.00	3	2.5	8/17/2018	\$ 330,000.00	4791	0.11	312-340-066
Moreno Valley	12923 Cobblestone Ln	2047	\$ 173.00	4	2.5	8/17/2018	\$ 355,000.00	3920	0.09	488-122-023
Moreno Valley	23840 Cold Spg	1092	\$ 260.00	3	2	8/17/2018	\$ 285,000.00	3920	0.09	264-091-022
Moreno Valley	10332 Country Grove Dr	1809	\$ 187.00	4	2.5	8/17/2018	\$ 340,000.00	5663	0.13	260-362-012
Moreno Valley	23024 Dracaea Ave	1568	\$ 223.00	4	1.75	8/17/2018	\$ 350,000.00	7405	0.17	296-031-015
Moreno Valley	24549 Elmendorf Dr	1345	\$ 227.00	3	1.75	8/17/2018	\$ 306,000.00	7405	0.17	485-063-004
Moreno Valley	24547 Gabriel St	1064	\$ 286.00	3	1.75	8/17/2018	\$ 305,000.00	4791	0.11	485-052-022
Moreno Valley	16468 Kensington Pl	1520	\$ 217.00	3	2.5	8/17/2018	\$ 330,000.00	5662	0.13	312-104-007
Moreno Valley	12957 Larkdale Ln	2401	\$ 171.00	4	2.25	8/17/2018	\$ 412,000.00	8276	0.19	487-591-010
Moreno Valley	24207 Old Country Rd	1667	\$ 207.00	3	2	8/17/2018	\$ 346,000.00	9583	0.22	474-444-003
Moreno Valley	24429 Tyann Ct	854	\$ 307.00	2	1	8/17/2018	\$ 263,000.00	4791	0.11	485-053-016
Moreno Valley	26798 Buckeye Ter	2981	\$ 152.00	3	2.75	8/20/2018	\$ 455,000.00	10018	0.23	487-561-009
Moreno Valley	22510 Greenwich Ct	2433	\$ 170.00	4	2.75	8/20/2018	\$ 415,000.00	9148	0.21	291-562-009
Moreno Valley	15210 Legendary Dr	2683	\$ 145.00	4	3	8/20/2018	\$ 390,500.00	7405	0.17	304-530-003
Moreno Valley	22322 Lilac Ct	2034	\$ 168.00	3	2.5	8/20/2018	\$ 342,000.00	5662	0.13	291-615-014
Moreno Valley	12053 Lorez Dr	2512	\$ 158.00	5	3	8/20/2018	\$ 399,000.00	8276	0.19	479-661-016
Moreno Valley	24612 Bay Ave	1712	\$ 163.00	3	2.25	8/21/2018	\$ 280,000.00	7405	0.17	482-652-005
Moreno Valley	10333 Crossing Green Cir	1538	\$ 216.00	3	2.5	8/21/2018	\$ 333,000.00	5227	0.12	260-322-019
Moreno Valley	25245 Dracaea Ave	1994	\$ 155.00	4	2	8/21/2018	\$ 310,000.00	8712	0.2	479-670-006
Moreno Valley	24312 Dunlavy Ct	1465	\$ 211.00	4	2.75	8/21/2018	\$ 310,000.00	7405	0.17	475-251-016
Moreno Valley	26830 Honors Way	2432	\$ 166.00	3	2.5	8/22/2018	\$ 405,000.00	9583	0.22	487-440-019
Moreno Valley	15187 Paige Ave	854	\$ 298.00	2	1	8/22/2018	\$ 254,500.00	4791	0.11	485-055-011
Moreno Valley	12039 Palos Grande Way	1388	\$ 255.00	3	2	8/22/2018	\$ 355,000.00	7840	0.18	479-690-002
Moreno Valley	15204 Rio Grande Dr	1686	\$ 177.00	3	1.75	8/22/2018	\$ 300,000.00	7405	0.17	486-055-008



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Moreno Valley	17399 Riva Ridge Dr	2026	\$ 177.00	3	2	8/22/2018	\$ 360,000.00	8276	0.19	308-560-012
Moreno Valley	26541 Thoroughbred Ln	1777	\$ 194.00	3	2	8/22/2018	\$ 345,000.00	5227	0.12	308-383-005
Moreno Valley	12077 Weller Pl	1416	\$ 229.00	4	2	8/22/2018	\$ 325,000.00	7405	0.17	481-341-007
Moreno Valley	26762 Buckeye Ter	3454	\$ 125.00	5	2.75	8/23/2018	\$ 432,000.00	9583	0.22	487-561-006
Moreno Valley	26787 Buckeye Ter	4163	\$ 118.00	4	2.75	8/23/2018	\$ 493,000.00	7405	0.17	487-560-011
Moreno Valley	26799 Buckeye Ter	3454	\$ 125.00	5	2.75	8/23/2018	\$ 435,000.00	8276	0.19	487-560-012
Moreno Valley	28529 Championship Dr	3049	\$ 138.00	4	4.25	8/23/2018	\$ 422,000.00	9583	0.22	304-131-029
Moreno Valley	11905 Dream St	1600	\$ 194.00	3	2.5	8/23/2018	\$ 311,000.00	3484	0.08	264-154-004
Moreno Valley	24336 Dunlavy Ct	1165	\$ 261.00	3	1.75	8/23/2018	\$ 305,000.00	7405	0.17	475-251-014
Moreno Valley	12239 Heritage Dr	2243	\$ 160.00	3	2.5	8/23/2018	\$ 360,000.00	7405	0.17	291-431-004
Moreno Valley	26770 Ironwood Ave	3923	\$ 126.00	7	3	8/23/2018	\$ 495,000.00	69260	1.59	474-272-025
Moreno Valley	15309 La Palma Way	1749	\$ 193.00	4	1.75	8/23/2018	\$ 338,000.00	6534	0.15	304-360-007
Moreno Valley	12955 Montecello Dr	1587	\$ 211.00	3	2.5	8/23/2018	\$ 335,000.00	5227	0.12	487-280-030
Moreno Valley	14541 Muirfield St	1975	\$ 179.00	3	2.5	8/23/2018	\$ 354,000.00	6534	0.15	304-041-011
Moreno Valley	13263 Ninebark St	1757	\$ 190.00	3	2.5	8/23/2018	\$ 335,000.00	7405	0.17	479-642-025
Moreno Valley	12114 Shadowmark Ln	1661	\$ 207.00	4	1.75	8/23/2018	\$ 345,000.00	32234	0.74	487-140-017
Moreno Valley	13547 Terra Bella Ave	1428	\$ 210.00	4	2	8/23/2018	\$ 300,000.00	14375	0.33	479-170-019
Moreno Valley	24363 Via Del Sol St	1177	\$ 186.00	3	1.75	8/23/2018	\$ 220,000.00	7405	0.17	482-293-018
Moreno Valley	25485 Fay Ave	1249	\$ 229.00	3	1.75	8/24/2018	\$ 287,000.00	7405	0.17	486-103-002
Moreno Valley	15585 Guajome Rd	2039	\$ 169.00	4	2.75	8/24/2018	\$ 345,000.00	5227	0.12	486-352-005
Moreno Valley	14195 Homestead Dr	1420	\$ 169.00	3	1.75	8/24/2018	\$ 240,000.00	7841	0.18	482-461-010
Moreno Valley	23005 Lambourne Ct	1420	\$ 220.00	3	2.5	8/24/2018	\$ 312,500.00	6098	0.14	264-321-025
Moreno Valley	14104 Brandt Dr	1587	\$ 198.00	4	1.75	8/27/2018	\$ 315,000.00	7405	0.17	482-442-008
Moreno Valley	9797 Casmalia Ct	2401	\$ 166.00	3	3	8/27/2018	\$ 400,000.00	8276	0.19	259-470-036
Moreno Valley	22754 Climbing Rose Dr	1505	\$ 221.00	4	1.75	8/27/2018	\$ 334,000.00	8712	0.2	264-273-003
Moreno Valley	25925 Fir Ave	1466	\$ 211.00	4	1.75	8/27/2018	\$ 310,000.00	6969	0.16	479-544-007
Moreno Valley	25518 Fruit Tree St	1677	\$ 190.00	3	2	8/27/2018	\$ 320,000.00	8712	0.2	479-651-014
Moreno Valley	11938 Graham St	825	\$ 334.00	2	1	8/27/2018	\$ 276,000.00	3484	0.08	264-144-008
Moreno Valley	12782 Lateen Dr	1410	\$ 160.00	3	2	8/27/2018	\$ 226,000.00	7840	0.18	292-125-003
Moreno Valley	12043 Poutous Ct	1534	\$ 215.00	4	2	8/27/2018	\$ 330,000.00	7405	0.17	292-206-004

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Moreno Valley	11513 Seaport Cir	1683	\$ 187.00	4	1.75	8/27/2018	\$ 315,000.00	10019	0.23	475-170-041
Moreno Valley	13690 Stockbrook Rd	1744	\$ 196.00	4	2.5	8/27/2018	\$ 342,000.00	7405	0.17	479-322-016
Moreno Valley	15918 Sulphur Springs Rd	2618	\$ 179.00	4	3	8/27/2018	\$ 470,000.00	10018	0.23	308-620-015
Moreno Valley	25280 Wendy Way	1142	\$ 236.00	4	1	8/27/2018	\$ 270,000.00	3920	0.09	486-181-009
Moreno Valley	12121 Amber Hill Trl	2162	\$ 180.00	4	2.5	8/28/2018	\$ 390,000.00	6970	0.16	479-512-014
Moreno Valley	13404 Athletics Dr	2665	\$ 150.00	4	3	8/28/2018	\$ 400,000.00	8276	0.19	487-450-031
Moreno Valley	26763 Buckeye Ter	4163	\$ 113.00	4	2.75	8/28/2018	\$ 473,500.00	7405	0.17	487-560-009
Moreno Valley	12149 Champlain St	1633	\$ 208.00	4	2.5	8/28/2018	\$ 340,000.00	7405	0.17	479-433-004
Moreno Valley	22420 Climbing Rose Dr	1885	\$ 200.00	4	2.5	8/28/2018	\$ 378,000.00	8276	0.19	264-402-003
Moreno Valley	23485 Evening Snow	2258	\$ 160.00	4	2.75	8/28/2018	\$ 363,000.00	6098	0.14	260-242-005
Moreno Valley	11621 Kasba Cir	1867	\$ 168.00	4	1.75	8/28/2018	\$ 315,000.00	7405	0.17	475-182-030
Moreno Valley	16800 Mediterranean Dr	1426	\$ 227.00	3	2	8/28/2018	\$ 325,000.00	7405	0.17	316-153-013
Moreno Valley	25285 Valleywood Ct	1545	\$ 213.00	3	1.75	8/28/2018	\$ 330,000.00	7405	0.17	484-103-008
Moreno Valley	25866 Brodiaea Ave	1485	\$ 215.00	3	2	8/29/2018	\$ 320,000.00	6098	0.14	484-072-013
Moreno Valley	25764 Harriet Ave	1622	\$ 217.00	4	1.75	8/29/2018	\$ 352,500.00	13939	0.32	486-031-009
Moreno Valley	26995 Kalmia Ave	3302	\$ 148.00	5	2.5	8/29/2018	\$ 490,000.00	40075	0.92	474-230-029
Moreno Valley	16020 La Fortuna Ln	1430	\$ 230.00	4	2	8/29/2018	\$ 330,000.00	5663	0.13	312-061-003
Moreno Valley	26265 Perrier Dr	1838	\$ 184.00	3	2.5	8/29/2018	\$ 340,000.00	5227	0.12	487-293-004
Moreno Valley	22692 Springdale Dr	1226	\$ 256.00	3	2	8/29/2018	\$ 315,000.00	5227	0.12	260-362-002
Moreno Valley	10365 Tributary Dr	1226	\$ 267.00	3	2	8/29/2018	\$ 327,500.00	5663	0.13	260-352-008
Moreno Valley	11959 Villa Hermosa	1704	\$ 197.00	4	2	8/29/2018	\$ 337,000.00	7405	0.17	474-393-006
Moreno Valley	23773 Betts Pl	900	\$ 288.00	2	1.75	8/30/2018	\$ 260,000.00	3484	0.08	296-251-004
Moreno Valley	14911 Blueberry Rd	1437	\$ 247.00	3	1.75	8/30/2018	\$ 355,500.00	7405	0.17	482-351-004
Moreno Valley	25296 Bronson Ct	2960	\$ 141.00	3	2.5	8/30/2018	\$ 420,000.00	10890	0.25	312-301-031
Moreno Valley	13419 Burney Pass Dr	1763	\$ 184.00	3	2.25	8/30/2018	\$ 325,000.00	7405	0.17	487-430-008
Moreno Valley	26818 Calle Vejar	2208	\$ 173.00	5	3	8/30/2018	\$ 383,000.00	4791	0.11	308-470-020
Moreno Valley	13925 Caspian Way	1090	\$ 252.00	3	1.75	8/30/2018	\$ 275,000.00	7840	0.18	296-212-061
Moreno Valley	26094 Dracaea Ave	1589	\$ 92.00	3	2.25	8/30/2018	\$ 147,500.00	6098	0.14	487-361-056
Moreno Valley	28578 Eagle St	2685	\$ 143.00	4	2.5	8/30/2018	\$ 385,000.00	7840	0.18	304-392-002

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Moreno Valley

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## Moreno Valley

Sales Comparables - August 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	24842 Greenlee Way	1908	\$ 180.00	3	2	8/30/2018	\$ 345,000.00	7405	0.17	485-081-009
Moreno Valley	24297 Hilda Ct	1577	\$ 190.00	3	2.25	8/30/2018	\$ 300,000.00	4791	0.11	485-195-027
Moreno Valley	11785 Liverpool Ln	937	\$ 299.00	2	2	8/30/2018	\$ 281,000.00	6098	0.14	264-282-006
Moreno Valley	24592 Meadow Grass Way	1074	\$ 279.00	3	1.75	8/30/2018	\$ 300,000.00	7405	0.17	474-512-005
Moreno Valley	15662 Mesa Verde Dr	2715	\$ 138.00	4	2.5	8/30/2018	\$ 375,000.00	5662	0.13	308-252-020
Moreno Valley	25020 Pebble Creek Way	1588	\$ 206.00	4	2.5	8/30/2018	\$ 328,000.00	12196	0.28	312-171-014
Moreno Valley	11013 Saddle Ridge Rd	2068	\$ 234.00	4	2	8/30/2018	\$ 485,000.00	35719	0.82	264-052-011
Moreno Valley	11545 Slawson Ave	1672	\$ 227.00	3	2	8/30/2018	\$ 380,000.00	14810	0.34	474-171-012
Moreno Valley	14158 Stonehurst Dr	1580	\$ 194.00	4	1.75	8/30/2018	\$ 307,000.00	7405	0.17	482-501-016
Moreno Valley	11225 Weber Ave	3032	\$ 169.00	5	3.75	8/30/2018	\$ 515,000.00	88862	2.04	473-250-037
Moreno Valley	25045 Yucca Dr	1224	\$ 228.00	3	1.75	8/30/2018	\$ 280,000.00	8276	0.19	484-111-027
Moreno Valley	14393 Bottlebrush Way	2617	\$ 166.00	4	2.25	8/31/2018	\$ 435,000.00	6098	0.14	478-451-007
Moreno Valley	14026 Caspian Way	1174	\$ 250.00	3	1.75	8/31/2018	\$ 294,000.00	7405	0.17	296-211-002
Moreno Valley	12315 Champlain St	1381	\$ 220.00	3	2.5	8/31/2018	\$ 305,000.00	8276	0.19	487-015-014
Moreno Valley	26160 Charismatic Ct	2626	\$ 143.00	3	2.5	8/31/2018	\$ 377,000.00	6969	0.16	308-540-021
Moreno Valley	26490 Coconut Ln	1760	\$ 150.00	4	2	8/31/2018	\$ 265,000.00	8712	0.2	487-303-002
Moreno Valley	13332 Edgemont St	480	\$ 322.00	1	1	8/31/2018	\$ 155,000.00	10890	0.25	263-170-020
Moreno Valley	15182 Jacquetta Ave	1152	\$ 259.00	3	1.75	8/31/2018	\$ 299,000.00	7405	0.17	486-032-004
Moreno Valley	14920 La Brisley Way	1683	\$ 181.00	3	2	8/31/2018	\$ 305,000.00	7405	0.17	484-251-005
Moreno Valley	21163 Lands End	2141	\$ 184.00	3	2	8/31/2018	\$ 395,000.00	8276	0.19	256-264-004
Moreno Valley	11182 Miners Trl	1600	\$ 203.00	3	2.5	8/31/2018	\$ 325,000.00	3920	0.09	264-233-010
Moreno Valley	10488 Peregrine Pl	1794	\$ 197.00	3	2.5	8/31/2018	\$ 354,000.00	4356	0.1	260-480-028
Moreno Valley	9026 Pigeon Pass Rd	1704	\$ 170.00	4	2	8/31/2018	\$ 290,000.00	71438	1.64	259-220-024
Moreno Valley	23620 Rhea Dr	1550	\$ 222.00	3	2.5	8/31/2018	\$ 345,000.00	7405	0.17	264-293-018
Moreno Valley	9740 Shadow Springs Dr	2361	\$ 174.00	4	2.5	8/31/2018	\$ 411,000.00	6098	0.14	259-391-010
Moreno Valley	22501 Sheffield Dr	2253	\$ 176.00	4	3	8/31/2018	\$ 398,000.00	8712	0.2	291-412-005
Moreno Valley	10546 Summer Breeze Dr	2481	\$ 176.00	4	2.5	8/31/2018	\$ 437,000.00	11761	0.27	474-577-001
Moreno Valley	13103 Sunbird Dr	1890	\$ 178.00	4	1.75	8/31/2018	\$ 337,000.00	7405	0.17	296-071-021

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## Moreno Valley

Sales Comparables - August 2018

<b>Total Sales:</b>	208
<b>Average Sales Price:</b>	\$343,088.94
<b>Average Square Feet:</b>	1841