



# Riverside

## Sales Comparables - August 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	3891 5Th St	1170	\$ 286.00	3	2	8/1/2018	\$ 335,000.00			213-103-011
Riverside	18680 Alderbrook Dr	3808	\$ 154.00	4	3.75	8/1/2018	\$ 588,000.00	10454	0.24	266-611-007
Riverside	4445 Angelo St	1221	\$ 214.00	3	2	8/1/2018	\$ 262,000.00	6534	0.15	221-142-015
Riverside	2566 Armstrong Rd	1946	\$ 230.00	3	1.75	8/1/2018	\$ 449,000.00	14375	0.33	175-021-004
Riverside	6532 Avenida Michaelinda	1024	\$ 334.00	3	2	8/1/2018	\$ 343,000.00	7840	0.18	182-392-023
Riverside	4426 Beatty Dr	1935	\$ 245.00	3	1.5	8/1/2018	\$ 475,000.00	8276	0.19	225-111-005
Riverside	3885 Campbell St	1040	\$ 288.00	2	1	8/1/2018	\$ 300,000.00	22651	0.52	170-050-020
Riverside	11264 Clara Ct	1731	\$ 259.00	3	2.5	8/1/2018	\$ 450,000.00	10454	0.24	149-382-015
Riverside	4501 Corte Entrada	2202	\$ 190.00	4	2.5	8/1/2018	\$ 420,000.00	6970	0.16	183-473-018
Riverside	3714 Elmwood Ct	1172	\$ 349.00	2	1	8/1/2018	\$ 410,000.00	7405	0.17	217-285-008
Riverside	2707 Gleason Ct	1491	\$ 228.00	5	1.75	8/1/2018	\$ 340,000.00	10890	0.25	235-132-010
Riverside	4210 Glenwood Dr	1869	\$ 261.00	3	1.75	8/1/2018	\$ 489,000.00	11326	0.26	187-053-002
Riverside	6094 Keswick Ave	1833	\$ 267.00	4	1.75	8/1/2018	\$ 490,000.00	25265	0.58	243-112-004
Riverside	5309 Rochester St	1463	\$ 239.00	3	1.75	8/1/2018	\$ 350,000.00	9583	0.22	190-262-016
Riverside	4591 Toyon Rd	1288	\$ 295.00	3	2	8/1/2018	\$ 380,000.00	6970	0.16	193-101-001
Riverside	549 Transit Ave	616	\$ 649.00	2	1	8/1/2018	\$ 400,000.00	6534	0.15	247-160-006
Riverside	8347 Trey Ave	860	\$ 360.00	2	1	8/1/2018	\$ 310,000.00	8276	0.19	151-121-016
Riverside	5265 37Th St	456	\$ 328.00	1	0.5	8/2/2018	\$ 150,000.00	7405	0.17	179-292-010
Riverside	10074 Ben Nevis Blvd	1118	\$ 281.00	3	1	8/2/2018	\$ 315,000.00	10018	0.23	170-022-004
Riverside	4349 Beverly Ct	1335	\$ 288.00	3	1.75	8/2/2018	\$ 385,000.00	6970	0.16	218-210-024
Riverside	4844 Granada Ave	1354	\$ 291.00	3	1.5	8/2/2018	\$ 395,000.00	7841	0.18	226-201-006
Riverside	3294 Ledgewood Cir	2135	\$ 243.00	4	2.5	8/2/2018	\$ 520,000.00	4356	0.1	138-490-002
Riverside	3444 Paine Dr	1324	\$ 313.00	3	1.75	8/2/2018	\$ 415,000.00	7405	0.17	132-161-025
Riverside	5457 Peacock Ln	1619	\$ 274.00	4	1.75	8/2/2018	\$ 445,000.00	13068	0.3	168-160-008
Riverside	3370 1St St	624	\$ 443.00	1	1	8/3/2018	\$ 277,000.00	2178	0.05	213-042-018
Riverside	4359 6Th St	576	\$ 345.00	2	1	8/3/2018	\$ 199,000.00	8276	0.19	214-172-012
Riverside	2807 Denton St	1026	\$ 311.00	2	1	8/3/2018	\$ 320,000.00	17860	0.41	219-113-008
Riverside	3005 Gertrude St	1107	\$ 314.00	3	2	8/3/2018	\$ 348,000.00	6970	0.16	235-071-027
Riverside	8358 Larry Way	1236	\$ 271.00	4	1.75	8/3/2018	\$ 335,000.00	7405	0.17	151-253-003
Riverside	3270 Laval Ln	1191	\$ 503.00	2	2.5	8/3/2018	\$ 600,000.00	2613	0.06	233-340-038

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	6154 Marcia Ct	1146	\$ 305.00	3	2	8/3/2018	\$ 350,000.00	4356	0.1	166-501-028
Riverside	9318 Meadow Ln	2771	\$ 162.00	4	2.5	8/3/2018	\$ 450,000.00	9583	0.22	266-482-015
Riverside	5248 Odell St	468	\$ 300.00	1	1	8/3/2018	\$ 140,500.00	7405	0.17	179-292-024
Riverside	6654 Owl Ct	1852	\$ 224.00	4	2.75	8/3/2018	\$ 415,000.00	7405	0.17	183-465-021
Riverside	19838 Paso Robles Dr	3198	\$ 159.00	4	2.5	8/3/2018	\$ 510,000.00	7405	0.17	266-522-031
Riverside	9435 Philbin Ave	1080	\$ 296.00	3	1.5	8/3/2018	\$ 320,000.00	6970	0.16	151-054-007
Riverside	10081 Shady View St	1339	\$ 287.00	4	1.75	8/3/2018	\$ 385,000.00	7405	0.17	234-193-029
Riverside	9752 52Nd St	950	\$ 347.00	2	1	8/6/2018	\$ 330,000.00	10890	0.25	167-172-004
Riverside	450 Autumn Sage Ct	1867	\$ 508.00	4	2.75	8/6/2018	\$ 950,000.00	12197	0.28	272-191-011
Riverside	6210 Avenue Juan Diaz	1363	\$ 205.00	3	1.75	8/6/2018	\$ 280,000.00	2178	0.05	185-222-021
Riverside	18224 Calabria Dr	3800	\$ 155.00	5	2.5	8/6/2018	\$ 590,000.00	11325	0.26	266-690-011
Riverside	6650 Calvin Ct	1054	\$ 6.00	3	1.75	8/6/2018	\$ 6,700.00	6098	0.14	226-263-030
Riverside	548 W Campus View Dr	1710	\$ 251.00	4	1.75	8/6/2018	\$ 430,000.00	8712	0.2	251-191-008
Riverside	669 Crystal Mountain Cir	4602	\$ 514.00	4	3.5	8/6/2018	\$ 2,370,000.00	42253	0.97	243-570-019
Riverside	4181 Golden West Ave	1170	\$ 243.00	3	1.75	8/6/2018	\$ 285,000.00	9148	0.21	182-083-011
Riverside	5365 Grassy Trail Dr	1577	\$ 553.00	3	1.75	8/6/2018	\$ 873,018.00	47480	1.09	187-191-015
Riverside	758 Libby Dr	2294	\$ 422.00	6	2.75	8/6/2018	\$ 970,000.00	34412	0.79	251-023-022
Riverside	3354 Orange St	2348	\$ 191.00	4	2.75	8/6/2018	\$ 450,000.00			213-112-004
Riverside	6172 Oswego Dr	2250	\$ 533.00	3	1.75	8/6/2018	\$ 1,200,000.00	16117	0.37	252-061-003
Riverside	11346 Warmington St	2164	\$ 136.00	3	2.5	8/6/2018	\$ 295,000.00	28750	0.66	136-160-007
Riverside	11356 Waterleaf Ct	2421	\$ 195.00	4	3	8/6/2018	\$ 474,000.00	7405	0.17	142-540-016
Riverside	8448 Williamsburg Pl	1340	\$ 152.00	3	1.75	8/6/2018	\$ 205,000.00	8712	0.2	238-271-047
Riverside	6736 36Th St	876	\$ 341.00	2	1	8/7/2018	\$ 299,000.00	6970	0.16	177-092-014
Riverside	4294 9Th St	858	\$ 322.00	2	1	8/7/2018	\$ 276,500.00	4792	0.11	214-301-002
Riverside	6943 Eureka Dr	1330	\$ 261.00	3	1.75	8/7/2018	\$ 348,000.00	4792	0.11	155-091-018
Riverside	3615 Harrison St	1184	\$ 342.00	2	1	8/7/2018	\$ 405,000.00	13068	0.3	234-080-038
Riverside	4276 Pierce St	1410	\$ 255.00	3	2	8/7/2018	\$ 360,000.00	12632	0.29	141-301-002
Riverside	263 E Blaine St	1357	\$ 302.00	3	1.75	8/8/2018	\$ 410,000.00	7405	0.17	258-042-017
Riverside	9815 Calle Esplanade	1356	\$ 285.00	3	1.75	8/8/2018	\$ 387,500.00	8276	0.19	239-332-009
Riverside	5413 Glenhaven Ave	2879	\$ 182.00	4	4	8/8/2018	\$ 525,000.00	14810	0.34	222-162-002



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Riverside	7854 Jayhawk Dr	3123	\$ 36.00	4	2	8/8/2018	\$ 115,500.00	7405	0.17	183-440-075
Riverside	17465 Kaison Cir	1760	\$ 318.00	3	2	8/8/2018	\$ 560,000.00	39639	0.91	266-230-040
Riverside	6661 Lang Ct	2061	\$ 422.00	3	2.5	8/8/2018	\$ 870,000.00	3484	0.08	268-172-027
Riverside	6826 Laurelbrook Dr	2443	\$ 214.00	5	2.75	8/8/2018	\$ 523,000.00	10890	0.25	272-105-004
Riverside	6982 Manhattan Dr	1110	\$ 346.00	3	1.75	8/8/2018	\$ 385,000.00	7405	0.17	235-022-011
Riverside	16730 Mcallister St	4112	\$ 176.00	5	2.5	8/8/2018	\$ 725,000.00	22651	0.52	269-365-002
Riverside	10190 Medallion Pl	1578	\$ 250.00	4	1.75	8/8/2018	\$ 395,000.00	6098	0.14	155-391-022
Riverside	11821 Minuteman Dr	1330	\$ 260.00	4	1.75	8/8/2018	\$ 347,000.00	6969	0.16	132-251-006
Riverside	3872 Overland St	956	\$ 342.00	3	1.5	8/8/2018	\$ 327,000.00	6534	0.15	193-243-013
Riverside	1995 Rincon Ave	1967	\$ 259.00	3	2.75	8/8/2018	\$ 510,000.00	12632	0.29	222-112-004
Riverside	4444 Strong St	980	\$ 255.00	1	1	8/8/2018	\$ 250,000.00	16988	0.39	207-140-004
Riverside	2191 Vasquez Pl	1320	\$ 240.00	3	1.75	8/8/2018	\$ 318,000.00	8276	0.19	221-131-005
Riverside	14590 Viewcrest Dr	2799	\$ 187.00	6	2.75	8/8/2018	\$ 525,000.00	27442	0.63	271-170-002
Riverside	685 Atwood Ct	2240	\$ 238.00	4	2.75	8/9/2018	\$ 535,000.00	22651	0.52	272-230-019
Riverside	5348 Bell Ave	1834	\$ 190.00	4	2	8/9/2018	\$ 349,000.00	8276	0.19	178-172-012
Riverside	8565 Bruce Ave	954	\$ 305.00	3	1	8/9/2018	\$ 291,000.00	7405	0.17	155-251-021
Riverside	17650 Burl Hollow Dr	4321	\$ 201.00	5	4.5	8/9/2018	\$ 870,000.00	64033	1.47	273-652-007
Riverside	5869 Glenhurst St	1385	\$ 274.00	4	1.75	8/9/2018	\$ 380,000.00	6970	0.16	190-281-006
Riverside	17287 Grove Dr	3215	\$ 402.00	3	3.25	8/9/2018	\$ 1,294,000.00	18295	0.42	270-280-015
Riverside	4150 Lockey Ave	1228	\$ 289.00	3	1.75	8/9/2018	\$ 356,000.00			143-233-019
Riverside	20665 Mesa Oak Dr	2155	\$ 203.00	4	3	8/9/2018	\$ 437,500.00	7841	0.18	294-284-012
Riverside	4352 Northcroft Rd	1563	\$ 268.00	4	3	8/9/2018	\$ 420,000.00	7840	0.18	170-371-035
Riverside	3980 Rosewood Pl	1236	\$ 331.00	2	2	8/9/2018	\$ 410,000.00	7405	0.17	218-233-012
Riverside	8036 Wendover Dr	1875	\$ 214.00	4	2.75	8/9/2018	\$ 402,000.00	6098	0.14	163-341-014
Riverside	2842 12Th St	855	\$ 356.00	2	1	8/10/2018	\$ 305,000.00	7841	0.18	211-232-003
Riverside	5409 College Ave	1849	\$ 240.00	3	1.75	8/10/2018	\$ 445,000.00	10019	0.23	168-210-001
Riverside	9233 Colorado Ave	1421	\$ 277.00	3	1.75	8/10/2018	\$ 395,000.00	21780	0.5	191-050-011
Riverside	3879 Columbia Ave	1681	\$ 89.00	2	1	8/10/2018	\$ 150,000.00	10890	0.25	206-050-018
Riverside	4613 Countrygate Ct	1880	\$ 234.00	3	2.5	8/10/2018	\$ 440,000.00	3484	0.08	146-290-005
Riverside	3424 Fillmore St	1437	\$ 247.00	3	1.75	8/10/2018	\$ 355,000.00	6534	0.15	132-161-003



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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	6040 Jones Ave	1235	\$ 291.00	2	1	8/10/2018	\$ 360,000.00	27442	0.63	150-082-004
Riverside	3954 Leigh St	963	\$ 186.00	2	1	8/10/2018	\$ 180,000.00	6098	0.14	181-072-007
Riverside	4480 Mark Ct	1754	\$ 217.00	4	2.75	8/10/2018	\$ 382,000.00	14810	0.34	182-373-011
Riverside	1145 Melville Dr	2279	\$ 230.00	4	3.5	8/10/2018	\$ 525,000.00	8712	0.2	252-273-002
Riverside	4785 Pinnacle St	2434	\$ 195.00	5	3	8/10/2018	\$ 475,000.00	7840	0.18	183-364-004
Riverside	11980 Quantico Dr	1346	\$ 278.00	3	2	8/10/2018	\$ 375,000.00	5662	0.13	141-290-025
Riverside	20334 Stanford Ave	1955	\$ 209.00	3	1.75	8/10/2018	\$ 410,000.00	12632	0.29	256-074-005
Riverside	1914 Sycamore Hill Dr	5513	\$ 203.00	4	3.5	8/10/2018	\$ 1,120,000.00	37897	0.87	243-150-018
Riverside	284 Alderwood Way	1540	\$ 298.00	4	1.75	8/13/2018	\$ 460,000.00	16117	0.37	272-171-006
Riverside	19558 Brisbane Dr	1648	\$ 251.00	3	3	8/13/2018	\$ 415,000.00	5227	0.12	276-200-022
Riverside	3750 Brookoak St	1586	\$ 225.00	3	2.5	8/13/2018	\$ 357,000.00	3049	0.07	209-260-020
Riverside	19372 Caledonia Dr	1840	\$ 236.00	4	2.75	8/13/2018	\$ 435,000.00	6970	0.16	266-422-019
Riverside	9249 Delano Dr	1440	\$ 277.00	4	1.75	8/13/2018	\$ 400,000.00	6534	0.15	191-363-027
Riverside	9100 Deodar Ct	1408	\$ 306.00	3	2	8/13/2018	\$ 432,000.00	9583	0.22	233-312-014
Riverside	3686 Farnham Pl	1040	\$ 288.00	2	1.75	8/13/2018	\$ 300,000.00	8276	0.19	233-022-036
Riverside	19411 Norwich Dr	3135	\$ 164.00	4	3	8/13/2018	\$ 515,000.00	7405	0.17	284-101-001
Riverside	2962 Oakbrook Dr	1908	\$ 230.00	4	3	8/13/2018	\$ 440,000.00	10019	0.23	132-292-011
Riverside	19071 Ontario Ave	1490	\$ 241.00	3	1.75	8/13/2018	\$ 360,000.00	19166	0.44	266-284-004
Riverside	19579 Perth Ln	1797	\$ 239.00	4	3	8/13/2018	\$ 430,000.00	4356	0.1	276-200-057
Riverside	10629 Sagittarius Dr	927	\$ 384.00	2	1.75	8/13/2018	\$ 356,000.00	6534	0.15	138-422-010
Riverside	9284 Serenity St	3480	\$ 172.00	5	3.25	8/13/2018	\$ 600,000.00	10018	0.23	266-033-006
Riverside	18604 Sunset Knoll Dr	4003	\$ 192.00	4	3.5	8/13/2018	\$ 770,000.00	49222	1.13	285-460-004
Riverside	3428 April Shower Dr	1466	\$ 275.00	3	2.5	8/14/2018	\$ 404,000.00	3920	0.09	135-380-061
Riverside	8805 Conway Dr	1278	\$ 275.00	4	1.75	8/14/2018	\$ 352,000.00	7841	0.18	191-141-006
Riverside	10666 Gemini Dr	1418	\$ 303.00	3	1.75	8/14/2018	\$ 430,000.00	7841	0.18	138-343-004
Riverside	4211 Larchwood Pl	1056	\$ 359.00	3	1	8/14/2018	\$ 380,000.00	6970	0.16	217-181-055
Riverside	6919 Morningside Ave	1588	\$ 255.00	4	2.75	8/14/2018	\$ 405,000.00	5663	0.13	190-291-008
Riverside	1430 Murdock Ct	1568	\$ 258.00	3	2	8/14/2018	\$ 405,000.00	6534	0.15	256-422-028
Riverside	19541 Norwich Dr	2527	\$ 201.00	3	3	8/14/2018	\$ 510,000.00	6969	0.16	284-106-019
Riverside	5914 Quiroz Dr	1941	\$ 218.00	3	2.5	8/14/2018	\$ 425,000.00	8276	0.19	166-341-013



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Riverside	8735 Redcliff Pl	2834	\$ 166.00	4	2.5	8/14/2018	\$ 472,500.00	6098	0.14	284-230-053
Riverside	9212 Stephanie St	1870	\$ 240.00	4	2.5	8/14/2018	\$ 450,000.00	7405	0.17	266-392-018
Riverside	3494 Susan St	1212	\$ 264.00	3	1	8/14/2018	\$ 320,000.00	9148	0.21	231-163-009
Riverside	3126 Wicklow Dr	1284	\$ 303.00	3	2	8/14/2018	\$ 390,000.00	6969	0.16	136-212-001
Riverside	829 Arliss St	1128	\$ 268.00	3	1	8/15/2018	\$ 303,000.00	7405	0.17	255-022-028
Riverside	2768 Libra Dr	1395	\$ 301.00	3	1.75	8/15/2018	\$ 420,000.00	9583	0.22	138-343-025
Riverside	2830 Loyola St	1381	\$ 14.00	3	1.75	8/15/2018	\$ 20,000.00	6534	0.15	239-131-017
Riverside	2116 Lyon Ave	2604	\$ 234.00	4	2.5	8/15/2018	\$ 610,000.00	30928	0.71	136-342-001
Riverside	20675 Mesa Oak Dr	1844	\$ 234.00	3	2	8/15/2018	\$ 433,000.00	7841	0.18	294-284-013
Riverside	6220 Sandoval Ave	1196	\$ 313.00	2	1.75	8/15/2018	\$ 375,000.00	9583	0.22	185-232-005
Riverside	5379 Challen Ave	1154	\$ 290.00	3	1	8/16/2018	\$ 335,000.00	7405	0.17	151-235-008
Riverside	9406 Darby Ct	2870	\$ 191.00	4	2.5	8/16/2018	\$ 550,000.00	7840	0.18	266-571-034
Riverside	4552 Enrico Way	2700	\$ 78.00	3	2.5	8/16/2018	\$ 212,000.00	3484	0.08	207-210-003
Riverside	3969 Gordon Way	948	\$ 263.00	3	1.5	8/16/2018	\$ 250,000.00	7405	0.17	169-022-024
Riverside	3723 Mimosa St	1260	\$ 285.00	3	2	8/16/2018	\$ 360,000.00	6534	0.15	230-033-016
Riverside	1883 Mira Ct	1660	\$ 205.00	3	2.5	8/16/2018	\$ 341,000.00	3049	0.07	207-220-058
Riverside	16874 Nandina Ave	5426	\$ 163.00	4	4.5	8/16/2018	\$ 885,000.00	40946	0.94	273-610-044
Riverside	4481 Orange St	1656	\$ 188.00	4	2	8/16/2018	\$ 312,500.00	6534	0.15	219-022-016
Riverside	3969 Polk St	1262	\$ 171.00	4	1.5	8/16/2018	\$ 217,000.00	11761	0.27	143-270-001
Riverside	4002 Stonehedge Dr	1550	\$ 503.00	4	1.75	8/16/2018	\$ 780,000.00	6970	0.16	182-452-008
Riverside	5785 Via Dos Caminos	1500	\$ 280.00	3	1.75	8/16/2018	\$ 420,000.00	6534	0.15	218-041-017
Riverside	4521 Brentwood Ave	912	\$ 323.00	2	1	8/17/2018	\$ 295,000.00	7841	0.18	218-134-002
Riverside	7450 Cascade Ln	1272	\$ 244.00	3	1.75	8/17/2018	\$ 310,500.00	4792	0.11	185-332-060
Riverside	6177 Hillary Ct	2023	\$ 214.00	3	2	8/17/2018	\$ 433,000.00	8712	0.2	223-030-005
Riverside	10649 Hole Ave	1452	\$ 247.00	3	1.75	8/17/2018	\$ 360,000.00	7405	0.17	143-080-002
Riverside	19789 Mt Wasatch Dr	2834	\$ 164.00	4	2.5	8/17/2018	\$ 465,000.00	7840	0.18	284-220-011
Riverside	4991 Rose Ave	1343	\$ 335.00	3	1	8/17/2018	\$ 450,000.00	7840	0.18	146-162-004
Riverside	17322 Rosy Sky Cir	1750	\$ 242.00	3	2.5	8/17/2018	\$ 425,000.00	6098	0.14	140-281-015
Riverside	19029 Sunflower Pl	3144	\$ 166.00	4	3	8/17/2018	\$ 525,000.00	6969	0.16	266-481-010
Riverside	8938 Tree Farm Ln	1747	\$ 261.00	3	2	8/17/2018	\$ 457,000.00	10454	0.24	294-542-002

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Riverside	4735 Victoria Ave	1125	\$ 288.00	4	1.5	8/17/2018	\$ 324,000.00	6534	0.15	219-141-003
Riverside	6904 Vista Del Verde	1797	\$ 244.00	5	1.75	8/17/2018	\$ 440,000.00	22651	0.52	185-240-018
Riverside	9251 Whiting Way	2079	\$ 216.00	5	2.75	8/17/2018	\$ 450,000.00	6970	0.16	266-431-034
Riverside	8821 Barton St	2131	\$ 206.00	4	3	8/20/2018	\$ 440,000.00	5663	0.13	284-194-025
Riverside	6338 Cinnabar Dr	1262	\$ 249.00	3	1.75	8/20/2018	\$ 315,000.00	7405	0.17	177-122-007
Riverside	15750 Golden Star Ave	1954	\$ 306.00	3	2.5	8/20/2018	\$ 599,000.00	47916	1.1	245-420-029
Riverside	4444 Mission Inn Ave	2037	\$ 267.00	5	1.5	8/20/2018	\$ 545,000.00	7841	0.18	214-220-005
Riverside	3637 Rosewood Pl	1457	\$ 274.00	3	1.75	8/20/2018	\$ 400,000.00	8276	0.19	218-273-023
Riverside	12447 Bougainvillea Way	3616	\$ 160.00	6	3.5	8/21/2018	\$ 580,000.00	9147	0.21	270-220-010
Riverside	4654 Dewey Ave	702	\$ 434.00	2	1	8/21/2018	\$ 305,000.00	6534	0.15	226-301-006
Riverside	8978 Greenlawn St	3270	\$ 183.00	4	3	8/21/2018	\$ 600,000.00	12632	0.29	294-461-017
Riverside	16641 Mockingbird Canyon Rd	2422	\$ 227.00	3	1.75	8/21/2018	\$ 550,000.00	96703	2.22	273-040-001
Riverside	16850 Nandina Ave	3760	\$ 202.00	3	2.5	8/21/2018	\$ 760,000.00	39639	0.91	273-610-045
Riverside	8502 Alexandria St	2305	\$ 216.00	4	2.5	8/22/2018	\$ 498,000.00	7405	0.17	284-292-009
Riverside	20083 Aptos St	2444	\$ 190.00	4	2.5	8/22/2018	\$ 465,000.00	8712	0.2	294-541-013
Riverside	4433 Beverly Ct	1210	\$ 304.00	3	1.75	8/22/2018	\$ 369,000.00	6970	0.16	218-210-020
Riverside	20647 Boilerhouse Ct	2923	\$ 171.00	5	2.5	8/22/2018	\$ 500,000.00	7405	0.17	255-441-018
Riverside	19311 Caledonia Dr	1125	\$ 335.00	3	1.75	8/22/2018	\$ 377,000.00	7405	0.17	266-423-013
Riverside	9256 Cleveland Ave	1934	\$ 760.00	4	2.5	8/22/2018	\$ 1,470,000.00	242193	5.56	239-190-041
Riverside	10950 Elkwood Cir	1918	\$ 250.00	3	2.5	8/22/2018	\$ 480,000.00	4356	0.1	138-490-036
Riverside	7810 Golden Star Ave	2550	\$ 498.00	4	3	8/22/2018	\$ 1,270,000.00	22651	0.52	242-282-001
Riverside	5156 Holstein Way	1621	\$ 234.00	3	2	8/22/2018	\$ 380,000.00	7841	0.18	181-331-044
Riverside	3591 Lillian St	1827	\$ 228.00	3	2	8/22/2018	\$ 417,000.00	8712	0.2	230-071-012
Riverside	6877 Marguerita Ave	1014	\$ 719.00	3	1	8/22/2018	\$ 730,000.00	8712	0.2	229-123-009
Riverside	2141 Orange View Cir	2203	\$ 270.00	4	1.75	8/22/2018	\$ 597,000.00	27442	0.63	269-252-004
Riverside	7585 Potomac St	1215	\$ 633.00	2	1	8/22/2018	\$ 770,000.00	8712	0.2	230-051-011
Riverside	11463 Queensborough St	1209	\$ 301.00	2	1.75	8/22/2018	\$ 365,000.00	6098	0.14	132-242-003
Riverside	17956 Seven Springs Way	3869	\$ 168.00	5	3.25	8/22/2018	\$ 650,000.00	50094	1.15	285-460-030
Riverside	6193 Shaker Dr	2234	\$ 478.00	4	1.75	8/22/2018	\$ 1,070,000.00	14375	0.33	252-083-005
Riverside	1901 St Lawrence St	2865	\$ 226.00	4	2.5	8/22/2018	\$ 650,000.00	267458	6.14	237-240-006

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	20531 Yate Cir	2447	\$ 441.00	4	2.75	8/22/2018	\$ 1,080,000.00	10890	0.25	294-303-025
Riverside	6611 Zuma Pl	1460	\$ 265.00	3	2	8/22/2018	\$ 387,000.00	10018	0.23	177-292-030
Riverside	6291 Anabel St	1848	\$ 240.00	4	1.75	8/23/2018	\$ 445,000.00	8276	0.19	185-232-011
Riverside	1191 Atwater Ave	1876	\$ 266.00	4	1.75	8/23/2018	\$ 500,000.00	8276	0.19	252-220-018
Riverside	2705 Baltic Ave	1200	\$ 283.00	4	1.75	8/23/2018	\$ 340,000.00	7405	0.17	250-111-003
Riverside	8825 Bruce Ave	954	\$ 340.00	3	1	8/23/2018	\$ 325,000.00	6970	0.16	155-251-034
Riverside	6967 Del Rosa Pl	1731	\$ 239.00	4	2.25	8/23/2018	\$ 415,000.00	5663	0.13	190-340-004
Riverside	9629 Estrellita St	1167	\$ 315.00	2	1	8/23/2018	\$ 368,000.00	7405	0.17	145-172-003
Riverside	823 Flynn St	806	\$ 310.00	2	0.75	8/23/2018	\$ 250,000.00	8276	0.19	255-023-029
Riverside	6022 Grand Ave	1496	\$ 227.00	4	1.75	8/23/2018	\$ 340,000.00	6534	0.15	226-022-022
Riverside	8939 Hope Ave	1488	\$ 233.00	4	2.25	8/23/2018	\$ 348,000.00	9583	0.22	193-072-013
Riverside	9292 Jersey Dr	1412	\$ 283.00	3	1.75	8/23/2018	\$ 400,000.00	6534	0.15	191-363-002
Riverside	5237 Noble St	1122	\$ 285.00	3	1.5	8/23/2018	\$ 320,000.00	9583	0.22	151-230-007
Riverside	11120 Old Fashion Way	1997	\$ 242.00	3	1.75	8/23/2018	\$ 485,000.00	22651	0.52	136-350-012
Riverside	16426 Ridge Field Dr	3455	\$ 179.00	4	2.75	8/23/2018	\$ 620,000.00	10018	0.23	140-310-004
Riverside	4127 Sherman Dr	1057	\$ 356.00	3	1.5	8/23/2018	\$ 376,363.00	7405	0.17	193-185-007
Riverside	3721 Skylark Dr	1630	\$ 260.00	4	1.75	8/23/2018	\$ 425,000.00	10019	0.23	132-053-019
Riverside	9220 Trailhead Pt	1204	\$ 365.00	3	1.75	8/23/2018	\$ 440,000.00	20473	0.47	165-210-002
Riverside	19155 Vintage Woods Dr	1834	\$ 237.00	4	2.75	8/23/2018	\$ 435,000.00	5227	0.12	276-141-009
Riverside	16930 Washington St	2054	\$ 257.00	4	1.75	8/23/2018	\$ 529,000.00	26572	0.61	274-230-010
Riverside	5429 Belgian Ct	1258	\$ 329.00	3	1.75	8/24/2018	\$ 415,000.00	20038	0.46	185-312-019
Riverside	3595 Cheryl Way	1257	\$ 298.00	3	1.5	8/24/2018	\$ 375,000.00			225-242-016
Riverside	8720 Coyote Bush Rd	1125	\$ 351.00	3	1.75	8/24/2018	\$ 395,000.00	7841	0.18	294-272-005
Riverside	19917 Cuyama Ln	1973	\$ 236.00	4	2.5	8/24/2018	\$ 466,000.00	5227	0.12	284-195-025
Riverside	8448 Donna Way	1258	\$ 306.00	3	1	8/24/2018	\$ 385,000.00	11761	0.27	171-122-005
Riverside	6932 Harvest Ln	2995	\$ 173.00	4	2.75	8/24/2018	\$ 520,000.00	8712	0.2	235-093-004
Riverside	8615 Marlene St	1338	\$ 285.00	3	2	8/24/2018	\$ 382,000.00	8712	0.2	231-172-026
Riverside	5993 Maybelle St	1241	\$ 324.00	3	2	8/24/2018	\$ 403,000.00			190-071-003
Riverside	4537 Merrill Ave					8/24/2018	\$ 495,000.00			226-301-029
Riverside	9115 Middlefield Dr	2340	\$ 196.00	5	2.75	8/24/2018	\$ 460,000.00	6969	0.16	266-382-014



# Riverside

## Sales Comparables - August 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	2615 Millsweet Pl	4383	\$ 157.00	4	3.25	8/24/2018	\$ 690,000.00	41817	0.96	136-220-005
Riverside	1157 Minerva Ct	1076	\$ 310.00	2	1.75	8/24/2018	\$ 334,000.00	6534	0.15	250-282-017
Riverside	4301 Monticello Ave	1398	\$ 257.00	3	1.75	8/24/2018	\$ 360,000.00	8276	0.19	193-082-029
Riverside	10816 Valley Dr	2166	\$ 242.00	4	2.5	8/24/2018	\$ 525,000.00	23087	0.53	154-361-002
Riverside	10864 Valley Dr	1796	\$ 243.00	3	2.5	8/24/2018	\$ 436,500.00	37461	0.86	154-372-006
Riverside	3255 Willowgrove Pl	1957	\$ 206.00	4	2.5	8/24/2018	\$ 405,000.00	4791	0.11	233-170-048
Riverside	7459 Ysmael Villegas St	1292	\$ 263.00	3	1.75	8/24/2018	\$ 340,000.00	7405	0.17	230-331-006
Riverside	9121 44Th St	1288	\$ 263.00	3	1.75	8/27/2018	\$ 340,000.00	10454	0.24	169-110-029
Riverside	3371 Bliss Ct	3068	\$ 161.00	4	2.75	8/27/2018	\$ 495,000.00	4791	0.11	138-460-014
Riverside	12780 Canyonwind Rd	3632	\$ 176.00	6	3.5	8/27/2018	\$ 642,000.00	28314	0.65	269-363-015
Riverside	3874 Carter St	1020	\$ 311.00	2	1	8/27/2018	\$ 317,500.00	19166	0.44	206-062-007
Riverside	15855 Cartwright Dr	2416	\$ 233.00	4	2	8/27/2018	\$ 565,000.00	43560	1	280-080-004
Riverside	5161 Challen Ave	1234	\$ 303.00	4	1.75	8/27/2018	\$ 374,000.00	7841	0.18	151-321-006
Riverside	8902 Glencoe Dr	1278	\$ 309.00	4	1.75	8/27/2018	\$ 395,000.00	7405	0.17	191-124-002
Riverside	4165 Jackson St	1305	\$ 278.00	4	1.75	8/27/2018	\$ 363,500.00	6534	0.15	193-181-004
Riverside	2416 Lyon Ave	3380	\$ 244.00	3	3.5	8/27/2018	\$ 825,000.00	29620	0.68	136-050-028
Riverside	8270 Perla Dr	2138	\$ 200.00	4	3.25	8/27/2018	\$ 429,000.00	3484	0.08	227-041-083
Riverside	16341 Ringbit Ct	2865	\$ 223.00	4	3	8/27/2018	\$ 640,000.00	44866	1.03	245-522-003
Riverside	3007 Winifred St	1335	\$ 296.00	3	1.75	8/27/2018	\$ 396,000.00	6970	0.16	234-203-012
Riverside	8565 45Th St	1120	\$ 401.00	3	2	8/28/2018	\$ 450,000.00	35719	0.82	171-111-006
Riverside	5668 Applecross Dr	1656	\$ 501.00	4	2.5	8/28/2018	\$ 830,000.00	6098	0.14	256-352-008
Riverside	11219 Arizona Ave	1148	\$ 348.00	3	2	8/28/2018	\$ 400,000.00	8712	0.2	136-201-001
Riverside	2454 Arroyo Dr	2337	\$ 269.00	3	2.5	8/28/2018	\$ 630,000.00	18731	0.43	222-041-001
Riverside	2834 Aztec Dr	1787	\$ 235.00	4	2	8/28/2018	\$ 420,000.00	11761	0.27	177-292-037
Riverside	5900 Campero Dr	1941	\$ 218.00	3	2.5	8/28/2018	\$ 425,000.00	7405	0.17	166-273-004
Riverside	5503 Coonen Dr	1170	\$ 304.00	3	1.5	8/28/2018	\$ 356,000.00	6970	0.16	147-091-012
Riverside	8570 Cory Ct	2511	\$ 202.00	6	3	8/28/2018	\$ 509,000.00	7841	0.18	294-331-007
Riverside	4277 Eyota Pl	1346	\$ 289.00	3	2	8/28/2018	\$ 390,000.00	10454	0.24	141-290-029
Riverside	8961 Glencoe Dr	1278	\$ 291.00	4	1.75	8/28/2018	\$ 372,500.00	7405	0.17	191-123-013
Riverside	15191 Golden Star Ave	1773	\$ 287.00	3	1.75	8/28/2018	\$ 510,000.00	33541	0.77	245-100-067



City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	17128 Hidden Trails Ln	3615	\$ 183.00	5	4.5	8/28/2018	\$ 665,000.00	13068	0.3	270-440-002
Riverside	8831 Holly Ln	1091	\$ 329.00	3	1.75	8/28/2018	\$ 360,000.00	8712	0.2	191-134-040
Riverside	8552 Jay Ct	1550	\$ 283.00	4	1.75	8/28/2018	\$ 439,000.00	7405	0.17	294-372-012
Riverside	8672 Merrick St	1712	\$ 550.00	4	2	8/28/2018	\$ 942,000.00	6970	0.16	294-401-003
Riverside	7555 Mount Vernon St	1138	\$ 311.00	3	1	8/28/2018	\$ 355,000.00	8712	0.2	230-052-015
Riverside	19488 Ontario Ave	1489	\$ 285.00	3	1.5	8/28/2018	\$ 425,000.00			266-312-008
Riverside	7541 Pheasant Run Rd	1466	\$ 170.00	4	2.25	8/28/2018	\$ 250,000.00	7841	0.18	185-254-004
Riverside	3382 Riverview Dr	626	\$ 407.00	2	1	8/28/2018	\$ 255,000.00	8276	0.19	179-060-034
Riverside	15979 Skyridge Dr	3455	\$ 172.00	4	2.75	8/28/2018	\$ 596,000.00	7405	0.17	135-501-004
Riverside	5085 Blanchard Dr	1265	\$ 315.00	3	1.75	8/29/2018	\$ 399,000.00	7841	0.18	226-141-012
Riverside	1428 Claymore Ct	2171	\$ 214.00	4	2.5	8/29/2018	\$ 465,000.00	7841	0.18	256-422-016
Riverside	3434 Cote Ln	1362	\$ 269.00	3	2	8/29/2018	\$ 367,000.00	11761	0.27	206-173-006
Riverside	3870 El Hijo St	2084	\$ 259.00	3	1.75	8/29/2018	\$ 540,000.00	17424	0.4	227-281-008
Riverside	10611 Portsmouth Ct	1178	\$ 343.00	3	1.75	8/29/2018	\$ 405,000.00	7841	0.18	138-323-022
Riverside	9334 Shamouti Dr	2118	\$ 212.00	4	2.5	8/29/2018	\$ 450,000.00	9147	0.21	266-363-013
Riverside	11260 Town Country Dr	1432	\$ 226.00	4	2	8/29/2018	\$ 325,000.00	7405	0.17	132-062-004
Riverside	3055 Tyler St	2570	\$ 232.00	4	2.5	8/29/2018	\$ 597,500.00	27442	0.63	138-222-021
Riverside	851 Via Mindi	1626	\$ 289.00	3	1.75	8/29/2018	\$ 470,000.00	9148	0.21	253-302-030
Riverside	11228 Waterview Ct	2732	\$ 172.00	4	2.5	8/29/2018	\$ 472,000.00	5227	0.12	146-270-015
Riverside	19039 Weathervane Pl	2771	\$ 169.00	4	2.5	8/29/2018	\$ 470,000.00	7840	0.18	266-481-019
Riverside	11556 Allwood Dr	2827	\$ 185.00	3	2.5	8/30/2018	\$ 525,000.00	7405	0.17	132-272-017
Riverside	3243 Arlington Ave					8/30/2018	\$ 510,000.00	49658	1.14	268-320-006
Riverside	12524 Avocado Way	3142	\$ 185.00	5	3	8/30/2018	\$ 584,000.00	7840	0.18	270-340-033
Riverside	9973 Cleveland Ave					8/30/2018	\$ 260,000.00	40075	0.92	239-060-028
Riverside	488 Conners Ln	1308	\$ 309.00	3	1.75	8/30/2018	\$ 405,000.00	20037	0.46	255-360-010
Riverside	6339 Dulcet Pl	4176	\$ 203.00	5	3.25	8/30/2018	\$ 850,000.00	24829	0.57	241-490-024
Riverside	8757 Flagstone Ave	1380	\$ 271.00	4	1.75	8/30/2018	\$ 375,000.00	7841	0.18	151-391-005
Riverside	2742 Horace St	1450	\$ 143.00	3	2	8/30/2018	\$ 207,500.00	7841	0.18	235-302-034
Riverside	7884 Jayhawk Dr	2801	\$ 180.00	4	2	8/30/2018	\$ 505,000.00	7405	0.17	183-440-049
Riverside	10311 Keller Ave	1334	\$ 251.00	3	1.75	8/30/2018	\$ 335,000.00	8712	0.2	147-032-010



# Riverside

## Sales Comparables - August 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	18514 Lakepointe Dr	3079	\$ 206.00	3	2.5	8/30/2018	\$ 637,000.00	13068	0.3	140-351-028
Riverside	2102 Oak Crest Dr	2321	\$ 230.00	3	2.25	8/30/2018	\$ 535,000.00	15681	0.36	222-321-003
Riverside	7115 Orozco Dr	3569	\$ 196.00	4	3.25	8/30/2018	\$ 700,000.00	25700	0.59	241-402-002
Riverside	6139 Patricia Dr	892	\$ 323.00	2	1	8/30/2018	\$ 289,000.00	7841	0.18	177-141-008
Riverside	9255 Stephanie St	2079	\$ 225.00	5	2.75	8/30/2018	\$ 469,000.00	7405	0.17	266-470-021
Riverside	2028 Stratford Way	3019	\$ 390.00	4	3.25	8/30/2018	\$ 1,180,000.00	16988	0.39	222-164-003
Riverside	16365 Sun Summit Dr	2405	\$ 214.00	4	2.75	8/30/2018	\$ 515,000.00	7405	0.17	140-222-002
Riverside	8356 Sunshine Ln	3521	\$ 332.00	6	4	8/30/2018	\$ 1,170,000.00	11761	0.27	284-053-001
Riverside	3243 Algonquin Ln	1300	\$ 257.00	3	1.75	8/31/2018	\$ 335,000.00	5663	0.13	138-164-010
Riverside	8971 Bayshore Ln	2348	\$ 196.00	4	3	8/31/2018	\$ 461,000.00	6970	0.16	294-433-036
Riverside	12278 Caponera Ct	3914	\$ 158.00	6	4.5	8/31/2018	\$ 620,000.00	7840	0.18	168-372-018
Riverside	18235 Dallas Ave					8/31/2018	\$ 550,000.00	30492	0.7	267-060-010
Riverside	8623 Farmhouse Ln	2757	\$ 190.00	3	2.5	8/31/2018	\$ 525,000.00	6969	0.16	284-342-002
Riverside	7564 Fern St	1168	\$ 282.00	3	1	8/31/2018	\$ 330,000.00	6970	0.16	230-282-008
Riverside	4930 Glorietta Ln	1904	\$ 210.00	3	1.75	8/31/2018	\$ 400,000.00	7405	0.17	187-120-038
Riverside	10516 Gramercy Pl	1170	\$ 282.00	3	1	8/31/2018	\$ 330,000.00	8712	0.2	146-110-005
Riverside	4375 Highland Pl	1109	\$ 31.00	2	1	8/31/2018	\$ 35,000.00	6534	0.15	217-231-009
Riverside	8033 Martingale Dr	2028	\$ 253.00	4	1.75	8/31/2018	\$ 515,000.00	20909	0.48	166-511-031
Riverside	7025 Miami St	1110	\$ 317.00	3	1.75	8/31/2018	\$ 352,500.00	6534	0.15	235-020-029
Riverside	3842 Mulberry St					8/31/2018	\$ 307,500.00	9583	0.22	432-312-005
Riverside	5720 Norman Way	1053	\$ 332.00	3	1.75	8/31/2018	\$ 350,000.00	6534	0.15	190-161-033
Riverside	5209 Old Mill Rd	1315	\$ 288.00	3	1.75	8/31/2018	\$ 380,000.00	7841	0.18	187-183-004
Riverside	5249 Old Mill Rd	1440	\$ 254.00	3	1.75	8/31/2018	\$ 367,000.00	12197	0.28	187-171-019
Riverside	7330 Orchard St	1382	\$ 267.00	4	2	8/31/2018	\$ 370,000.00	7405	0.17	230-160-008
Riverside	6617 Owl Ct	1852	\$ 224.00	4	2.75	8/31/2018	\$ 415,000.00	6970	0.16	183-465-009
Riverside	3575 Philadelphia Ct	1809	\$ 232.00	4	1.75	8/31/2018	\$ 420,000.00	5663	0.13	132-222-014
Riverside	1829 Spring Garden St	1005	\$ 323.00	3	1	8/31/2018	\$ 325,000.00	6534	0.15	210-043-015
Riverside	17852 Spring Hill Way	1755	\$ 246.00	4	2.5	8/31/2018	\$ 433,000.00	4792	0.11	140-290-003
Riverside	3449 Sunnyside Dr	1591	\$ 241.00	3	1.75	8/31/2018	\$ 385,000.00	7841	0.18	225-172-024
Riverside	4218 Sunnyside Dr	1088	\$ 149.00	3	1	8/31/2018	\$ 162,500.00	8276	0.19	225-112-015



# Riverside

Sales Comparables - August 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4742 Tomlinson Ave	792	\$ 378.00	2	1	8/31/2018	\$ 300,000.00	6098	0.14	147-252-009
Riverside	1400 Treeview Ln	2986	\$ 286.00	4	3	8/31/2018	\$ 855,000.00	43560	1	241-310-007
Riverside	6311 Vonnie Ct	2175	\$ 259.00	3	1.75	8/31/2018	\$ 565,000.00	94525	2.17	190-071-031

<b>Total Sales:</b>	303
<b>Average Sales Price:</b>	\$462,368.25
<b>Average Square Feet:</b>	1836