



# Riverside

## Sales Comparables - September 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4299 Napa Ln	1346	\$ 278.00	3	2	9/4/2018	\$ 375,000.00	5662	0.13	141-290-038
Riverside	8252 Bent Tree Ln	2532	\$ 191.00	3	2.5	9/4/2018	\$ 485,000.00	6970	0.16	166-393-008
Riverside	4290 Hale St	1232	\$ 259.00	3	1.75	9/4/2018	\$ 320,000.00	7841	0.18	206-272-001
Riverside	3920 Linwood Pl	1662	\$ 282.00	3	2	9/4/2018	\$ 469,000.00	7841	0.18	218-222-015
Riverside	2824 Nevada Way	1470	\$ 101.00	3	1.75	9/4/2018	\$ 149,000.00	12197	0.28	223-183-008
Riverside	4345 Via San Luis	896	\$ 354.00	2	1	9/4/2018	\$ 318,000.00	6534	0.15	227-063-003
Riverside	9540 Primrose Dr	1114	\$ 323.00	3	1	9/4/2018	\$ 360,000.00	7841	0.18	234-150-001
Riverside	20292 Dayton St	2916	\$ 173.00	5	2.5	9/4/2018	\$ 505,000.00	10018	0.23	294-560-010
Riverside	19982 Saint Francis Dr	1973	\$ 209.00	4	2.5	9/5/2018	\$ 412,500.00	5227	0.12	284-195-038
Riverside	1245 Las Ventanas Way	3127	\$ 236.00	4	3	9/5/2018	\$ 740,000.00	64904	1.49	276-360-012
Riverside	5600 Via Junipero Serra	1966	\$ 236.00	4	2.5	9/5/2018	\$ 465,000.00	9583	0.22	253-302-004
Riverside	20397 Barrel Rd	2663	\$ 187.00	4	3	9/5/2018	\$ 500,000.00	8276	0.19	255-400-021
Riverside	7444 Calavo Ct	1698	\$ 252.00	3	2	9/5/2018	\$ 429,500.00	7405	0.17	255-441-026
Riverside	9242 Shamouti Dr	2118	\$ 228.00	4	2.5	9/5/2018	\$ 485,000.00	10890	0.25	266-374-004
Riverside	2600 Madison St	3696	\$ 275.00	4	3.25	9/5/2018	\$ 1,020,000.00	222156	5.1	237-050-031
Riverside	1636 Gilliam Ct	2697	\$ 150.00	4	2.5	9/5/2018	\$ 405,000.00	3920	0.09	207-250-043
Riverside	3382 Mulberry St	1151	\$ 322.00	3	1	9/5/2018	\$ 371,000.00	5662	0.13	213-131-009
Riverside	8051 Whitney Dr	2270	\$ 198.00	4	2.25	9/5/2018	\$ 450,000.00	8276	0.19	166-530-020
Riverside	9013 Galena St	1785	\$ 231.00	5	2	9/5/2018	\$ 412,500.00	43560	1	169-140-016
Riverside	8620 Mission Blvd	1884	\$ 257.00	4	2	9/5/2018	\$ 485,000.00	37026	0.85	169-191-005
Riverside	7169 Rutland Ave	1325	\$ 596.00	3	2.25	9/5/2018	\$ 790,000.00	5227	0.12	155-453-006
Riverside	16974 Canyon Creek Cir	2323	\$ 219.00	4	3	9/5/2018	\$ 510,000.00	15681	0.36	140-092-031
Riverside	17312 Sun Lake Ter	2223	\$ 261.00	4	2.5	9/5/2018	\$ 582,000.00	7405	0.17	140-281-004
Riverside	11277 Montlake Dr	1530	\$ 241.00	3	1.75	9/5/2018	\$ 370,000.00	9148	0.21	132-053-020
Riverside	16325 Green Leaf Ct	2022	\$ 238.00	4	3	9/5/2018	\$ 482,500.00	6970	0.16	135-460-057
Riverside	13019 Reindeer Ct	1465	\$ 139.00	3	2.5	9/6/2018	\$ 205,000.00	3920	0.09	135-431-035
Riverside	9928 60Th St	1485	\$ 395.00	3	2	9/6/2018	\$ 588,000.00	83199	1.91	162-200-021
Riverside	3802 Ogden Way	1125	\$ 282.00	4	1.75	9/6/2018	\$ 318,000.00	6534	0.15	209-101-023
Riverside	8553 Camelia Dr	1288	\$ 283.00	3	1.75	9/6/2018	\$ 365,000.00	6970	0.16	193-113-022
Riverside	2464 Peppertree Ln	1681	\$ 267.00	4	2.25	9/6/2018	\$ 450,000.00	10890	0.25	235-311-005

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	2884 Felix Ct	2545	\$ 191.00	4	3	9/6/2018	\$ 488,000.00	9583	0.22	239-351-024
Riverside	4158 Jurupa Ave	654	\$ 457.00	2	1	9/6/2018	\$ 299,000.00	8276	0.19	225-021-021
Riverside	18602 Hawksbury Dr	3198	\$ 164.00	4	2.5	9/6/2018	\$ 525,000.00	10018	0.23	266-600-016
Riverside	4460 Picacho Dr	1639	\$ 250.00	3	1.75	9/6/2018	\$ 410,000.00	13504	0.31	253-143-004
Riverside	14315 Merlot Ct	4817	\$ 269.00	5	6.5	9/6/2018	\$ 1,300,000.00	43560	1	276-400-002
Riverside	438 Pinetree Way	2658	\$ 197.00	5	2.75	9/6/2018	\$ 525,000.00	12197	0.28	272-184-005
Riverside	118 Cape Elizabeth Way	1496	\$ 280.00	3	1.75	9/6/2018	\$ 420,000.00	9148	0.21	272-253-024
Riverside	8913 Morning Hills Dr	2617	\$ 185.00	4	2.5	9/6/2018	\$ 485,000.00	6969	0.16	294-532-004
Riverside	1271 Viento Ct	3179	\$ 237.00	4	3	9/7/2018	\$ 755,000.00	70131	1.61	276-360-022
Riverside	8704 Lodgepole Ln	2724	\$ 171.00	4	2.5	9/7/2018	\$ 466,000.00	6969	0.16	284-361-004
Riverside	18238 Blue Sky St	3480	\$ 153.00	5	3.25	9/7/2018	\$ 535,000.00	9147	0.21	266-031-014
Riverside	6944 Coronado Way	1291	\$ 278.00	3	2.25	9/7/2018	\$ 359,045.00	9583	0.22	226-193-004
Riverside	1775 Vistoso Dr	1442	\$ 263.00	3	2.25	9/7/2018	\$ 380,000.00	2613	0.06	221-320-065
Riverside	4306 Kansas Ave	1353	\$ 229.00	3	1.75	9/7/2018	\$ 310,000.00	6534	0.15	221-141-031
Riverside	2101 Longmont St	1732	\$ 288.00	3	1.75	9/7/2018	\$ 499,000.00	15246	0.35	243-091-003
Riverside	8628 Turlock Dr	1466	\$ 54.00	3	1.75	9/7/2018	\$ 80,000.00	6970	0.16	238-072-022
Riverside	4095 Canterbury Rd	1008	\$ 158.00	3	1.75	9/7/2018	\$ 160,000.00	8712	0.2	227-155-011
Riverside	3007 Lime St	1366	\$ 190.00	2	1	9/7/2018	\$ 260,000.00	8712	0.2	209-231-006
Riverside	5700 Sexton Ln	1100	\$ 277.00	3	1.75	9/7/2018	\$ 305,000.00	8712	0.2	181-252-020
Riverside	4050 Fircrest Ln	1897	\$ 274.00	3	1.75	9/7/2018	\$ 520,000.00	32234	0.74	169-080-023
Riverside	8321 Tamarind Ln	1152	\$ 321.00	3	1.75	9/7/2018	\$ 370,000.00	7405	0.17	166-421-001
Riverside	4055 Acacia St	1012	\$ 276.00	2	1	9/7/2018	\$ 280,000.00	9148	0.21	145-191-030
Riverside	10715 Hollenbeck Dr	1132	\$ 318.00	3	1.75	9/7/2018	\$ 360,000.00	6534	0.15	143-331-022
Riverside	10845 Latimer Ln	2472	\$ 226.00	4	2.5	9/7/2018	\$ 560,000.00	22215	0.51	136-231-012
Riverside	11232 Magnolia Ave	3370	\$ 133.00	4	4.25	9/7/2018	\$ 450,000.00	10019	0.23	132-052-004
Riverside	11412 Arizona Ave	4126	\$ 153.00	5	4	9/10/2018	\$ 635,000.00	12632	0.29	136-440-014
Riverside	8948 Philbin Ave	1650	\$ 227.00	4	2.5	9/10/2018	\$ 375,000.00	7405	0.17	151-211-002
Riverside	5655 Golden West Ave	1617	\$ 228.00	3	1.75	9/10/2018	\$ 369,000.00	10454	0.24	186-060-020
Riverside	6828 Holbrook Way	1152	\$ 308.00	3	1.75	9/10/2018	\$ 355,000.00	10454	0.24	190-354-005
Riverside	2944 Jane St	1167	\$ 311.00	3	1.75	9/10/2018	\$ 363,000.00	8276	0.19	235-051-015



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Riverside	2875 Cimarron Rd	1258	\$ 313.00	4	1.75	9/10/2018	\$ 394,000.00	8712	0.2	223-261-013
Riverside	4249 Via San Luis	1282	\$ 269.00	3	2	9/10/2018	\$ 345,000.00	6534	0.15	227-085-005
Riverside	4638 Merrill Ave	1068	\$ 310.00	2	1	9/10/2018	\$ 332,000.00	6534	0.15	226-302-008
Riverside	1710 Century Ave	2219	\$ 233.00	3	2.5	9/10/2018	\$ 518,000.00	10454	0.24	243-343-002
Riverside	7345 Ayers Rock Rd	1535	\$ 270.00	4	2.5	9/10/2018	\$ 415,000.00	4356	0.1	276-254-025
Riverside	15600 Terraceview Ct	2263	\$ 221.00	4	3	9/10/2018	\$ 502,000.00	67953	1.56	273-561-015
Riverside	14401 Four Winds Rd	1443	\$ 269.00	3	2	9/10/2018	\$ 389,000.00	8276	0.19	271-151-028
Riverside	6939 Ridgetop Dr	2650	\$ 225.00	5	2.75	9/11/2018	\$ 597,000.00	13504	0.31	268-092-009
Riverside	1421 Trenton Dr	1822	\$ 273.00	3	1.75	9/11/2018	\$ 499,000.00	10890	0.25	252-103-014
Riverside	4675 Granada Ave	1017	\$ 336.00	2	1	9/11/2018	\$ 342,000.00	10019	0.23	226-222-032
Riverside	6608 Nicolett St	1672	\$ 254.00	3	1.5	9/11/2018	\$ 425,000.00	7841	0.18	226-272-001
Riverside	7802 Los Arboles Pl	1706	\$ 243.00	2	1.75	9/11/2018	\$ 415,000.00	20473	0.47	230-020-031
Riverside	4260 Tola Ct	1076	\$ 288.00	3	2	9/11/2018	\$ 310,000.00	10019	0.23	182-110-022
Riverside	3898 Lofton Pl	1072	\$ 252.00	3	1.75	9/11/2018	\$ 271,000.00	7405	0.17	206-203-001
Riverside	4323 Houghton Ave	2116	\$ 209.00	4	2.5	9/11/2018	\$ 443,500.00	8712	0.2	207-103-007
Riverside	4502 Bluet Ct	1666	\$ 210.00	3	2.5	9/11/2018	\$ 350,000.00	3049	0.07	207-200-032
Riverside	10002 Berkshire Dr	2272	\$ 223.00	4	2	9/11/2018	\$ 507,000.00	20037	0.46	167-391-001
Riverside	9640 Webb St	1243	\$ 317.00	3	1.75	9/12/2018	\$ 395,000.00	11761	0.27	167-143-016
Riverside	17120 Crestpeak Ct	3130	\$ 170.00	4	2.5	9/12/2018	\$ 535,000.00	10018	0.23	136-410-030
Riverside	3630 Elmwood Ct	1421	\$ 605.00	2	1	9/12/2018	\$ 860,000.00	6098	0.14	217-283-002
Riverside	8843 Mentone Pl	1422	\$ 295.00	4	1.75	9/12/2018	\$ 420,000.00	6534	0.15	233-232-014
Riverside	6085 Keswick Ave	2135	\$ 243.00	4	2.5	9/12/2018	\$ 520,000.00	10019	0.23	243-121-014
Riverside	3068 Panorama Rd	1023	\$ 190.00	2	1.75	9/12/2018	\$ 195,000.00	871	0.02	219-251-041
Riverside	9449 Asuza Ct	3426	\$ 175.00	3	3.5	9/12/2018	\$ 600,000.00	12632	0.29	266-692-012
Riverside	14080 Camino Del Oro	1153	\$ 364.00	2	2	9/12/2018	\$ 420,000.00			297-063-002
Riverside	17685 Laurel Grove Rd	3392	\$ 194.00	5	3.75	9/13/2018	\$ 660,000.00	44431	1.02	273-621-009
Riverside	16235 Krameria Ave	3604	\$ 242.00	4	2.25	9/13/2018	\$ 874,000.00	37026	0.85	273-160-032
Riverside	16923 Orangecrest Ct	3819	\$ 206.00	3	3	9/13/2018	\$ 788,000.00	39204	0.9	273-172-035
Riverside	3696 Roosevelt St	920	\$ 383.00	2	1	9/13/2018	\$ 353,000.00	9148	0.21	234-111-013
Riverside	3585 Lillian St	1372	\$ 266.00	4	2	9/13/2018	\$ 365,000.00	8712	0.2	230-071-011

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	6544 Via Florencia	1390	\$ 273.00	3	1.75	9/13/2018	\$ 380,000.00	10890	0.25	182-381-007
Riverside	6828 Sedona Dr	1798	\$ 194.00	3	1.75	9/13/2018	\$ 350,000.00	26136	0.6	183-182-026
Riverside	10626 Portsmouth Ct	1178	\$ 297.00	3	1.75	9/13/2018	\$ 350,000.00	8276	0.19	138-323-028
Riverside	7961 Silverado Pl	900	\$ 338.00	3	1.5	9/13/2018	\$ 305,000.00	4356	0.1	145-061-033
Riverside	8858 Main St	2224	\$ 182.00	4	1.75	9/13/2018	\$ 405,000.00	10454	0.24	165-183-003
Riverside	16751 Winterbrook Cir	2489	\$ 249.00	5	2.75	9/13/2018	\$ 620,000.00	10890	0.25	136-262-005
Riverside	11333 Discovery Way	1209	\$ 281.00	2	1.75	9/14/2018	\$ 340,000.00	5662	0.13	132-262-021
Riverside	17001 Crestpeak Ct	3904	\$ 186.00	4	3.5	9/14/2018	\$ 730,000.00	13939	0.32	136-410-037
Riverside	4348 Joslin Ct	1220	\$ 356.00	5	1.75	9/14/2018	\$ 435,000.00	11326	0.26	142-063-010
Riverside	4308 Countrydale Rd	4253	\$ 163.00	4	4.5	9/14/2018	\$ 695,000.00	13503	0.31	142-520-007
Riverside	6905 El Camino Pl	2024	\$ 213.00	5	2.75	9/14/2018	\$ 433,000.00	6970	0.16	190-340-037
Riverside	3811 Mount Rubidoux Dr	2776	\$ 241.00	5	1.5	9/14/2018	\$ 670,000.00	19602	0.45	187-032-005
Riverside	5153 Carlingford Ave	2495	\$ 176.00	4	2.25	9/14/2018	\$ 440,000.00	8712	0.2	187-151-011
Riverside	1869 W Linden St	936	\$ 341.00	2	1	9/14/2018	\$ 320,000.00	6970	0.16	211-054-021
Riverside	8346 California Ave	1436	\$ 201.00	4	1.75	9/14/2018	\$ 290,000.00	10454	0.24	193-291-038
Riverside	8436 Limestone Dr	1896	\$ 246.00	4	2.75	9/14/2018	\$ 467,000.00	8276	0.19	231-281-021
Riverside	8441 Mimosa Tree Ct	1471	\$ 278.00	4	1.75	9/14/2018	\$ 410,000.00	7841	0.18	231-281-035
Riverside	2178 Skye Dr	3945	\$ 205.00	5	3.25	9/14/2018	\$ 812,000.00	23086	0.53	241-230-029
Riverside	2052 Carlton Pl	2422	\$ 161.00	4	2.25	9/14/2018	\$ 390,000.00	9148	0.21	221-232-015
Riverside	2735 Date St	808	\$ 342.00	2	1	9/14/2018	\$ 277,000.00	11326	0.26	219-141-028
Riverside	4673 Luther St	1393	\$ 272.00	3	1.75	9/14/2018	\$ 379,000.00	7840	0.18	226-221-028
Riverside	715 Spruce St	1485	\$ 279.00	3	1.75	9/14/2018	\$ 415,000.00	8276	0.19	251-023-002
Riverside	17165 Cole Ave	1736	\$ 331.00	3	1.75	9/14/2018	\$ 575,000.00	45302	1.04	266-200-005
Riverside	14287 Martin Pl	1654	\$ 238.00	3	1.75	9/14/2018	\$ 394,000.00	16552	0.38	271-251-006
Riverside	18718 Glass Mountain Dr	4054	\$ 169.00	4	3.5	9/14/2018	\$ 686,000.00	44866	1.03	285-420-009
Riverside	8481 Monique Ct	2885	\$ 190.00	4	3	9/17/2018	\$ 550,000.00	6969	0.16	284-073-010
Riverside	17855 Parsons Rd					9/17/2018	\$ 480,000.00	33976	0.78	266-291-012
Riverside	2754 Pleasant St	764	\$ 373.00	2	1	9/17/2018	\$ 285,000.00	6970	0.16	219-074-006
Riverside	2795 Denton St	962	\$ 70.00	2	1	9/17/2018	\$ 67,400.00	11325	0.26	219-131-025
Riverside	2053 Arroyo Dr	4232	\$ 236.00	4	3.75	9/17/2018	\$ 1,000,000.00	34412	0.79	222-100-027

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Riverside	4512 Carmen Ct	1384	\$ 254.00	3	2.5	9/17/2018	\$ 352,000.00	2178	0.05	207-200-006
Riverside	5415 Agnes Pl	1118	\$ 231.00	4	1.5	9/17/2018	\$ 259,000.00	10019	0.23	190-192-013
Riverside	5388 Scott Ave	1136	\$ 237.00	3	1.75	9/17/2018	\$ 270,000.00	6970	0.16	190-253-008
Riverside	5030 Bellamy Pl	1263	\$ 288.00	3	1.75	9/17/2018	\$ 365,000.00	20473	0.47	147-353-008
Riverside	3525 Manor Dr	1364	\$ 234.00	2	1.75	9/17/2018	\$ 320,000.00	18295	0.42	177-070-024
Riverside	2596 Rorimer Dr	4859	\$ 108.00	4	3.75	9/18/2018	\$ 525,000.00	21780	0.5	175-022-006
Riverside	10101 Leucadia Ln	1600	\$ 243.00	4	1.75	9/18/2018	\$ 390,000.00	6534	0.15	155-322-018
Riverside	4944 Tyler St	1056	\$ 374.00	2	1.75	9/18/2018	\$ 395,000.00	10018	0.23	147-211-032
Riverside	17273 Sun Lake Ter	2223	\$ 231.00	4	2.5	9/18/2018	\$ 515,000.00	6098	0.14	140-281-011
Riverside	4503 Carmen Ct	1666	\$ 214.00	3	2.5	9/18/2018	\$ 358,000.00	2178	0.05	207-200-001
Riverside	4710 Somerset Dr	2670	\$ 234.00	3	2.5	9/18/2018	\$ 625,000.00	13068	0.3	219-152-002
Riverside	3369 Mono Dr	1186	\$ 327.00	3	1.75	9/18/2018	\$ 389,000.00	6970	0.16	225-182-008
Riverside	3040 Mesquite Dr	1510	\$ 278.00	3	1.75	9/18/2018	\$ 420,000.00	6534	0.15	233-321-004
Riverside	5910 Intervale Dr	2296	\$ 217.00	3	2.25	9/18/2018	\$ 500,000.00	15682	0.36	252-094-015
Riverside	20715 Spring St	1854	\$ 512.00	4	2	9/18/2018	\$ 950,000.00	7840	0.18	255-420-023
Riverside	7275 Goldboro Ln	1666	\$ 528.00	3	2.5	9/18/2018	\$ 880,000.00	10018	0.23	272-131-025
Riverside	8583 Cabin Pl	2593	\$ 205.00	4	2.5	9/19/2018	\$ 532,500.00	6969	0.16	284-331-016
Riverside	18429 Mockingbird Canyon Rd	4551	\$ 182.00	5	3.5	9/19/2018	\$ 830,000.00	108900	2.5	285-270-025
Riverside	17959 Tangerine Way	3142	\$ 184.00	5	3	9/19/2018	\$ 580,000.00	7840	0.18	270-340-017
Riverside	7354 Westwood Dr	1654	\$ 246.00	2	1.75	9/19/2018	\$ 408,000.00	10454	0.24	227-262-009
Riverside	7384 Golden Star Ave	3474	\$ 184.00	6	3	9/19/2018	\$ 640,000.00	33105	0.76	241-300-013
Riverside	3504 Carlsbad Way	1520	\$ 263.00	3	1.75	9/19/2018	\$ 400,000.00	6970	0.16	225-331-005
Riverside	1780 Edmon Way	2729	\$ 148.00	3	2.5	9/19/2018	\$ 405,000.00	3484	0.08	207-240-002
Riverside	4706 Elmwood Ct	1646	\$ 258.00	2	1.75	9/19/2018	\$ 425,000.00	8276	0.19	217-213-020
Riverside	4294 Mill Creek St	1205	\$ 244.00	3	1.75	9/19/2018	\$ 295,000.00	3920	0.09	181-240-060
Riverside	6625 30Th St	1608	\$ 252.00	4	2	9/19/2018	\$ 406,000.00	9583	0.22	177-271-009
Riverside	10431 Cochran Ave	1400	\$ 535.00	4	2	9/19/2018	\$ 750,000.00	7405	0.17	143-193-007
Riverside	5276 Kent Ave	1154	\$ 294.00	3	1	9/19/2018	\$ 340,000.00	7405	0.17	151-231-020
Riverside	8168 Martingale Dr	1809	\$ 287.00	4	1.75	9/19/2018	\$ 520,000.00	20038	0.46	166-512-005
Riverside	3902 Gordon Way	778	\$ 366.00	2	1	9/19/2018	\$ 285,000.00	7405	0.17	169-023-009



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Riverside	11576 Dellwood Dr	1407	\$ 199.00	3	1.75	9/20/2018	\$ 280,000.00	6970	0.16	132-205-002
Riverside	9913 Willowbrook Rd	2703	\$ 206.00	4	2	9/20/2018	\$ 559,000.00	27007	0.62	167-381-008
Riverside	5738 Baldwin Ave	2700	\$ 172.00	4	3	9/20/2018	\$ 465,000.00	23958	0.55	166-462-005
Riverside	7986 Townsend Dr	1465	\$ 287.00	3	2.5	9/20/2018	\$ 421,000.00	5663	0.13	163-353-004
Riverside	5641 Darien Ct	1710	\$ 262.00	3	2.5	9/20/2018	\$ 449,000.00	6970	0.16	149-170-029
Riverside	11212 Buffalo Dr	1790	\$ 236.00	3	1.75	9/20/2018	\$ 423,000.00	7841	0.18	153-273-033
Riverside	11216 Cadbury Dr	2581	\$ 196.00	4	2.75	9/20/2018	\$ 506,000.00	9148	0.21	153-291-009
Riverside	10065 California Ave	1020	\$ 382.00	3	1	9/20/2018	\$ 390,000.00	29620	0.68	145-111-011
Riverside	5231 Dresden Pl	1478	\$ 284.00	5	1.75	9/20/2018	\$ 420,000.00	7405	0.17	141-060-064
Riverside	11127 Cameron Dr	1468	\$ 534.00	3	1.75	9/20/2018	\$ 784,000.00	7841	0.18	142-353-014
Riverside	3590 Arora St	783	\$ 319.00	2	1	9/20/2018	\$ 250,000.00	10019	0.23	179-192-006
Riverside	6039 Martinez Ave	1536	\$ 238.00	3	1.75	9/20/2018	\$ 366,000.00	6970	0.16	185-282-013
Riverside	1621 Gilliam Ct	2072	\$ 182.00	3	2.5	9/20/2018	\$ 379,000.00	3484	0.08	207-250-032
Riverside	4520 Santee Pl	1232	\$ 323.00	3	1.75	9/20/2018	\$ 399,000.00	8276	0.19	193-102-016
Riverside	3015 Gertrude St	1141	\$ 311.00	3	2	9/20/2018	\$ 355,000.00	6534	0.15	235-071-028
Riverside	6591 Hemingway Dr	1452	\$ 314.00	3	1.75	9/20/2018	\$ 456,000.00	10890	0.25	252-263-001
Riverside	19175 Vintage Woods Dr	1834	\$ 242.00	4	2.75	9/20/2018	\$ 445,000.00	5227	0.12	276-141-005
Riverside	8150 Bon View Dr	2617	\$ 204.00	5	3	9/20/2018	\$ 535,000.00	8276	0.19	276-181-035
Riverside	8770 Mesa Oak Dr	1844	\$ 238.00	3	2	9/21/2018	\$ 439,000.00	7405	0.17	294-233-012
Riverside	8245 Lavender Ln	3380	\$ 162.00	4	3.5	9/21/2018	\$ 550,000.00	10018	0.23	294-583-007
Riverside	19230 White Dove Ln	2340	\$ 196.00	4	2.75	9/21/2018	\$ 460,000.00			276-153-007
Riverside	7650 Canberra Way	1728	\$ 231.00	3	2.5	9/21/2018	\$ 400,000.00	6970	0.16	276-254-046
Riverside	8020 Citricado Ln	3127	\$ 242.00	4	3	9/21/2018	\$ 758,000.00	60112	1.38	276-360-028
Riverside	1049 Crestbrook Dr	5924	\$ 123.00	5	4.5	9/21/2018	\$ 730,000.00	57499	1.32	268-223-018
Riverside	16959 Carrotwood Dr	4392	\$ 170.00	6	4.75	9/21/2018	\$ 750,000.00	10454	0.24	270-470-035
Riverside	5415 Lauder Ct	1555	\$ 258.00	3	2.5	9/21/2018	\$ 402,000.00			256-432-024
Riverside	19111 Marmalade Ct	1941	\$ 236.00	4	2.5	9/21/2018	\$ 460,000.00	13504	0.31	266-442-006
Riverside	15327 Cayuse Ct	2118	\$ 251.00	4	3	9/21/2018	\$ 533,000.00	38332	0.88	245-500-017
Riverside	441 Avignon Ct	1080	\$ 305.00	3	1.75	9/21/2018	\$ 330,000.00	8276	0.19	246-143-028
Riverside	3754 Farnham Pl	1338	\$ 280.00	3	2	9/21/2018	\$ 375,000.00	7840	0.18	233-022-065

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	7720 Cassia Ave	1372	\$ 280.00	4	2	9/21/2018	\$ 385,000.00	6970	0.16	230-033-037
Riverside	6311 Mead Ct	1237	\$ 284.00	3	1.75	9/21/2018	\$ 352,000.00	6534	0.15	226-071-041
Riverside	4581 Luther St	1809	\$ 215.00	3	1.75	9/21/2018	\$ 390,000.00	9583	0.22	226-221-020
Riverside	2258 9Th St	700	\$ 407.00	3	1	9/21/2018	\$ 285,000.00	6534	0.15	221-024-010
Riverside	2869 Aztec Dr	1608	\$ 261.00	4	2	9/21/2018	\$ 420,000.00	14810	0.34	177-291-004
Riverside	4122 Stotts St	1562	\$ 247.00	4	2.25	9/21/2018	\$ 387,000.00	9148	0.21	191-292-020
Riverside	4298 Napa Ln	1152	\$ 338.00	3	2	9/21/2018	\$ 390,000.00	6969	0.16	141-290-039
Riverside	3385 Nearbrook Ln	3208	\$ 174.00	4	2.75	9/21/2018	\$ 561,000.00	5662	0.13	138-460-019
Riverside	10562 Wells Ave	480	\$ 666.00	2	1	9/21/2018	\$ 320,000.00	18295	0.42	143-030-003
Riverside	3932 Gordon Way	1338	\$ 269.00	3	1.5	9/21/2018	\$ 360,000.00	7405	0.17	169-023-012
Riverside	9400 Strathmore Ln	1181	\$ 304.00	3	2	9/21/2018	\$ 360,000.00	7405	0.17	170-372-001
Riverside	3381 Fanwood Ct	1310	\$ 286.00	3	1.75	9/21/2018	\$ 375,000.00	6534	0.15	132-192-019
Riverside	11549 Inglewood Ct	1645	\$ 264.00	4	1.75	9/21/2018	\$ 435,000.00	6534	0.15	132-192-036
Riverside	11635 Granmere Ct	2035	\$ 213.00	4	1.75	9/24/2018	\$ 433,500.00	6970	0.16	132-212-008
Riverside	11315 Morning Glory Ct	2604	\$ 414.00	4	2.5	9/24/2018	\$ 1,080,000.00	17424	0.4	136-332-001
Riverside	3237 Layton Ct	1242	\$ 261.00	3	1.75	9/24/2018	\$ 325,000.00	6970	0.16	132-113-011
Riverside	11132 Greenhurst Dr	1000	\$ 370.00	3	1.75	9/24/2018	\$ 370,000.00	6970	0.16	142-390-027
Riverside	17389 Meadow Rock Dr	1755	\$ 276.00	4	2.5	9/24/2018	\$ 485,000.00			140-300-024
Riverside	3320 Anderson Ave	1005	\$ 139.00	3	1.75	9/24/2018	\$ 140,000.00	6534	0.15	211-053-002
Riverside	1858 Flint Ct	1384	\$ 184.00	3	2.5	9/24/2018	\$ 255,000.00	2178	0.05	207-230-071
Riverside	4292 Rubidoux Ave	1581	\$ 232.00	4	2	9/24/2018	\$ 367,000.00	11761	0.27	218-210-007
Riverside	3606 Bandini Ave	1196	\$ 326.00	2	1	9/24/2018	\$ 390,000.00	7405	0.17	218-261-020
Riverside	6183 Kirk St	2665	\$ 215.00	3	2.25	9/24/2018	\$ 575,000.00	10018	0.23	243-320-015
Riverside	7647 Prairie Dr	3379	\$ 174.00	4	2.5	9/24/2018	\$ 590,000.00	7405	0.17	255-400-005
Riverside	19858 San Luis Rey Ln	2870	\$ 172.00	4	2.5	9/24/2018	\$ 495,000.00	7405	0.17	266-534-005
Riverside	18360 Kross Rd	2178	\$ 252.00	4	1.75	9/24/2018	\$ 550,000.00	43995	1.01	280-040-013
Riverside	12156 Kingswood Ct	3968	\$ 153.00	5	4	9/25/2018	\$ 610,000.00	9583	0.22	270-480-009
Riverside	3273 Viola Dr	1404	\$ 233.00	4	1.75	9/25/2018	\$ 328,000.00	11326	0.26	246-145-003
Riverside	5886 Sunset Ranch Dr	1732	\$ 207.00	3	2.25	9/25/2018	\$ 360,000.00	4791	0.11	243-080-046
Riverside	3206 Doyle St	1102	\$ 299.00	3	2	9/25/2018	\$ 330,000.00	8712	0.2	231-191-014



# Riverside

## Sales Comparables - September 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4795 Beatty Dr	957	\$ 366.00	2	1.75	9/25/2018	\$ 351,000.00	7841	0.18	226-312-030
Riverside	4346 Shelby Dr	1428	\$ 224.00	4	2	9/25/2018	\$ 320,000.00	6534	0.15	193-151-003
Riverside	1489 Kearney St	1077	\$ 297.00	3	1	9/25/2018	\$ 320,000.00	8276	0.19	206-211-012
Riverside	3872 Manchester Pl	1025	\$ 255.00	3	1.5	9/25/2018	\$ 262,000.00	6534	0.15	193-231-013
Riverside	7540 Mountain Shadow Dr	1717	\$ 244.00	4	1.75	9/25/2018	\$ 420,000.00	7405	0.17	185-392-018
Riverside	5573 Rio Rancho Way	1862	\$ 225.00	3	2.75	9/25/2018	\$ 420,000.00	14375	0.33	187-220-018
Riverside	4038 Osage Ave	1754	\$ 165.00	3	2	9/25/2018	\$ 290,000.00	4792	0.11	181-362-013
Riverside	4015 Grimsby Ln	1254	\$ 325.00	3	1.75	9/25/2018	\$ 408,000.00	7841	0.18	142-311-010
Riverside	11361 Parkfield Ct	2086	\$ 110.00	4	2	9/25/2018	\$ 229,500.00	10018	0.23	142-540-034
Riverside	10343 Hedrick Ave	2027	\$ 202.00	3	1.75	9/25/2018	\$ 410,000.00	13503	0.31	147-100-020
Riverside	16159 Blue Haven Ct	2217	\$ 207.00	4	2.5	9/25/2018	\$ 460,000.00	3920	0.09	135-470-019
Riverside	3016 Everwood Dr	2129	\$ 224.00	3	2	9/26/2018	\$ 478,000.00	106286	2.44	132-150-016
Riverside	8745 54Th St	2477	\$ 238.00	3	2.5	9/26/2018	\$ 590,000.00	44866	1.03	169-310-045
Riverside	3071 La Rue St	1144	\$ 288.00	3	1.5	9/26/2018	\$ 330,000.00	8712	0.2	177-194-011
Riverside	4868 Newcastle St	743	\$ 492.00	2	0.5	9/26/2018	\$ 366,000.00	12197	0.28	167-122-003
Riverside	4655 Challen Ave	1000	\$ 330.00	3	1.5	9/26/2018	\$ 330,000.00	5227	0.12	145-071-004
Riverside	8774 Greenpoint Ave	1310	\$ 240.00	4	1.75	9/26/2018	\$ 315,000.00	7405	0.17	155-251-003
Riverside	6748 30Th St	1324	\$ 279.00	3	1.75	9/26/2018	\$ 370,000.00	9147	0.21	177-301-004
Riverside	4321 Greystone Cir	1401	\$ 271.00	4	2	9/26/2018	\$ 380,000.00	7841	0.18	181-271-017
Riverside	9207 Delano Dr	1104	\$ 298.00	3	1.75	9/26/2018	\$ 330,000.00	6534	0.15	191-363-022
Riverside	5673 Grand Ave	1008	\$ 396.00	2	1.5	9/26/2018	\$ 400,000.00	26571	0.61	187-120-055
Riverside	3040 Linda Lou Ln	1348	\$ 259.00	3	1.75	9/26/2018	\$ 350,000.00	6534	0.15	234-232-014
Riverside	2206 Karendale Cir	3052	\$ 250.00	4	2.75	9/26/2018	\$ 765,000.00	20037	0.46	241-381-006
Riverside	2850 Dunbar Dr	1734	\$ 259.00	4	2	9/26/2018	\$ 450,000.00	7405	0.17	239-132-006
Riverside	7255 Fiesta Ave	1215	\$ 269.00	4	2	9/26/2018	\$ 328,000.00	6534	0.15	237-082-049
Riverside	5416 Lauder Ct	1555	\$ 270.00	3	2.5	9/26/2018	\$ 420,000.00			256-432-020
Riverside	19612 Chinotto Ln	2217	\$ 216.00	4	2.75	9/26/2018	\$ 480,000.00	13068	0.3	266-371-009
Riverside	9249 Stephanie St	1600	\$ 139.00	4	2.5	9/26/2018	\$ 222,500.00	6969	0.16	266-401-005
Riverside	19552 Allenhurst St	2447	\$ 209.00	3	2.5	9/26/2018	\$ 513,000.00	6969	0.16	284-082-027
Riverside	20093 Whiterock Ln	2008	\$ 225.00	4	2	9/27/2018	\$ 453,000.00	6970	0.16	294-251-013



City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	20616 Gelman Dr	2596	\$ 186.00	5	3	9/27/2018	\$ 485,000.00	6970	0.16	294-342-010
Riverside	18397 Swallowtail Ln	4003	\$ 193.00	4	3.5	9/27/2018	\$ 775,000.00	102365	2.35	285-450-015
Riverside	8767 Kentville St	1557	\$ 271.00	3	2	9/27/2018	\$ 422,000.00	5227	0.12	284-195-049
Riverside	16920 Edge Gate Dr	3392	\$ 190.00	5	3.75	9/27/2018	\$ 645,000.00	46173	1.06	273-600-044
Riverside	19436 De Marco Rd	3257	\$ 167.00	5	3	9/27/2018	\$ 545,000.00	7840	0.18	276-181-020
Riverside	17011 Via Los Caballeros	1851	\$ 221.00	5	1.75	9/27/2018	\$ 410,000.00	20037	0.46	274-182-015
Riverside	20248 Harvard Way	1438	\$ 215.00	3	1.75	9/27/2018	\$ 310,000.00	9148	0.21	256-062-011
Riverside	2198 Jefferson St	3888	\$ 282.00	4	2.5	9/27/2018	\$ 1,100,000.00	208652	4.79	237-130-029
Riverside	4735 Somerset Dr	1812	\$ 245.00	2	1.5	9/27/2018	\$ 445,000.00	8276	0.19	219-151-028
Riverside	5697 Avenue Juan Bautista	1171	\$ 243.00	3	1.5	9/27/2018	\$ 285,000.00	4792	0.11	186-131-001
Riverside	5732 Grand Ave	2014	\$ 285.00	4	2	9/27/2018	\$ 575,500.00	17424	0.4	218-041-004
Riverside	3951 3Rd St	1610	\$ 540.00	3	1	9/27/2018	\$ 870,000.00	7405	0.17	214-072-011
Riverside	4671 Villa Woods Dr	2373	\$ 191.00	3	1.75	9/27/2018	\$ 455,000.00	20473	0.47	166-321-006
Riverside	2438 Keusder Way	2590	\$ 237.00	4	2.5	9/28/2018	\$ 615,000.00	21780	0.5	136-321-015
Riverside	13016 August Cir	1928	\$ 241.00	3	2	9/28/2018	\$ 465,000.00	8712	0.2	135-342-018
Riverside	5711 Peacock Ln	2371	\$ 212.00	4	2.5	9/28/2018	\$ 505,000.00	21780	0.5	168-180-008
Riverside	9317 53Rd St	1276	\$ 289.00	3	2	9/28/2018	\$ 370,000.00	11761	0.27	167-261-018
Riverside	4136 Lindsay St	1138	\$ 335.00	4	1.75	9/28/2018	\$ 381,500.00	17424	0.4	170-170-003
Riverside	9257 Signature St	1202	\$ 295.00	3	2	9/28/2018	\$ 355,000.00	7840	0.18	170-410-030
Riverside	4304 Baggett Dr	1510	\$ 257.00	3	2	9/28/2018	\$ 388,500.00	6534	0.15	143-363-019
Riverside	4268 Riverfield Ct	2421	\$ 196.00	4	3	9/28/2018	\$ 475,000.00	8276	0.19	142-540-013
Riverside	11112 Cameron Dr	1448	\$ 290.00	3	1.75	9/28/2018	\$ 420,000.00	7405	0.17	142-353-021
Riverside	18664 Lakepointe Dr	3683	\$ 183.00	4	2.75	9/28/2018	\$ 675,000.00	9147	0.21	140-320-007
Riverside	3334 Nearbrook Ln	2868	\$ 85.00	4	3	9/28/2018	\$ 246,250.00	4356	0.1	138-460-044
Riverside	3923 5Th St	672	\$ 461.00	3	1.5	9/28/2018	\$ 310,000.00	8712	0.2	214-142-012
Riverside	4404 9Th St	1148	\$ 175.00	2	1	9/28/2018	\$ 201,250.00	6098	0.14	214-270-011
Riverside	5867 Palm Ave	1198	\$ 279.00	2	1.5	9/28/2018	\$ 335,000.00	13068	0.3	218-142-019
Riverside	7580 Canyon Terrace Dr	1562	\$ 260.00	3	1.75	9/28/2018	\$ 407,500.00	6969	0.16	185-381-007
Riverside	5360 Paloma Rd	486	\$ 349.00	1	0.75	9/28/2018	\$ 170,000.00	5663	0.13	178-171-007
Riverside	5989 Grand Ave	1375	\$ 277.00	3	1.75	9/28/2018	\$ 382,000.00	7841	0.18	187-184-017



# Riverside

## Sales Comparables - September 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	6812 Malibu Dr	1743	\$ 220.00	3	2	9/28/2018	\$ 385,000.00	9148	0.21	190-302-037
Riverside	8916 Parma St	1184	\$ 173.00	3	1.75	9/28/2018	\$ 205,000.00	9583	0.22	193-071-004
Riverside	8787 Glencoe Dr	1057	\$ 328.00	3	1.5	9/28/2018	\$ 347,500.00	6970	0.16	191-142-017
Riverside	2820 Rumsey Dr	2907	\$ 247.00	4	2	9/28/2018	\$ 720,000.00	12632	0.29	223-081-013
Riverside	4035 Rees St	924	\$ 346.00	3	1	9/28/2018	\$ 320,000.00	6534	0.15	227-152-013
Riverside	5161 Merrill Ave	1524	\$ 255.00	5	1.75	9/28/2018	\$ 390,000.00	6534	0.15	226-083-005
Riverside	6866 Yellowstone Dr	1645	\$ 255.00	4	1.75	9/28/2018	\$ 420,000.00	7841	0.18	225-302-008
Riverside	2218 Karendale Cir	3052	\$ 212.00	4	2.75	9/28/2018	\$ 650,000.00	20037	0.46	241-381-004
Riverside	7354 Garden St	2470	\$ 165.00	5	1.75	9/28/2018	\$ 410,000.00	24393	0.56	230-170-013
Riverside	841 Via Mindi	1964	\$ 239.00	4	1.75	9/28/2018	\$ 470,000.00	9583	0.22	253-302-031
Riverside	18315 Dallas Ave	1392	\$ 302.00	3	1.75	9/28/2018	\$ 421,000.00	39640	0.91	267-070-004
Riverside	6927 Cypress Grove Dr	2293	\$ 208.00	5	2.75	9/28/2018	\$ 479,000.00	12197	0.28	272-072-018
Riverside	13864 Sea Grape Dr	3615	\$ 160.00	5	3.25	9/28/2018	\$ 580,000.00	18730	0.43	269-590-018
Riverside	20676 Suffolk Ct	3135	\$ 167.00	4	3	9/28/2018	\$ 525,000.00	13068	0.3	294-411-012

<b>Total Sales:</b>	284
<b>Average Sales Price:</b>	\$451,461.07
<b>Average Square Feet:</b>	1915