



## Moreno Valley

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	22529 Climbing Rose Dr	2197	\$ 254.00	4	2.5	4/3/2023	\$ 560,000.00	8276	0.19	264-352-003
Moreno Valley	11895 Hartland Pl	1655	\$ 302.00	4	2.5	4/4/2023	\$ 500,000.00	7840	0.18	264-301-033
Moreno Valley	25358 Maxy Dr	1329	\$ 349.00	3	2	4/5/2023	\$ 465,000.00	7405	0.17	312-032-014
Moreno Valley	29076 Barcelona Ct	2241	\$ 244.00	3	2.5	4/6/2023	\$ 547,000.00	6534	0.15	304-422-023
Moreno Valley	10845 Cedar Tree Dr	1534	\$ 332.00	3	1.75	4/6/2023	\$ 510,000.00	7840	0.18	260-153-001
Moreno Valley	12075 Ponce De Leon Dr	1385	\$ 361.00	3	2.5	4/6/2023	\$ 500,000.00	7405	0.17	479-432-017
Moreno Valley	25141 Silent Creek Rd	1571	\$ 318.00	4	2.75	4/6/2023	\$ 500,000.00	7840	0.18	479-281-009
Moreno Valley	16555 War Cloud Dr	2360	\$ 228.00	6	2.75	4/6/2023	\$ 540,000.00	5662	0.13	312-141-004
Moreno Valley	17575 Camino Sonrisa	2258	\$ 221.00	5	2.5	4/7/2023	\$ 500,000.00	4791	0.11	312-334-015
Moreno Valley	26395 Old Anvil Ln	1772	\$ 290.00	3	2	4/7/2023	\$ 515,000.00	6098	0.14	308-362-030
Moreno Valley	23372 Via Sausalito	1600	\$ 243.00	3	2.5	4/7/2023	\$ 390,000.00	5227	0.12	260-063-035
Moreno Valley	13778 Boeing St	1248	\$ 344.00	3	1.75	4/10/2023	\$ 430,000.00	6969	0.16	291-262-013
Moreno Valley	23457 Dome St	820	\$ 512.00	2	1	4/10/2023	\$ 420,000.00	3484	0.08	296-185-014
Moreno Valley	24088 Fawn St	765	\$ 535.00	2	1	4/10/2023	\$ 410,000.00	4356	0.1	482-600-023
Moreno Valley	15538 Firerock Ln	1548	\$ 326.00	2	2	4/10/2023	\$ 505,000.00	6098	0.14	308-380-005
Moreno Valley	23231 Denver Ct	1682	\$ 238.00	4	1.75	4/11/2023	\$ 401,000.00	10018	0.23	296-034-033
Moreno Valley	24730 Dunlavy Ct	2230	\$ 257.00	3	2	4/11/2023	\$ 575,000.00	7840	0.18	475-361-002
Moreno Valley	24608 Mantee Pl	1715	\$ 306.00	4	1.75	4/11/2023	\$ 525,000.00	7405	0.17	482-642-017
Moreno Valley	25034 Quebrada Ct	1325	\$ 356.00	2	1.75	4/11/2023	\$ 473,000.00	11325	0.26	474-391-007
Moreno Valley	14311 Victor Dr	1537	\$ 292.00	4	1.75	4/11/2023	\$ 450,000.00	6969	0.16	482-451-009
Moreno Valley	15315 Avenida De Portugal	2208	\$ 250.00	3	3	4/12/2023	\$ 552,000.00	5227	0.12	308-450-003
Moreno Valley	13353 Cavandish Ln	989	\$ 455.00	3	2	4/12/2023	\$ 450,000.00	4791	0.11	482-572-006
Moreno Valley	24140 Ironwood Ave	1892	\$ 203.00	5	2.5	4/12/2023	\$ 385,000.00	9147	0.21	475-272-043
Moreno Valley	14188 Port Royal Pl	1098	\$ 400.00	2	2	4/12/2023	\$ 440,000.00	4356	0.1	484-060-050
Moreno Valley	10417 Cloud Haven Dr	2977	\$ 251.00			4/13/2023	\$ 750,000.00	10018	0.23	474-742-014
Moreno Valley	27494 Moonstone Pl	1542	\$ 317.00	3	2.5	4/13/2023	\$ 489,000.00	2178	0.05	488-450-037
Moreno Valley	24718 Myrna St	1378	\$ 337.00	4	1.75	4/13/2023	\$ 465,000.00	6969	0.16	482-161-016
Moreno Valley	12140 Theodore St	1764	\$ 314.00	2	2	4/13/2023	\$ 555,000.00	42253	0.97	422-020-005
Moreno Valley	16314 Abedul St	1154	\$ 316.00	3	2	4/14/2023	\$ 365,000.00	6098	0.14	312-112-011
Moreno Valley	26205 Charismatic Ct	2778	\$ 215.00	3	2.5	4/14/2023	\$ 600,000.00	7840	0.18	308-540-030

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Moreno Valley	28402 Crispin Dr	3570	\$ 194.00	6	3.5	4/14/2023	\$ 695,000.00	10018	0.23	478-361-009
Moreno Valley	12355 Grenville Ave	1200	\$ 400.00	3	2	4/14/2023	\$ 480,000.00	8712	0.2	487-022-009
Moreno Valley	25653 Stuyvesant St	1625	\$ 324.00	3	2	4/14/2023	\$ 528,000.00	7405	0.17	479-614-005
Moreno Valley	12976 Tamara Dr	1890	\$ 216.00	4	1.75	4/14/2023	\$ 410,000.00	8276	0.19	479-271-003
Moreno Valley	11975 Athens Dr	1885	\$ 294.00	4	2.5	4/17/2023	\$ 555,000.00	9147	0.21	264-371-033
Moreno Valley	24676 Atwood Ave	1200	\$ 375.00	4	1.75	4/17/2023	\$ 450,000.00	9583	0.22	482-040-042
Moreno Valley	28618 Bay Meadows Ave	4458	\$ 180.00	4	3.5	4/17/2023	\$ 805,000.00	17424	0.4	478-410-014
Moreno Valley	13201 Mozart Way	1879	\$ 337.00	4	2	4/17/2023	\$ 635,000.00	23086	0.53	478-312-011
Moreno Valley	23888 Parkland Ave	1474	\$ 237.00	3	2.5	4/17/2023	\$ 350,000.00	4791	0.11	264-234-013
Moreno Valley	24665 Superior Ave	1685	\$ 267.00	4	2	4/17/2023	\$ 450,000.00	7405	0.17	316-143-013
Moreno Valley	13399 Yuba Pass Rd	1763	\$ 306.00	3	2.25	4/17/2023	\$ 541,000.00	7405	0.17	487-431-017
Moreno Valley	12323 Cloudburst Trl	2408	\$ 213.00	4	2	4/18/2023	\$ 515,000.00	21780	0.5	488-281-019
Moreno Valley	24053 Kernwood Dr	1248	\$ 348.00	4	1.75	4/18/2023	\$ 435,000.00	7405	0.17	475-271-004
Moreno Valley	10058 Thunderhead	2586	\$ 228.00	4	2.75	4/18/2023	\$ 590,000.00	6098	0.14	260-241-011
Moreno Valley	26817 Twin Hills Cir	3266	\$ 209.00	5	3	4/18/2023	\$ 685,000.00	11325	0.26	487-591-019
Moreno Valley	11326 Weber Ave	1216	\$ 378.00	3	1.75	4/18/2023	\$ 460,000.00	7840	0.18	473-180-033
Moreno Valley	24671 Afton Way	1726	\$ 300.00	4	2.5	4/19/2023	\$ 518,000.00	7405	0.17	481-341-018
Moreno Valley	28705 Carnoustie Ave	2304	\$ 260.00	4	2.75	4/19/2023	\$ 600,000.00	5227	0.12	304-070-031
Moreno Valley	12955 Cobblestone Ln	1932	\$ 273.00	4	2.5	4/19/2023	\$ 527,500.00	4356	0.1	488-122-027
Moreno Valley	27082 Dolostone Way	1874	\$ 272.00	3	2.5	4/19/2023	\$ 511,000.00	4356	0.1	488-380-006
Moreno Valley	24805 Dolphin Way	2049	\$ 284.00	4	3	4/19/2023	\$ 582,000.00	3950	0.09	485-260-007
Moreno Valley	26700 Jade Tree Ter	2981	\$ 234.00	3	2.75	4/19/2023	\$ 699,000.00	10890	0.25	487-561-028
Moreno Valley	14795 Kennebec Ct	1417	\$ 342.00	3	2.25	4/19/2023	\$ 485,000.00	5227	0.12	482-662-021
Moreno Valley	25449 Margaret Ave	2005	\$ 244.00	5	1.75	4/19/2023	\$ 490,500.00	7405	0.17	486-062-005
Moreno Valley	11700 Mathews Rd	1593	\$ 326.00	3	2	4/19/2023	\$ 520,000.00	23958	0.55	474-141-022
Moreno Valley	13593 Plato Dr	1317	\$ 356.00	3	2.5	4/19/2023	\$ 470,000.00	5662	0.13	296-151-019
Moreno Valley	24121 Puddingstone Dr	1064	\$ 431.00	3	1.75	4/19/2023	\$ 459,000.00	5227	0.12	485-163-001
Moreno Valley	15930 Wedow Dr	1926	\$ 249.00	4	2.75	4/19/2023	\$ 480,000.00	7405	0.17	486-214-005
Moreno Valley	24631 Fir Ave	1110	\$ 393.00	3	2	4/20/2023	\$ 436,500.00	10018	0.23	481-223-013
Moreno Valley	24776 El Granito Rd	2554	\$ 330.00	3	2	4/21/2023	\$ 843,000.00	867279	19.91	259-260-045



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Moreno Valley	16404 Emma Ln	2530	\$ 223.00	4	2.5	4/21/2023	\$ 565,000.00	7840	0.18	316-083-036
Moreno Valley	25987 Figwood Way	1265	\$ 383.00	3	1.75	4/21/2023	\$ 485,000.00	7840	0.18	484-183-012
Moreno Valley	15967 Ninya Ave	1944	\$ 270.00	3	2.5	4/21/2023	\$ 525,000.00	7405	0.17	486-211-017
Moreno Valley	14408 Stuard Dr	1716	\$ 324.00	4	2.5	4/21/2023	\$ 557,000.00	8276	0.19	484-151-003
Moreno Valley	23595 Ashwood Ave	825	\$ 484.00	2	1	4/24/2023	\$ 400,000.00	3920	0.09	264-071-028
Moreno Valley	11711 Crane Ct	1376	\$ 305.00	3	2	4/24/2023	\$ 420,000.00	6969	0.16	264-293-021
Moreno Valley	27172 Quail Creek Dr	2961	\$ 216.00	5	2.75	4/24/2023	\$ 640,000.00	6969	0.16	488-132-022
Moreno Valley	14675 Round Leaf Rd	2821	\$ 209.00	3	4	4/24/2023	\$ 592,000.00	6098	0.14	486-490-013
Moreno Valley	24746 Thornberry Cir	1441	\$ 346.00	3	1.75	4/24/2023	\$ 500,000.00	7405	0.17	474-541-050
Moreno Valley	15759 Turnberry St	3250	\$ 189.00	5	3.5	4/24/2023	\$ 615,000.00	4791	0.11	304-161-002
Moreno Valley	23314 Ziteo Ct	2051	\$ 248.00	4	1.75	4/24/2023	\$ 510,000.00	9147	0.21	296-172-006
Moreno Valley	23061 Cotati Ct	2384	\$ 257.00	3	3	4/26/2023	\$ 615,000.00	8712	0.2	259-451-021
Moreno Valley	24939 Fay Ave	1432	\$ 328.00	4	1.75	4/26/2023	\$ 470,000.00	7405	0.17	485-103-015
Moreno Valley	26400 Hope Cir	1621	\$ 336.00	3	2	4/26/2023	\$ 545,000.00	9583	0.22	487-111-010
Moreno Valley	22764 Kinross Ln	1316	\$ 348.00	3	2	4/26/2023	\$ 459,000.00	7840	0.18	291-404-007
Moreno Valley	23102 Poppy Way	1794	\$ 317.00	3	2.5	4/26/2023	\$ 569,000.00	5227	0.12	260-480-065
Moreno Valley	13816 Sylmar Dr	1270	\$ 358.00	3	2	4/26/2023	\$ 455,000.00	7405	0.17	296-274-012
Moreno Valley	27396 Basalt Way	1733	\$ 297.00	3	2.5	4/27/2023	\$ 515,000.00	2613	0.06	488-440-057
Moreno Valley	21620 Calle Monaco	2300	\$ 271.00	4	3	4/27/2023	\$ 625,000.00	8276	0.19	256-304-006
Moreno Valley	28789 Campbell Ave	1608	\$ 363.00	3	2	4/27/2023	\$ 585,000.00	24393	0.56	478-132-032
Moreno Valley	29096 Campbell Ave	1792	\$ 320.00	3	2	4/27/2023	\$ 575,000.00	20473	0.47	478-420-003
Moreno Valley	15155 Jacquetta Ave	1152	\$ 407.00	3	1.75	4/27/2023	\$ 470,000.00	7405	0.17	486-031-020
Moreno Valley	12359 Kasota Ct	1556	\$ 347.00	4	1.75	4/27/2023	\$ 540,000.00	7405	0.17	479-421-015
Moreno Valley	9095 Peoria Ln	2093	\$ 391.00	4	1.75	4/27/2023	\$ 820,000.00	216928	4.98	259-200-067
Moreno Valley	24207 Powell Pl	1498	\$ 240.00	4	1.75	4/27/2023	\$ 360,000.00	7405	0.17	482-343-018
Moreno Valley	10400 Snowy Plover Ct	1794	\$ 289.00	3	2.5	4/27/2023	\$ 520,000.00	4791	0.11	260-490-008
Moreno Valley	22781 Springmist Dr	2346	\$ 34.00	4	2.75	4/27/2023	\$ 80,000.00	5227	0.12	260-281-002
Moreno Valley	25201 Yucca Dr	1116	\$ 452.00	3	1.75	4/27/2023	\$ 505,000.00	7405	0.17	484-111-038
Moreno Valley	12390 Cloudburst Trl	2230	\$ 322.00	3	2	4/28/2023	\$ 720,000.00	20037	0.46	488-292-007
Moreno Valley	24366 Glencrest Dr	850	\$ 447.00	2	1	4/28/2023	\$ 380,000.00	5227	0.12	482-272-024

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Moreno Valley	25468 Moorland Rd	1520	\$ 322.00	3	2.5	4/28/2023	\$ 490,000.00	5227	0.12	312-101-014
Moreno Valley	16635 Sir Barton Way	2054	\$ 255.00	4	2.5	4/28/2023	\$ 525,000.00	5662	0.13	312-154-006

<b>Total Sales:</b>	92
<b>Average Sales Price:</b>	\$517,440.22
<b>Average Square Feet:</b>	1820

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