



## Riverside

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4537 Farley Dr	1378	\$ 399.00	4	1.75	4/3/2023	\$ 550,000.00	7405	0.17	171-141-017
Riverside	1769 Green Orchard Pl	3608	\$ 438.00	4	4	4/3/2023	\$ 1,582,000.00	97138	2.23	243-580-001
Riverside	4425 Hernandez St	2625	\$ 270.00	3	3	4/3/2023	\$ 710,000.00	10454	0.24	171-272-009
Riverside	18376 Hidden Ranch Rd	2651	\$ 277.00	4	2.5	4/3/2023	\$ 735,000.00	7840	0.18	266-661-007
Riverside	6966 John Dr	1470	\$ 295.00	4	1.5	4/3/2023	\$ 435,000.00	3484	0.08	186-131-028
Riverside	8055 La Crosse Way	3381	\$ 241.00	5	3	4/3/2023	\$ 815,000.00	6534	0.15	276-293-007
Riverside	9121 Middlefield Dr	1905	\$ 375.00	4	3	4/3/2023	\$ 715,000.00	7840	0.18	266-382-015
Riverside	16338 Mountain Mist St	2708	\$ 284.00	4	2.75	4/3/2023	\$ 770,000.00	11325	0.26	140-204-004
Riverside	6130 Orchard Grove Way	1789	\$ 335.00	4	2.5	4/3/2023	\$ 600,000.00	6534	0.15	149-401-015
Riverside	18434 Pinecone Ln	3102	\$ 315.00	5	3	4/3/2023	\$ 979,000.00	43560	1	285-440-016
Riverside	3968 Ramona Dr	2328	\$ 304.00	3	2	4/3/2023	\$ 710,000.00	7840	0.18	217-191-016
Riverside	335 Spruce St	2179	\$ 309.00	5	1.75	4/3/2023	\$ 675,000.00	10454	0.24	251-111-007
Riverside	3529 Spruce St	1107	\$ 375.00	3	1.75	4/3/2023	\$ 415,500.00	8276	0.19	209-121-017
Riverside	2161 Stonefield Pl	2892	\$ 235.00	6	2.75	4/3/2023	\$ 680,000.00	8276	0.19	243-252-011
Riverside	4183 Sunnysage Dr	1125	\$ 488.00	3	2	4/3/2023	\$ 550,000.00	9583	0.22	182-463-005
Riverside	5714 Via Dos Caminos	1500	\$ 409.00	3	1.75	4/3/2023	\$ 614,000.00	6534	0.15	218-042-011
Riverside	3728 Bandini Ave	1439	\$ 356.00	2	1	4/4/2023	\$ 513,000.00	7405	0.17	218-261-010
Riverside	6278 Cross River Dr	1272	\$ 393.00	3	1.75	4/4/2023	\$ 500,000.00	4791	0.11	185-332-036
Riverside	8328 Daisy Ln	2938	\$ 253.00	4	2.75	4/4/2023	\$ 745,000.00	9583	0.22	284-051-004
Riverside	6848 Eagle Rock Dr	1476	\$ 379.00	4	2	4/4/2023	\$ 560,000.00	7405	0.17	154-252-009
Riverside	6751 Foxhall Ct	1506	\$ 418.00	3	2	4/4/2023	\$ 630,000.00	11325	0.26	235-400-001
Riverside	9289 Glenville Ct	2651	\$ 269.00	4	2.5	4/4/2023	\$ 715,000.00	11761	0.27	266-603-014
Riverside	16654 Sendero Del Charro	1750	\$ 457.00	3	1.75	4/4/2023	\$ 800,000.00	39204	0.9	274-220-027
Riverside	14824 Sunrise Hill Rd	5119	\$ 187.00	4	2.5	4/4/2023	\$ 958,500.00	78408	1.8	276-050-010
Riverside	11286 Warmington St	2164	\$ 348.00	3	2.5	4/4/2023	\$ 755,000.00	23086	0.53	136-160-004
Riverside	9460 61st St	1692	\$ 413.00	4	1.75	4/5/2023	\$ 700,000.00	20037	0.46	162-294-005
Riverside	1795 Enterprise Ave	1174	\$ 383.00	3	1	4/5/2023	\$ 450,000.00	8276	0.19	221-161-027
Riverside	18473 Hidden Ranch Rd	2651	\$ 260.00	4	2.5	4/5/2023	\$ 690,000.00	9583	0.22	266-660-037
Riverside	1974 Milton St	1216	\$ 130.00	4	1.5	4/5/2023	\$ 158,500.00	6534	0.15	210-060-001
Riverside	17598 Mountain Ct	1600	\$ 380.00	3	2.5	4/5/2023	\$ 609,000.00	5227	0.12	140-160-015

Deemed reliable but not guaranteed

**Riverside**

Deemed reliable but not guaranteed

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	6149 Palm Ave	1492	\$ 355.00	3	1.75	4/5/2023	\$ 530,000.00	10454	0.24	226-342-020
Riverside	2120 Prince Albert Dr	2267	\$ 211.00	2	2	4/5/2023	\$ 479,000.00	30927	0.71	221-274-013
Riverside	3520 Shelley Way	1112	\$ 449.00	4	2	4/5/2023	\$ 500,000.00	6534	0.15	233-073-005
Riverside	2240 Trafalgar Ave	2610	\$ 270.00	5	2.75	4/5/2023	\$ 705,000.00	13503	0.31	243-282-005
Riverside	12400 Tuliptree Cir	2765	\$ 321.00	4	3	4/5/2023	\$ 890,000.00	32670	0.75	269-350-009
Riverside	3350 Viceroy Way	2414	\$ 286.00	4	2.5	4/5/2023	\$ 692,000.00	7840	0.18	174-431-010
Riverside	14123 El Mesa Dr	2298	\$ 261.00	5	3	4/6/2023	\$ 600,000.00	12196	0.28	271-071-011
Riverside	9298 Jersey Dr	1472	\$ 190.00	3	1.75	4/6/2023	\$ 280,000.00	7405	0.17	191-363-001
Riverside	7856 Linares Ave	1969	\$ 297.00	5	2.5	4/6/2023	\$ 585,000.00	5227	0.12	163-370-008
Riverside	619 Massachusetts Ave	1524	\$ 374.00	3	1.75	4/6/2023	\$ 570,000.00	7840	0.18	251-052-027
Riverside	5269 Old Mill Rd	1792	\$ 368.00	3	1.75	4/6/2023	\$ 660,000.00	13939	0.32	187-171-014
Riverside	14484 Dove Canyon Dr	3441	\$ 255.00	4	3.25	4/7/2023	\$ 880,000.00	12196	0.28	271-270-072
Riverside	2900 Heller Dr	1328	\$ 429.00	3	1.75	4/7/2023	\$ 570,000.00	7405	0.17	177-352-004
Riverside	12602 Mango Ln	2919	\$ 267.00	4	3	4/7/2023	\$ 780,000.00	7840	0.18	270-330-042
Riverside	5510 Osburn Pl	1877	\$ 335.00	3	1.75	4/7/2023	\$ 630,000.00	6969	0.16	219-235-007
Riverside	5469 Pinehurst Dr	1646	\$ 368.00	3	1.75	4/7/2023	\$ 607,000.00	12196	0.28	187-111-006
Riverside	3110 Calle La Paz	2320	\$ 314.00	4	2.5	4/10/2023	\$ 730,000.00	4356	0.1	138-130-030
Riverside	12525 Elmview Dr	1488	\$ 403.00	4	1.75	4/10/2023	\$ 600,000.00	7840	0.18	135-182-008
Riverside	4588 Elmwood Ct	1711	\$ 368.00	3	2	4/10/2023	\$ 630,000.00	11325	0.26	217-223-006
Riverside	11878 Ridgecrest Dr	1914	\$ 248.00	4	1.75	4/10/2023	\$ 475,000.00	10890	0.25	168-193-012
Riverside	19069 Springbrook Ct	2929	\$ 225.00	4	2.5	4/10/2023	\$ 660,000.00	8276	0.19	266-491-006
Riverside	16224 Twilight Cir	1858	\$ 338.00	3	2.5	4/10/2023	\$ 629,000.00	4356	0.1	135-460-003
Riverside	6921 Abel Stearns Ave	2646	\$ 245.00	3	2.25	4/11/2023	\$ 650,000.00	8712	0.2	186-211-004
Riverside	6098 Baldwin Ave	2057	\$ 281.00	4	2.5	4/11/2023	\$ 580,000.00	15245	0.35	166-413-015
Riverside	7600 Berne Ct	3670	\$ 288.00	4	3	4/11/2023	\$ 1,059,500.00	23522	0.54	242-310-002
Riverside	1508 Haddington Dr	1555	\$ 372.00	3	2.5	4/11/2023	\$ 580,000.00	4791	0.11	256-432-003
Riverside	5468 La Sierra Ave	1008	\$ 575.00	3	1.75	4/11/2023	\$ 580,000.00	7405	0.17	149-251-031
Riverside	18948 Orrick Rd	1374	\$ 551.00	3	1.75	4/11/2023	\$ 758,000.00	43560	1	280-230-005
Riverside	1398 Ransom Rd	2810	\$ 225.00	4	2.75	4/11/2023	\$ 635,000.00	15681	0.36	252-143-008
Riverside	11124 Baker Ln	2217	\$ 214.00	3	2.5	4/12/2023	\$ 475,000.00	6969	0.16	146-043-038

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4482 Bartel Dr	1500	\$ 108.00	4	1.75	4/12/2023	\$ 163,000.00	5662	0.13	145-081-023
Riverside	6053 Chadbourne Ave	1733	\$ 276.00	2	1	4/12/2023	\$ 480,000.00	8276	0.19	150-082-021
Riverside	6963 Coolidge Ave	989	\$ 485.00	2	1	4/12/2023	\$ 480,000.00	10454	0.24	229-101-045
Riverside	7415 Lincoln Ave	1137	\$ 400.00	3	1.5	4/12/2023	\$ 455,000.00	5662	0.13	230-352-011
Riverside	6374 Stearns St	1250	\$ 220.00	3	1	4/12/2023	\$ 275,000.00	15681	0.36	226-052-021
Riverside	13231 Via Rosa	2549	\$ 378.00	3	2.5	4/12/2023	\$ 965,000.00	26571	0.61	269-470-018
Riverside	12225 Brianwood Dr	2395	\$ 308.00	4	2	4/13/2023	\$ 739,000.00	16988	0.39	270-400-076
Riverside	8088 Camelot Rd	1107	\$ 433.00	3	1.75	4/13/2023	\$ 480,000.00	9147	0.21	147-353-023
Riverside	8000 Hampton Ct	1317	\$ 421.00	3	2.5	4/13/2023	\$ 555,000.00	3920	0.09	163-331-043
Riverside	580 Keown Ct	1344	\$ 833.00	3	2	4/13/2023	\$ 1,120,000.00	20908	0.48	255-372-007
Riverside	8719 Medford St	3135	\$ 263.00	4	3	4/13/2023	\$ 825,000.00	14374	0.33	294-412-017
Riverside	1849 N Orange St	460	\$ 1,758.00	1	1	4/13/2023	\$ 809,000.00	19166	0.44	209-033-036
Riverside	5040 Pearblossom Dr	1870	\$ 293.00	3	1.75	4/13/2023	\$ 548,000.00	6969	0.16	253-182-039
Riverside	6070 Riverside Ave	1133	\$ 503.00	3	2	4/13/2023	\$ 570,000.00	6969	0.16	225-091-003
Riverside	16850 Scottsdale Rd	3102	\$ 397.00	5	3	4/13/2023	\$ 1,232,000.00	128066	2.94	285-400-004
Riverside	5515 Via San Jacinto	2408	\$ 296.00	4	2.25	4/13/2023	\$ 715,000.00	14810	0.34	254-273-011
Riverside	6545 45th St	1073	\$ 866.00	3	1.5	4/14/2023	\$ 930,000.00	7405	0.17	182-143-002
Riverside	9611 52nd St	1349	\$ 407.00	3	1.75	4/14/2023	\$ 550,000.00	10018	0.23	167-190-028
Riverside	19541 Allenhurst St	2447	\$ 279.00	3	2.5	4/14/2023	\$ 685,000.00	6969	0.16	284-081-004
Riverside	3009 Cimarron Rd	1917	\$ 314.00	3	1.75	4/14/2023	\$ 603,500.00	8276	0.19	223-243-012
Riverside	6795 De Anza Ave	1186	\$ 476.00	3	1.75	4/14/2023	\$ 565,000.00	6534	0.15	225-312-011
Riverside	4465 Glen St	1592	\$ 376.00	3	1.75	4/14/2023	\$ 600,000.00	25264	0.58	169-130-043
Riverside	3498 Holding St	1003	\$ 448.00	2	1	4/14/2023	\$ 450,000.00	9147	0.21	209-141-045
Riverside	4652 Luther St	1342	\$ 444.00	3	1.75	4/14/2023	\$ 596,000.00	9583	0.22	226-222-005
Riverside	17922 Orangewood Ln	2466	\$ 304.00	4	3	4/14/2023	\$ 750,000.00	7405	0.17	270-210-002
Riverside	10630 Orchard View Ln	2143	\$ 414.00	4	2.75	4/14/2023	\$ 888,000.00	20037	0.46	269-240-011
Riverside	1183 Pamplona Dr	2900	\$ 353.00	4	2.5	4/14/2023	\$ 1,025,000.00	23522	0.54	276-360-048
Riverside	4928 Rutile St	743	\$ 524.00	3	1	4/14/2023	\$ 390,000.00	11325	0.26	167-121-013
Riverside	17408 Star Canyon Ct	2223	\$ 296.00	4	2.5	4/14/2023	\$ 660,000.00	4791	0.11	140-260-014
Riverside	10110 54th St	1080	\$ 490.00	3	1.5	4/17/2023	\$ 530,000.00	20037	0.46	162-031-013



# Riverside

## Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	12617 Canyonwind Rd	3175	\$ 409.00	5	3	4/17/2023	\$ 1,300,000.00	71002	1.63	269-362-003
Riverside	11732 Carly Ct	3287	\$ 315.00	3	2.5	4/17/2023	\$ 1,036,500.00	17859	0.41	136-460-034
Riverside	7753 Cassia Ave	1372	\$ 327.00	4	2	4/17/2023	\$ 450,000.00	6969	0.16	230-033-029
Riverside	17599 Krameria Ave	2443	\$ 311.00	3	1.75	4/17/2023	\$ 760,000.00	50529	1.16	274-220-011
Riverside	4226 Oakwood Pl	1367	\$ 416.00	2	1.5	4/17/2023	\$ 570,000.00	6098	0.14	218-182-008
Riverside	2811 Razor Way	1188	\$ 429.00	4	2	4/17/2023	\$ 510,000.00	6969	0.16	178-272-013
Riverside	11311 Rittenwood Ct	2604	\$ 330.00	4	2.5	4/17/2023	\$ 860,000.00	23086	0.53	136-342-002
Riverside	4302 Shetland Ln	1642	\$ 353.00	4	2	4/17/2023	\$ 580,000.00	6969	0.16	169-172-052
Riverside	8184 Verbena Dr	846	\$ 531.00	2	1	4/17/2023	\$ 450,000.00	8712	0.2	227-032-006
Riverside	7924 Woodwind Dr	3734	\$ 230.00	5	3	4/17/2023	\$ 860,000.00	11761	0.27	255-480-021
Riverside	8293 Yearling Way	1769	\$ 356.00	4	2	4/17/2023	\$ 630,000.00	11325	0.26	166-412-017
Riverside	20616 Azalea Terrace Rd	2692	\$ 270.00	4	2.75	4/18/2023	\$ 728,000.00	8712	0.2	294-590-019
Riverside	274 Frost Ct	1639	\$ 378.00	3	1.75	4/18/2023	\$ 620,000.00	13068	0.3	253-131-008
Riverside	18215 Homeland Ln	2541	\$ 279.00	3	2.5	4/18/2023	\$ 710,000.00	10018	0.23	266-681-011
Riverside	3555 Manor Dr	1488	\$ 362.00	3	2	4/18/2023	\$ 540,000.00	6969	0.16	177-070-017
Riverside	8014 Martingale Dr	1902	\$ 368.00	4	2	4/18/2023	\$ 700,000.00	21344	0.49	166-602-025
Riverside	1750 Mathews St	740	\$ 550.00	2	1	4/18/2023	\$ 407,000.00	7840	0.18	210-072-005
Riverside	11587 Springwood Ct	3741	\$ 221.00	5	4	4/18/2023	\$ 830,000.00	8276	0.19	142-550-020
Riverside	5888 Abernathy Dr	1510	\$ 374.00	3	2	4/19/2023	\$ 565,000.00	4791	0.11	263-331-009
Riverside	640 Burwood Ct	2240	\$ 319.00	4	2.75	4/19/2023	\$ 716,000.00	11325	0.26	272-213-004
Riverside	3223 Calle La Paz	2118	\$ 335.00	4	3	4/19/2023	\$ 710,000.00	4356	0.1	138-130-057
Riverside	20425 Harvard Way	1731	\$ 358.00	3	1.75	4/19/2023	\$ 620,000.00	11325	0.26	256-092-011
Riverside	1129 Le Conte Dr	1634	\$ 385.00	3	1.75	4/19/2023	\$ 630,000.00	10018	0.23	254-101-004
Riverside	7460 Live Oak Dr	3124	\$ 255.00	3	3	4/19/2023	\$ 798,000.00	91475	2.1	185-350-034
Riverside	2005 Mt Vernon Ave	2807	\$ 301.00	3	3.25	4/19/2023	\$ 845,500.00	75358	1.73	257-090-002
Riverside	4010 Wayne Ct	1300	\$ 443.00	4	1.75	4/19/2023	\$ 576,500.00	6969	0.16	193-282-019
Riverside	9539 53rd St	2202	\$ 326.00	4	2	4/20/2023	\$ 720,000.00	29620	0.68	167-200-050
Riverside	20663 Brana Rd	2540	\$ 279.00	4	2.75	4/20/2023	\$ 710,000.00	7840	0.18	294-352-008
Riverside	6411 Little Brook Trl	1070	\$ 420.00	2	2	4/20/2023	\$ 450,000.00	5227	0.12	185-402-031
Riverside	12011 Quantico Dr	1346	\$ 460.00	3	2	4/20/2023	\$ 620,000.00	13503	0.31	141-290-044

Deemed reliable but not guaranteed

**Riverside**

Deemed reliable but not guaranteed



# Riverside

## Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	6905 Royal Hunt Ridge Dr	4612	\$ 322.00	5	3	4/20/2023	\$ 1,489,000.00	23086	0.53	241-460-005
Riverside	1897 Fairmount Blvd	1698	\$ 146.00	3	2	4/21/2023	\$ 249,500.00	5662	0.13	207-120-053
Riverside	7938 Featherstone Ct	3293	\$ 318.00	4	3	4/21/2023	\$ 1,050,000.00	18730	0.43	242-170-039
Riverside	4970 Magnolia Ave	2355	\$ 295.00	5	1.5	4/21/2023	\$ 695,000.00	8712	0.2	217-202-005
Riverside	20569 Pitchfork Dr	1698	\$ 371.00	3	2	4/21/2023	\$ 630,000.00	7405	0.17	255-431-004
Riverside	1326 Rosehill Dr	1455	\$ 405.00	3	2	4/21/2023	\$ 590,000.00	9583	0.22	254-031-023
Riverside	8344 Valley View Cir	2613	\$ 306.00	4	2.5	4/21/2023	\$ 800,000.00	15245	0.35	294-592-011
Riverside	5929 Vista De Oro	970	\$ 577.00	3	1	4/21/2023	\$ 560,000.00	9147	0.21	182-262-017
Riverside	6037 Windemere Way	1964	\$ 229.00	3	1.75	4/21/2023	\$ 450,000.00	14810	0.34	252-125-004
Riverside	8569 Woodford Way	1373	\$ 418.00	4	1.75	4/21/2023	\$ 575,000.00	8276	0.19	193-271-024
Riverside	3655 Arora St	810	\$ 580.00	2	1	4/24/2023	\$ 470,000.00	7405	0.17	179-202-010
Riverside	5850 Avenue Juan Bautista	1856	\$ 350.00	3	2	4/24/2023	\$ 650,000.00	20908	0.48	186-182-005
Riverside	6266 Banner Ct	1412	\$ 371.00	3	1.75	4/24/2023	\$ 525,000.00	6969	0.16	226-071-019
Riverside	11124 Blue Jay Dr	1059	\$ 428.00	3	1.75	4/24/2023	\$ 454,000.00	7405	0.17	149-251-028
Riverside	6736 Catalina Dr	1440	\$ 395.00	4	1.75	4/24/2023	\$ 570,000.00	7405	0.17	226-243-011
Riverside	8782 Kim Ln	1500	\$ 407.00	4	1.75	4/24/2023	\$ 610,500.00	19602	0.45	169-323-011
Riverside	12499 Locke Cir	4008	\$ 245.00	5	4.5	4/24/2023	\$ 985,000.00	14810	0.34	136-110-044
Riverside	4810 Luther St	1448	\$ 357.00	3	1.75	4/24/2023	\$ 517,000.00	9583	0.22	226-233-009
Riverside	14137 Oakley Dr	1638	\$ 360.00	3	2	4/24/2023	\$ 590,000.00	18295	0.42	271-072-011
Riverside	3231 October Ct	2205	\$ 326.00	3	2.5	4/24/2023	\$ 720,000.00	7840	0.18	135-344-009
Riverside	4242 Oliphant Ct	3873	\$ 235.00	4	2.75	4/24/2023	\$ 911,715.00	11325	0.26	141-371-004
Riverside	2484 Peppertree Ln	1613	\$ 424.00	4	1.75	4/24/2023	\$ 685,000.00	10890	0.25	235-311-004
Riverside	3667 Placentia Ln	1298	\$ 34,668.00			4/24/2023	\$ 45,000,000.00	261360	6	246-070-002
Riverside	1340 Turley St	1218	\$ 422.00	3	2	4/24/2023	\$ 515,000.00	6969	0.16	206-181-025
Riverside	1235 Via Pintada	1911	\$ 366.00	4	1.75	4/24/2023	\$ 700,000.00	13068	0.3	254-161-004
Riverside	11139 Western Hills Dr	1541	\$ 397.00	3	1.75	4/24/2023	\$ 612,500.00	14810	0.34	154-052-012
Riverside	1754 7th St	796	\$ 502.00	2	1	4/26/2023	\$ 400,000.00	9147	0.21	211-183-004
Riverside	5597 Allendale Dr	1568	\$ 357.00	3	2	4/26/2023	\$ 560,000.00	6098	0.14	256-412-009
Riverside	3182 Apple Ave	924	\$ 378.00	2	1	4/26/2023	\$ 350,000.00	7405	0.17	177-052-009
Riverside	5768 Brockton Ave	939	\$ 510.00	2	1	4/26/2023	\$ 479,000.00	9147	0.21	218-241-004

Deemed reliable but not guaranteed

**Riverside**

Deemed reliable but not guaranteed



## Riverside

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	13835 Constance Ave	3615	\$ 255.00	5	3.25	4/26/2023	\$ 925,000.00	12196	0.28	269-581-006
Riverside	1681 Highridge St	2073	\$ 422.00	4	2	4/26/2023	\$ 875,000.00	21780	0.5	242-120-042
Riverside	5576 Inner Circle Dr	2094	\$ 321.00	4	1.75	4/26/2023	\$ 672,500.00	12196	0.28	254-232-001
Riverside	8878 Mt Sopras Ct	2032	\$ 332.00	3	2	4/26/2023	\$ 675,000.00	8276	0.19	284-220-036
Riverside	2533 Prospect Ave	896	\$ 474.00	2	1	4/26/2023	\$ 425,000.00	6534	0.15	221-182-009
Riverside	8538 San Vicente Ave	1288	\$ 430.00	3	2	4/26/2023	\$ 555,000.00	6534	0.15	193-112-009
Riverside	6550 Twain Cir	1890	\$ 396.00	4	2.75	4/26/2023	\$ 750,000.00	18730	0.43	252-271-006
Riverside	2775 9th St	710	\$ 778.00	4	1	4/27/2023	\$ 553,000.00	8276	0.19	211-132-015
Riverside	8451 Attica Dr	2679	\$ 263.00	3	3	4/27/2023	\$ 705,000.00	7405	0.17	284-071-005
Riverside	155 Bracebridge Rd	2295	\$ 305.00	5	3	4/27/2023	\$ 700,000.00	9583	0.22	272-142-018
Riverside	11496 Bridgeway Dr	3741	\$ 187.00	5	4	4/27/2023	\$ 700,000.00	6098	0.14	142-510-064
Riverside	10929 Desert Sand Ave	1938	\$ 351.00	4	1.75	4/27/2023	\$ 682,000.00	8712	0.2	154-111-008
Riverside	5514 Glenhaven Ave	1813	\$ 452.00	4	2.25	4/27/2023	\$ 820,000.00	16552	0.38	222-291-009
Riverside	10144 Gould St	1691	\$ 328.00	3	2.5	4/27/2023	\$ 555,000.00	2613	0.06	150-120-057
Riverside	4059 Lively St	1186	\$ 177.00	3	1.75	4/27/2023	\$ 210,000.00	10890	0.25	143-263-009
Riverside	19657 Mariposa Ave	1641	\$ 466.00	2	1.75	4/27/2023	\$ 765,000.00	62290	1.43	266-220-012
Riverside	18335 Newman Ave	5730	\$ 273.00	5	4.5	4/27/2023	\$ 1,565,000.00	39639	0.91	267-090-004
Riverside	4665 Norton Pl	1694	\$ 354.00	3	2	4/27/2023	\$ 600,000.00	7405	0.17	217-111-018
Riverside	17070 Ridge Canyon Dr	2152	\$ 311.00	4	1.75	4/27/2023	\$ 670,000.00	112384	2.58	245-250-002
Riverside	19220 White Dove Ln	1834	\$ 354.00	4	2.75	4/27/2023	\$ 650,000.00	5227	0.12	276-153-006
Riverside	5416 Arlington Ave	1207	\$ 347.00	2	1	4/28/2023	\$ 419,000.00	7405	0.17	227-100-032
Riverside	5341 Azul Ct	1209	\$ 508.00	3	2	4/28/2023	\$ 615,000.00	11761	0.27	168-130-005
Riverside	18104 Blue Sky St	3480	\$ 244.00	5	3.25	4/28/2023	\$ 850,000.00	9147	0.21	266-031-005
Riverside	9869 Calle Esplanade	1691	\$ 363.00	4	1.75	4/28/2023	\$ 615,000.00	7840	0.18	239-332-003
Riverside	12855 Canyonwind Rd	2765	\$ 325.00	4	3	4/28/2023	\$ 900,000.00	32670	0.75	269-362-012
Riverside	8699 Clearview Pl	808	\$ 587.00	2	1	4/28/2023	\$ 475,000.00	10018	0.23	169-201-011
Riverside	11785 Connell Rd	2707	\$ 278.00	5	3.5	4/28/2023	\$ 754,000.00	7405	0.17	141-381-003
Riverside	8434 Eastbrook Ct	1896	\$ 316.00	4	2.75	4/28/2023	\$ 600,000.00	7405	0.17	231-281-033
Riverside	6392 Garden Hills Way	3867	\$ 349.00	5	3.5	4/28/2023	\$ 1,350,000.00	46609	1.07	243-490-007
Riverside	20228 Harvard Way	2156	\$ 287.00	3	1.75	4/28/2023	\$ 620,000.00	10018	0.23	256-062-010

Deemed reliable but not guaranteed

**Riverside**

Deemed reliable but not guaranteed



## Riverside

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	19659 John F Kennedy Dr	2617	\$ 286.00	4	3	4/28/2023	\$ 749,000.00	11325	0.26	276-302-005
Riverside	7927 Kimberly Jean Ct	3444	\$ 418.00	3	3.5	4/28/2023	\$ 1,440,000.00	24829	0.57	243-500-025
Riverside	3241 Lakehill Pl	1768	\$ 317.00	2	1.75	4/28/2023	\$ 561,000.00	17859	0.41	207-042-005
Riverside	4308 Lime St					4/28/2023	\$ 700,000.00	8276	0.19	215-332-028
Riverside	2286 Mt Vernon Ave	2045	\$ 408.00	4	2.75	4/28/2023	\$ 835,000.00	43560	1	257-150-007
Riverside	20501 Red Poppy Ln	2447	\$ 286.00	4	2.75	4/28/2023	\$ 702,000.00	7405	0.17	294-301-009
Riverside	4430 Rubidoux Ave	1206	\$ 286.00	2	1	4/28/2023	\$ 345,000.00	6969	0.16	218-210-015
Riverside	4403 Shatto Pl	1248	\$ 340.00	3	1	4/28/2023	\$ 425,000.00	10890	0.25	225-211-009
Riverside	3672 Skylark Dr	1588	\$ 368.00	3	2	4/28/2023	\$ 585,000.00	7405	0.17	132-042-015
Riverside	5870 Sunset Ranch Dr	1732	\$ 303.00	3	2.25	4/28/2023	\$ 525,000.00	4356	0.1	243-080-049

<b>Total Sales:</b>	190
<b>Average Sales Price:</b>	\$899,819.55
<b>Average Square Feet:</b>	1997