



Moreno Valley

Sales Comparables - December 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	12894 Winterberry Way	1592	\$ 258.00	3	2.5	12/1/2022	\$ 412,000.00	6969	0.16	479-553-011
Moreno Valley	27062 Pam Pl	2023	\$ 291.00	3	2	12/1/2022	\$ 590,000.00	27442	0.63	488-010-010
Moreno Valley	27130 Cottonwood Ave	1531	\$ 344.00	2	1	12/1/2022	\$ 527,000.00	57934	1.33	488-180-020
Moreno Valley	15645 Oliver St	2248	\$ 272.00	4	2.5	12/1/2022	\$ 613,000.00	9147	0.21	304-181-001
Moreno Valley	13394 Allyn Dr	1133	\$ 229.00	2	1	12/2/2022	\$ 260,000.00	11325	0.26	263-160-017
Moreno Valley	25516 San Lupe Ave	2227	\$ 231.00	4	2.5	12/2/2022	\$ 515,000.00	6969	0.16	486-051-002
Moreno Valley	27928 Via Contenta	2191	\$ 312.00	4	2.5	12/2/2022	\$ 685,000.00	20037	0.46	473-373-012
Moreno Valley	13588 Terra Bella Ave	1290	\$ 331.00	3	2	12/2/2022	\$ 428,000.00	7405	0.17	479-170-028
Moreno Valley	16564 Sir Barton Way	2360	\$ 218.00	6	2.75	12/5/2022	\$ 515,000.00	5662	0.13	312-143-006
Moreno Valley	23836 Gamma St	1588	\$ 239.00	3	2	12/6/2022	\$ 380,000.00	12196	0.28	292-152-010
Moreno Valley	25750 Via Wanda Pl	1762	\$ 286.00	3	2.5	12/6/2022	\$ 505,000.00	9583	0.22	312-233-030
Moreno Valley	16505 Vista Conejo Dr	2306	\$ 229.00	5	2.75	12/6/2022	\$ 530,000.00	5227	0.12	312-221-012
Moreno Valley	10177 Canyon Vista Rd	2172	\$ 278.00	4	2.75	12/6/2022	\$ 605,000.00	10454	0.24	474-632-003
Moreno Valley	13033 Goldfinch St	1392	\$ 290.00	3	1.75	12/6/2022	\$ 405,000.00	6969	0.16	296-072-018
Moreno Valley	10656 Willow Creek Rd	1861	\$ 282.00	4	2.5	12/6/2022	\$ 525,000.00	4356	0.1	260-222-002
Moreno Valley	23208 Dracaea Ave	952	\$ 432.00	2	1	12/6/2022	\$ 412,000.00	7405	0.17	296-034-004
Moreno Valley	13151 Pavillion Ct	1976	\$ 192.00	3	1.75	12/7/2022	\$ 380,000.00	7840	0.18	296-053-002
Moreno Valley	24077 Ironbark Rd	2528	\$ 229.00	4	3	12/8/2022	\$ 580,000.00	7405	0.17	474-463-003
Moreno Valley	22769 Beaver Creek Ct	1250	\$ 392.00	3	1.75	12/8/2022	\$ 490,000.00	6098	0.14	259-371-032
Moreno Valley	23596 Tarara Dr	1443	\$ 336.00	3	2	12/8/2022	\$ 485,000.00	5662	0.13	260-124-020
Moreno Valley	15744 Avenida Del Corazon	3215	\$ 143.00	5	2.75	12/8/2022	\$ 460,000.00	7840	0.18	308-272-032
Moreno Valley	23587 Gary Ct	1241	\$ 362.00	3	1.75	12/9/2022	\$ 450,000.00	8276	0.19	292-202-025
Moreno Valley	15505 Jacara Ln	3732	\$ 166.00	5	3.75	12/9/2022	\$ 620,000.00	8276	0.19	486-351-030
Moreno Valley	27757 Rockwood Ave	3558	\$ 177.00	5	3.5	12/9/2022	\$ 630,000.00	7405	0.17	304-483-002
Moreno Valley	24680 Hilton Dr	2095	\$ 288.00	4	2.5	12/9/2022	\$ 605,000.00	24393	0.56	475-160-067
Moreno Valley	11813 Kettering Ct	1322	\$ 241.00	3	2	12/9/2022	\$ 319,000.00	5662	0.13	264-322-016
Moreno Valley	11541 Kitching St	2700	\$ 174.00	7	3	12/9/2022	\$ 470,000.00	50529	1.16	474-130-025
Moreno Valley	15959 Ninya Ave	1954	\$ 268.00	4	2.75	12/9/2022	\$ 525,000.00	7405	0.17	486-211-016
Moreno Valley	10226 Beachcomber St	2696	\$ 241.00	5	2.75	12/12/2022	\$ 650,000.00	8276	0.19	260-471-012
Moreno Valley	15660 Lucia Ln	2168	\$ 246.00	4	2	12/12/2022	\$ 535,000.00	5662	0.13	486-374-020



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Moreno Valley	26553 Vineland Cir	2424	\$ 226.00	4	3	12/12/2022	\$ 550,000.00	9147	0.21	487-320-009
Moreno Valley	13161 Perris Blvd	1055	\$ 376.00	3	1.75	12/12/2022	\$ 397,000.00	6098	0.14	482-060-019
Moreno Valley	23341 Sonnet Dr	1438	\$ 372.00	3	2	12/12/2022	\$ 535,000.00	8276	0.19	264-254-031
Moreno Valley	13114 Larkhaven Dr	1128	\$ 398.00	3	1.75	12/13/2022	\$ 450,000.00	7405	0.17	296-074-004
Moreno Valley	25145 Delphinium Ave	1530	\$ 274.00	3	2.5	12/13/2022	\$ 420,000.00	7405	0.17	484-242-015
Moreno Valley	28521 Eagle St	1850	\$ 270.00	3	2.5	12/13/2022	\$ 500,000.00	6534	0.15	304-391-020
Moreno Valley	23033 Lambourne Ct	1420	\$ 330.00	3	2.5	12/13/2022	\$ 470,000.00	5227	0.12	264-321-023
Moreno Valley	14429 Sylvester Dr	1481	\$ 317.00	4	1.75	12/13/2022	\$ 470,000.00	7405	0.17	484-151-028
Moreno Valley	12971 Lasselle St	1801	\$ 319.00	4	2	12/13/2022	\$ 575,000.00	6969	0.16	479-553-003
Moreno Valley	26770 Santa Rosa Dr	2715	\$ 220.00	4	2.5	12/13/2022	\$ 599,000.00	6534	0.15	308-261-014
Moreno Valley	28220 Walther Ave	1947	\$ 300.00	3	1.75	12/14/2022	\$ 585,000.00	40946	0.94	473-420-016
Moreno Valley	25198 Leann Ct	1116	\$ 405.00	3	1.75	12/14/2022	\$ 452,000.00	7405	0.17	479-341-022
Moreno Valley	11910 Steeplechase Dr	2160	\$ 293.00	5	3	12/14/2022	\$ 634,000.00	19602	0.45	474-382-001
Moreno Valley	24611 Wisteria Ln	1472	\$ 312.00	3	2.25	12/14/2022	\$ 460,000.00	7840	0.18	474-532-005
Moreno Valley	25885 Wolfberry Dr	1297	\$ 380.00	3	2	12/14/2022	\$ 494,000.00	6969	0.16	479-553-025
Moreno Valley	13172 Goldfinch St	1438	\$ 323.00	3	1.75	12/15/2022	\$ 465,000.00	7405	0.17	296-073-011
Moreno Valley	25187 Sugar Hill Rd	1186	\$ 366.00	3	1.75	12/15/2022	\$ 435,000.00	6969	0.16	479-293-005
Moreno Valley	24462 Peppermill Dr	1786	\$ 316.00	4	2.5	12/15/2022	\$ 566,000.00	7405	0.17	474-471-027
Moreno Valley	14651 Rio Grande Dr	1477	\$ 324.00	3	1.75	12/15/2022	\$ 480,000.00	11325	0.26	484-193-008
Moreno Valley	14534 Muirfield St	1637	\$ 311.00	2	2	12/15/2022	\$ 510,000.00	6098	0.14	304-041-018
Moreno Valley	15220 Adobe Way	2721	\$ 148.00	5	2.5	12/15/2022	\$ 404,500.00	5662	0.13	304-370-039
Moreno Valley	12915 Redlands Blvd	1178	\$ 5,305.00	3	1.75	12/15/2022	\$ 6,250,000.00	19602	0.45	488-340-006
Moreno Valley	13023 Bender Dr	2216	\$ 252.00	4	2.5	12/15/2022	\$ 560,000.00	9147	0.21	479-522-003
Moreno Valley	14361 Rio Bravo Rd	1687	\$ 302.00	4	2	12/15/2022	\$ 510,000.00	7405	0.17	484-105-010
Moreno Valley	10113 Via Pescadero	3045	\$ 241.00	4	3	12/16/2022	\$ 735,000.00	10454	0.24	260-440-030
Moreno Valley	25289 Bronson Ct	3390	\$ 185.00	5	3	12/16/2022	\$ 630,000.00	10018	0.23	312-301-030
Moreno Valley	24293 Eucalyptus Ave	1686	\$ 237.00	3	1.75	12/16/2022	\$ 400,000.00	10018	0.23	482-030-003
Moreno Valley	17346 Cremello Way	2026	\$ 259.00	2	2	12/16/2022	\$ 525,000.00	6969	0.16	308-552-006
Moreno Valley	25636 San Lupe Ave	2227	\$ 273.00	4	2.5	12/16/2022	\$ 610,000.00	7405	0.17	486-041-008
Moreno Valley	16811 Majestic Prince Way	1461	\$ 232.00	3	2.5	12/16/2022	\$ 340,000.00	5227	0.12	312-171-055

Deemed reliable but not guaranteed

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Moreno Valley	24729 Wild Calla Dr	1472	\$ 332.00	3	2.25	12/19/2022	\$ 489,000.00	8276	0.19	474-534-001
Moreno Valley	23864 Cold Spg	1092	\$ 400.00	3	2	12/19/2022	\$ 437,000.00	3920	0.09	264-091-026
Moreno Valley	15425 Legendary Dr	2002	\$ 274.00	4	2	12/19/2022	\$ 550,000.00	7840	0.18	304-520-005
Moreno Valley	11655 Canvasback Cir	1430	\$ 363.00	3	1.75	12/19/2022	\$ 520,000.00	10018	0.23	264-361-018
Moreno Valley	9825 Casmalia Ct	2401	\$ 224.00	3	3	12/19/2022	\$ 540,000.00	7405	0.17	259-470-034
Moreno Valley	24794 Lorna Dr	1320	\$ 303.00	3	1.75	12/19/2022	\$ 400,000.00	7840	0.18	482-591-013
Moreno Valley	21863 Glen View Dr	1508	\$ 374.00	4	1.75	12/20/2022	\$ 565,000.00	7840	0.18	256-242-008
Moreno Valley	27890 Kalmia Ave	2706	\$ 238.00	4	2	12/20/2022	\$ 645,000.00	21344	0.49	473-272-005
Moreno Valley	11520 Hubbard St	1472	\$ 400.00	4	2	12/20/2022	\$ 589,000.00	26136	0.6	475-150-040
Moreno Valley	25461 Yolanda Ave	1421	\$ 316.00	4	1.75	12/21/2022	\$ 450,000.00	7405	0.17	486-111-015
Moreno Valley	12869 Fontainebleau Dr	970	\$ 453.00	3	2	12/21/2022	\$ 440,000.00	5227	0.12	487-291-007
Moreno Valley	24176 Radwell Dr	1259	\$ 377.00	4	2.5	12/21/2022	\$ 475,000.00	3920	0.09	482-571-023
Moreno Valley	13132 Sweetspice St	1532	\$ 329.00	4	2	12/21/2022	\$ 505,000.00	7405	0.17	479-453-001
Moreno Valley	10945 Tea Bark Rd	2101	\$ 242.00	4	2.5	12/21/2022	\$ 510,000.00	7405	0.17	474-442-008
Moreno Valley	10938 Breezy Meadow Dr	1570	\$ 347.00	4	2	12/22/2022	\$ 545,000.00	9147	0.21	260-163-010
Moreno Valley	24417 Wildwood St	1350	\$ 370.00	4	1.75	12/22/2022	\$ 500,000.00	6534	0.15	485-201-034
Moreno Valley	21428 Shakespeare Ct	1489	\$ 352.00	3	2.5	12/22/2022	\$ 525,000.00	8712	0.2	256-320-022
Moreno Valley	22927 Springtree Way	2361	\$ 239.00	4	2.5	12/22/2022	\$ 565,000.00	6098	0.14	259-381-019
Moreno Valley	13905 Red Mahogany Dr	1434	\$ 328.00	3	2.5	12/22/2022	\$ 471,000.00	4791	0.11	479-462-030
Moreno Valley	25760 Rancho Lucero Dr	1060	\$ 405.00	2	1.75	12/23/2022	\$ 430,000.00	7405	0.17	486-141-033
Moreno Valley	11669 Crane Ct	1552	\$ 154.00	3	2.5	12/23/2022	\$ 240,000.00	10454	0.24	264-194-014
Moreno Valley	25505 Via Carlos Ct	1630	\$ 293.00	4	2.25	12/23/2022	\$ 478,000.00	10018	0.23	486-121-010
Moreno Valley	12056 Coachman Ln	1080	\$ 430.00	3	1.75	12/23/2022	\$ 465,000.00	7840	0.18	291-331-006
Moreno Valley	11091 Old Perris Blvd	2602	\$ 132.00	3	2.5	12/23/2022	\$ 344,500.00	37461	0.86	475-050-006
Moreno Valley	25130 Todd Dr	1408	\$ 337.00	3	2	12/23/2022	\$ 475,000.00	11325	0.26	479-342-010
Moreno Valley	26432 Sand Palm Ct	3931	\$ 184.00	5	4.25	12/27/2022	\$ 725,000.00	10018	0.23	487-310-022
Moreno Valley	13210 Tierra Canyon Dr	1437	\$ 361.00	3	1.75	12/27/2022	\$ 520,000.00	7405	0.17	296-053-007
Moreno Valley	26063 Pinzon Ct	1940	\$ 280.00	4	3	12/27/2022	\$ 545,000.00	11761	0.27	487-041-010
Moreno Valley	26054 Pinzon Ct	1322	\$ 378.00	3	2	12/27/2022	\$ 500,000.00	12196	0.28	487-041-008
Moreno Valley	12759 Azalea St	3273	\$ 186.00	4	2.5	12/28/2022	\$ 610,000.00	7840	0.18	487-330-011



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Moreno Valley	21962 Glen View Dr	1385	\$ 344.00	3	2	12/28/2022	\$ 476,500.00	13939	0.32	256-242-020
Moreno Valley	13556 Vellanto Way	1693	\$ 294.00	3	2.25	12/28/2022	\$ 498,000.00	7405	0.17	482-642-033
Moreno Valley	11839 Columbo St	1213	\$ 399.00	3	2	12/28/2022	\$ 485,000.00	7840	0.18	256-253-020
Moreno Valley	13865 Ramsdell Dr	1344	\$ 331.00	3	1.75	12/29/2022	\$ 445,000.00	6969	0.16	482-370-006
Moreno Valley	24344 Mount Russell Dr	1612	\$ 223.00	3	2.5	12/29/2022	\$ 360,000.00	6969	0.16	482-444-001
Moreno Valley	25566 Ericson Dr	1422	\$ 323.00	3	1.75	12/29/2022	\$ 460,000.00	7405	0.17	484-291-011
Moreno Valley	22950 Chambray Dr	852	\$ 528.00	2	1	12/29/2022	\$ 450,000.00	7840	0.18	291-332-028
Moreno Valley	24550 Mantee Pl	1715	\$ 311.00	4	1.75	12/29/2022	\$ 533,500.00	7405	0.17	482-642-013
Moreno Valley	11760 Lasselle St	1578	\$ 316.00	1	1.75	12/29/2022	\$ 500,000.00	27878	0.64	474-371-001
Moreno Valley	15543 Avenger Dr	2948	\$ 223.00	5	3	12/29/2022	\$ 660,000.00	5815	0.13	485-251-008
Moreno Valley	27250 Englewood St	1501	\$ 332.00	3	2	12/29/2022	\$ 499,000.00	5662	0.13	304-171-007
Moreno Valley	9908 Pebble Brook Dr	1259	\$ 285.00	3	2.5	12/30/2022	\$ 359,100.00	5662	0.13	259-411-005
Moreno Valley	25095 Slate Creek Dr	1588	\$ 317.00	4	2.5	12/30/2022	\$ 504,000.00	7405	0.17	312-172-033
Moreno Valley	12771 Ardos St	2488	\$ 216.00	4	3	12/30/2022	\$ 539,000.00	7405	0.17	479-352-050
Moreno Valley	14940 Cliffrose Ct	1758	\$ 269.00	5	1.75	12/30/2022	\$ 474,000.00	7405	0.17	482-353-009
Moreno Valley	24917 Dracaea Ave	1426	\$ 196.00	4	1.75	12/30/2022	\$ 280,000.00	7405	0.17	482-141-037



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Total Sales:	106
Average Sales Price:	\$553,717.92
Average Square Feet:	1815