



## Moreno Valley

Sales Comparables - February 2024

| City          | Address                  | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price   | Lot Sq Ft | Lot Ac | APN         |
|---------------|--------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Moreno Valley | 26146 Elder Ave          | 1854  | \$ 302.00      | 3   | 2    | 2/1/2024  | \$ 560,000.00 | 10890     | 0.25   | 487-080-005 |
| Moreno Valley | 12118 Lantz Ln           | 2023  | \$ 222.00      | 3   | 2    | 2/1/2024  | \$ 450,000.00 | 34848     | 0.8    | 488-011-004 |
| Moreno Valley | 13696 Sylmar Dr          | 1301  | \$ 395.00      | 3   | 1.75 | 2/1/2024  | \$ 515,000.00 | 7840      | 0.18   | 296-244-005 |
| Moreno Valley | 28778 Lexington Way      | 2874  | \$ 254.00      | 4   | 2.5  | 2/2/2024  | \$ 730,000.00 | 17424     | 0.4    | 478-382-004 |
| Moreno Valley | 24687 Summerfield Dr     | 1582  | \$ 357.00      | 2   | 1.75 | 2/2/2024  | \$ 565,000.00 | 8276      | 0.19   | 475-352-005 |
| Moreno Valley | 14696 Joshua Tree Ave    | 1660  | \$ 246.00      | 4   | 2.75 | 2/5/2024  | \$ 410,000.00 | 7405      | 0.17   | 482-511-006 |
| Moreno Valley | 13549 Meadowlands Ct     | 3759  | \$ 210.00      | 6   | 3.5  | 2/5/2024  | \$ 790,000.00 | 12196     | 0.28   | 478-291-014 |
| Moreno Valley | 21662 Dracaea Ave        | 927   | \$ 447.00      | 2   | 1.75 | 2/6/2024  | \$ 415,000.00 | 6534      | 0.15   | 263-132-019 |
| Moreno Valley | 21695 Rowena Dr          | 2418  | \$ 248.00      | 4   | 2.75 | 2/6/2024  | \$ 600,000.00 | 9583      | 0.22   | 256-301-004 |
| Moreno Valley | 10472 Sagecrest Dr       | 2026  | \$ 307.00      | 4   | 3    | 2/6/2024  | \$ 623,000.00 | 7405      | 0.17   | 474-471-031 |
| Moreno Valley | 11834 Wild Flax Ln       | 1474  | \$ 315.00      | 3   | 2.5  | 2/6/2024  | \$ 465,000.00 | 3484      | 0.08   | 264-132-015 |
| Moreno Valley | 25511 Buckland Ln        | 1960  | \$ 296.00      | 4   | 2.5  | 2/7/2024  | \$ 582,000.00 | 7405      | 0.17   | 479-321-016 |
| Moreno Valley | 24251 Finley Dr          | 1524  | \$ 354.00      | 4   | 1.75 | 2/7/2024  | \$ 540,000.00 | 7405      | 0.17   | 482-343-003 |
| Moreno Valley | 15791 Nan Ave            | 2016  | \$ 257.00      | 3   | 2.5  | 2/7/2024  | \$ 520,000.00 | 7840      | 0.18   | 486-203-013 |
| Moreno Valley | 15831 Ninya Ave          | 1585  | \$ 321.00      | 3   | 2.5  | 2/7/2024  | \$ 510,000.00 | 8712      | 0.2    | 486-201-010 |
| Moreno Valley | 25189 Pebble Creek Way   | 1588  | \$ 327.00      | 4   | 2.5  | 2/7/2024  | \$ 520,000.00 | 7405      | 0.17   | 312-172-003 |
| Moreno Valley | 26981 Salt Missions Cir  | 2097  | \$ 243.00      | 3   | 2    | 2/7/2024  | \$ 510,000.00 | 6534      | 0.15   | 308-582-023 |
| Moreno Valley | 10213 Beachcomber St     | 2418  | \$ 264.00      | 3   | 2.5  | 2/9/2024  | \$ 640,000.00 | 5227      | 0.12   | 260-472-025 |
| Moreno Valley | 24573 Meadow Grass Way   | 1707  | \$ 310.00      | 4   | 2.5  | 2/9/2024  | \$ 530,000.00 | 7405      | 0.17   | 474-513-014 |
| Moreno Valley | 16818 Saddlebrook Ln     | 3850  | \$ 190.00      | 7   | 4.5  | 2/9/2024  | \$ 735,000.00 | 7405      | 0.17   | 312-313-008 |
| Moreno Valley | 26336 Alturas Creek Dr   | 1322  | \$ 374.00      | 3   | 2    | 2/13/2024 | \$ 495,000.00 | 7405      | 0.17   | 487-422-016 |
| Moreno Valley | 23646 Cedar Creek Ter    | 2012  | \$ 305.00      | 4   | 2.75 | 2/13/2024 | \$ 615,000.00 | 5227      | 0.12   | 260-091-020 |
| Moreno Valley | 13960 Gaye St            | 1008  | \$ 347.00      | 3   | 1.75 | 2/13/2024 | \$ 350,000.00 | 6969      | 0.16   | 482-201-018 |
| Moreno Valley | 14410 Rio Bravo Rd       | 1660  | \$ 322.00      | 3   | 2.5  | 2/13/2024 | \$ 535,000.00 | 7405      | 0.17   | 484-136-004 |
| Moreno Valley | 14753 Rocky Mountain Way | 1311  | \$ 333.00      | 2   | 2    | 2/13/2024 | \$ 437,000.00 | 5227      | 0.12   | 304-300-042 |
| Moreno Valley | 28800 Avalon Ave         | 2484  | \$ 239.00      | 3   | 2.5  | 2/14/2024 | \$ 595,000.00 | 8276      | 0.19   | 304-440-004 |
| Moreno Valley | 28921 Avalon Ave         | 2241  | \$ 272.00      | 3   | 2.5  | 2/14/2024 | \$ 610,000.00 | 7405      | 0.17   | 304-433-016 |
| Moreno Valley | 25566 Ericson Dr         | 1422  | \$ 355.00      | 3   | 1.75 | 2/14/2024 | \$ 505,000.00 | 7405      | 0.17   | 484-291-011 |
| Moreno Valley | 24585 Meadow Grass Way   | 1472  | \$ 361.00      | 3   | 2.25 | 2/14/2024 | \$ 532,000.00 | 7405      | 0.17   | 474-513-013 |
| Moreno Valley | 9680 Sycamore Canyon Rd  | 1690  | \$ 328.00      | 3   | 2.5  | 2/14/2024 | \$ 555,000.00 | 5662      | 0.13   | 259-371-024 |



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| Moreno Valley | 24787 Valecrest Dr    | 1668  | \$ 301.00      | 3   | 1.75 | 2/14/2024 | \$ 503,000.00 | 6969      | 0.16   | 475-221-010 |
| Moreno Valley | 23845 Elyce Ct        | 1116  | \$ 461.00      | 3   | 1.75 | 2/15/2024 | \$ 515,000.00 | 7840      | 0.18   | 296-092-010 |
| Moreno Valley | 14106 Fenner Ct       | 1612  | \$ 319.00      | 3   | 2.5  | 2/15/2024 | \$ 515,500.00 | 6534      | 0.15   | 482-441-025 |
| Moreno Valley | 25140 Graylag Cir     | 1811  | \$ 287.00      | 4   | 2.5  | 2/15/2024 | \$ 520,000.00 | 5662      | 0.13   | 312-143-020 |
| Moreno Valley | 13415 James St        | 2581  | \$ 244.00      | 6   | 3.75 | 2/15/2024 | \$ 630,000.00 | 4791      | 0.11   | 487-413-008 |
| Moreno Valley | 26166 Windemere Way   | 1544  | \$ 331.00      | 3   | 2    | 2/15/2024 | \$ 512,500.00 | 7405      | 0.17   | 487-493-016 |
| Moreno Valley | 24877 El Braso Dr     | 2902  | \$ 227.00      | 5   | 2.75 | 2/16/2024 | \$ 660,000.00 | 7405      | 0.17   | 485-114-010 |
| Moreno Valley | 14668 Grandview Dr    | 1842  | \$ 287.00      | 3   | 2    | 2/16/2024 | \$ 530,000.00 | 10454     | 0.24   | 304-320-026 |
| Moreno Valley | 24086 Groven Ln       | 1222  | \$ 433.00      | 3   | 1.75 | 2/16/2024 | \$ 530,000.00 | 6969      | 0.16   | 475-261-011 |
| Moreno Valley | 11351 Lombardy Ln     | 1740  | \$ 293.00      | 4   | 1.75 | 2/16/2024 | \$ 510,000.00 | 11761     | 0.27   | 474-083-002 |
| Moreno Valley | 15645 Oliver St       | 2248  | \$ 274.00      | 4   | 2.5  | 2/16/2024 | \$ 616,000.00 | 7840      | 0.18   | 304-181-001 |
| Moreno Valley | 14939 Rio Grande Dr   | 1782  | \$ 311.00      | 3   | 1.75 | 2/16/2024 | \$ 555,000.00 | 7405      | 0.17   | 484-284-003 |
| Moreno Valley | 12703 Softwind Dr     | 1140  | \$ 451.00      | 3   | 1.75 | 2/16/2024 | \$ 515,000.00 | 6969      | 0.16   | 292-052-004 |
| Moreno Valley | 22862 Springdale Dr   | 1538  | \$ 351.00      | 3   | 2.5  | 2/16/2024 | \$ 540,000.00 | 5227      | 0.12   | 260-193-009 |
| Moreno Valley | 23831 Ridge Point Ct  | 2167  | \$ 283.00      | 4   | 2.75 | 2/20/2024 | \$ 615,000.00 | 6098      | 0.14   | 260-082-012 |
| Moreno Valley | 16455 Vista Conejo Dr | 2306  | \$ 47.00       | 5   | 2.75 | 2/20/2024 | \$ 110,000.00 | 5227      | 0.12   | 312-221-007 |
| Moreno Valley | 23239 Bay Ave         | 1220  | \$ 368.00      | 3   | 1.75 | 2/21/2024 | \$ 450,000.00 | 5662      | 0.13   | 296-184-004 |
| Moreno Valley | 24616 Hudson St       | 1905  | \$ 291.00      | 4   | 2    | 2/21/2024 | \$ 555,000.00 | 6342      | 0.15   | 485-240-030 |
| Moreno Valley | 24691 Patrician Ct    | 1844  | \$ 309.00      | 4   | 2.75 | 2/21/2024 | \$ 570,000.00 | 7405      | 0.17   | 485-064-029 |
| Moreno Valley | 25990 Brodiaea Ave    | 1485  | \$ 313.00      | 3   | 2    | 2/22/2024 | \$ 465,000.00 | 5662      | 0.13   | 484-072-001 |
| Moreno Valley | 14566 Antilles Dr     | 1422  | \$ 369.00      | 3   | 1.75 | 2/23/2024 | \$ 526,000.00 | 7840      | 0.18   | 484-172-026 |
| Moreno Valley | 25678 Bay Ave         | 1060  | \$ 457.00      | 3   | 1.75 | 2/23/2024 | \$ 485,000.00 | 7405      | 0.17   | 479-582-043 |
| Moreno Valley | 25037 Billie Dr       | 1716  | \$ 236.00      | 4   | 1.75 | 2/23/2024 | \$ 405,500.00 | 7405      | 0.17   | 484-231-011 |
| Moreno Valley | 28422 Crispin Dr      | 3366  | \$ 204.00      | 5   | 3    | 2/23/2024 | \$ 690,000.00 | 10018     | 0.23   | 478-361-008 |
| Moreno Valley | 15610 Isleta Ln       | 1358  | \$ 365.00      | 3   | 2    | 2/23/2024 | \$ 496,000.00 | 5227      | 0.12   | 486-372-004 |
| Moreno Valley | 13160 Pepperbush Dr   | 2216  | \$ 239.00      | 4   | 2.5  | 2/23/2024 | \$ 530,000.00 | 7405      | 0.17   | 479-571-006 |
| Moreno Valley | 23407 Rolanda Dr      | 1021  | \$ 460.00      | 2   | 1.75 | 2/23/2024 | \$ 470,000.00 | 4791      | 0.11   | 296-175-058 |
| Moreno Valley | 12662 Shadybend Dr    | 1054  | \$ 445.00      | 3   | 2    | 2/26/2024 | \$ 470,000.00 | 7405      | 0.17   | 292-052-014 |
| Moreno Valley | 9812 Via Montara      | 2401  | \$ 278.00      | 3   | 3    | 2/26/2024 | \$ 669,000.00 | 8276      | 0.19   | 259-470-028 |
| Moreno Valley | 24917 Dracaea Ave     | 1426  | \$ 350.00      | 4   | 1.75 | 2/27/2024 | \$ 500,000.00 | 7405      | 0.17   | 482-141-037 |

Deemed reliable but not guaranteed

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|---------------|--------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Moreno Valley | 13961 Pheasant Knoll Ln  | 1091  | \$ 426.00      | 2   | 1.75 | 2/27/2024 | \$ 465,000.00 | 6969      | 0.16   | 482-631-017 |
| Moreno Valley | 23265 Merrygrove Cir     | 2079  | \$ 283.00      | 5   | 2.75 | 2/28/2024 | \$ 590,000.00 | 8712      | 0.2    | 292-051-024 |
| Moreno Valley | 12269 Turton Ln          | 1498  | \$ 373.00      | 3   | 1.75 | 2/28/2024 | \$ 560,000.00 | 7840      | 0.18   | 291-393-012 |
| Moreno Valley | 11710 Vista De Cerros Dr | 2060  | \$ 315.00      | 3   | 2    | 2/28/2024 | \$ 650,000.00 | 20473     | 0.47   | 474-363-004 |
| Moreno Valley | 12141 Barnes Ct          | 1970  | \$ 177.00      | 4   | 3    | 2/29/2024 | \$ 350,000.00 | 6969      | 0.16   | 481-301-002 |
| Moreno Valley | 24915 Brodiaea Ave       | 1608  | \$ 354.00      | 4   | 2    | 2/29/2024 | \$ 570,000.00 | 7405      | 0.17   | 482-614-007 |
| Moreno Valley | 17778 Camino San Simeon  | 2541  | \$ 236.00      | 4   | 2.5  | 2/29/2024 | \$ 600,000.00 | 7840      | 0.18   | 312-340-011 |
| Moreno Valley | 16767 Colt Way           | 2145  | \$ 289.00      | 5   | 3    | 2/29/2024 | \$ 620,000.00 | 7405      | 0.17   | 308-502-029 |
| Moreno Valley | 27655 Gladstone Dr       | 2841  | \$ 236.00      | 3   | 3    | 2/29/2024 | \$ 672,000.00 | 7405      | 0.17   | 304-512-013 |
| Moreno Valley | 28765 Kimberly Ave       | 1498  | \$ 407.00      | 3   | 1.75 | 2/29/2024 | \$ 610,000.00 | 17424     | 0.4    | 478-165-026 |
| Moreno Valley | 25558 Pacato Rd          | 2268  | \$ 260.00      | 4   | 2.5  | 2/29/2024 | \$ 590,000.00 | 6534      | 0.15   | 486-401-022 |
| Moreno Valley | 17291 Riva Ridge Dr      | 2626  | \$ 228.00      | 3   | 2.5  | 2/29/2024 | \$ 599,000.00 | 5227      | 0.12   | 308-541-008 |
| Moreno Valley | 13107 Shirebourn Rd      | 1195  | \$ 447.00      | 3   | 1.75 | 2/29/2024 | \$ 535,000.00 | 7405      | 0.17   | 479-101-005 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 73           |
| <b>Average Sales Price:</b> | \$541,212.33 |
| <b>Average Square Feet:</b> | 1855         |