



Moreno Valley

Sales Comparables - July 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	28357 Hillsdale Ave	2284	\$ 257.00	3	2.5	7/20/2026	\$ 589,000.00	5227	0.12	304-052-003
Moreno Valley	12783 Foreman Ave	1140	\$ 484.00	3	1.75	7/6/2026	\$ 552,000.00	9147	0.21	479-272-004
Moreno Valley	26599 Opal St	2895	\$ 224.00	3	3	7/27/2026	\$ 650,000.00	7405	0.17	487-511-012
Moreno Valley	12372 Yuma Ct	1471	\$ 371.00	4	2	7/29/2026	\$ 547,000.00	7405	0.17	479-422-005
Moreno Valley	25637 Javier Pl	1672	\$ 358.00	3	2	7/14/2026	\$ 600,000.00	8712	0.2	474-651-007
Moreno Valley	24927 Camino De Oro Way	1132	\$ 446.00	3	2	7/28/2026	\$ 505,000.00	7405	0.17	475-233-015
Moreno Valley	24774 Red River Rd	1552	\$ 385.00	4	2	7/23/2026	\$ 599,000.00	10018	0.23	475-141-004
Moreno Valley	25860 Margaret Ave	1038	\$ 452.00	2	1.75	7/27/2026	\$ 470,000.00	7405	0.17	486-034-001
Moreno Valley	15605 Jacara Ln	1978	\$ 271.00	4	2	7/6/2026	\$ 537,000.00	6534	0.15	486-351-020
Moreno Valley	16322 Calle Serena	2641	\$ 236.00	6	2.75	7/6/2026	\$ 625,000.00	6969	0.16	486-453-005
Moreno Valley	15141 Prentice Way	1602	\$ 330.00	3	2	7/10/2026	\$ 530,000.00	7405	0.17	485-083-007
Moreno Valley	23078 Golden Eye Ln	1910	\$ 305.00	4	2.75	7/13/2026	\$ 583,000.00	6534	0.15	264-361-046
Moreno Valley	28225 Walther Ave	2601	\$ 153.00	4	3.25	7/31/2026	\$ 400,000.00	42688	0.98	473-420-003
Moreno Valley	23731 Rhea Dr	1552	\$ 360.00	3	2.5	7/1/2026	\$ 560,000.00	11761	0.27	264-295-005
Moreno Valley	24709 Sunnyridge Dr	1568	\$ 355.00	3	1.75	7/6/2026	\$ 557,000.00	16117	0.37	475-351-007
Moreno Valley	22779 Beaver Creek Ct	1867	\$ 321.00	4	2.75	7/10/2026	\$ 600,000.00	6098	0.14	259-371-031
Moreno Valley	16142 Nippet Ln	1329	\$ 395.00	3	2	7/7/2026	\$ 525,000.00	7405	0.17	312-041-021
Moreno Valley	13211 Thistle Brook Dr	1484	\$ 270.00	4	2.25	7/23/2026	\$ 401,000.00	6969	0.16	479-112-007
Moreno Valley	15705 Navaja Cir	1553	\$ 350.00	4	2	7/29/2026	\$ 545,000.00	6969	0.16	486-373-001
Moreno Valley	23389 Yee St	1220	\$ 411.00	3	1.75	7/17/2026	\$ 502,500.00	3484	0.08	296-183-007
Moreno Valley	10156 Beachcomber St	2475	\$ 288.00	4	2.5	7/30/2026	\$ 715,000.00	6534	0.15	260-471-005
Moreno Valley	13371 Birchwood Dr	1036	\$ 308.00	3	1.5	7/31/2026	\$ 320,000.00	7405	0.17	479-131-011
Moreno Valley	22788 Sweet Pea Cir	1278	\$ 234.00	3	2	7/15/2026	\$ 300,000.00	17424	0.4	264-261-008
Moreno Valley	15695 Oliver St	2610	\$ 239.00	4	2.5	7/14/2026	\$ 625,000.00	6098	0.14	304-183-012
Moreno Valley	26268 Cape Mendocino Ct	1322	\$ 340.00	3	2	7/30/2026	\$ 450,000.00	7405	0.17	487-431-036
Moreno Valley	28725 Belmont Park Way	2874	\$ 240.00	4	2.5	7/27/2026	\$ 690,000.00	16117	0.37	478-290-024
Moreno Valley	15234 Pepper Ct	928	\$ 501.00	3	1	7/27/2026	\$ 465,000.00	8712	0.2	485-033-040
Moreno Valley	24333 Rimcrest Ln	2415	\$ 289.00	4	2.25	7/16/2026	\$ 700,000.00	7405	0.17	474-622-012
Moreno Valley	25030 Pebble Creek Way	1443	\$ 349.00	3	2.5	7/23/2026	\$ 505,000.00	7840	0.18	312-171-015
Moreno Valley	10943 Noblewood Rd	2528	\$ 253.00	4	2.75	7/21/2026	\$ 642,000.00	7840	0.18	474-452-007

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Moreno Valley	24800 Redcliff Ct	1392	\$ 373.00	4	2	7/24/2026	\$ 520,000.00	7405	0.17	475-231-005
Moreno Valley	12233 Wind River Cir	2172	\$ 248.00	4	2.5	7/29/2026	\$ 540,000.00	7405	0.17	479-515-002
Moreno Valley	12420 Yuma Ct	1651	\$ 342.00	4	2	7/17/2026	\$ 565,000.00	8276	0.19	479-422-001
Moreno Valley	12674 Shadybend Dr	1568	\$ 341.00	4	1.75	7/21/2026	\$ 535,000.00	7405	0.17	292-052-016
Moreno Valley	10387 Crossing Green Cir	1809	\$ 311.00	4	2.5	7/6/2026	\$ 564,000.00	5227	0.12	260-321-021
Moreno Valley	16080 Edgewater Ln	2572	\$ 258.00	4	2.5	7/15/2026	\$ 665,000.00	11325	0.26	486-480-008
Moreno Valley	15335 Caballo Rd	1718	\$ 334.00	4	3	7/27/2026	\$ 575,000.00	6098	0.14	486-412-013
Moreno Valley	24422 Brodiaea Ave	1580	\$ 341.00	4	1.75	7/2/2026	\$ 540,000.00	7405	0.17	482-500-005
Moreno Valley	10784 Mendoza Rd	2286	\$ 247.00	5	2.75	7/17/2026	\$ 565,000.00	7840	0.18	260-123-010
Moreno Valley	24879 Manzanita Ave	2402	\$ 312.00	4	2.5	7/17/2026	\$ 750,000.00	13503	0.31	474-553-016
Moreno Valley	21391 Blossom Hill Ln	1650	\$ 315.00	3	2.5	7/9/2026	\$ 520,000.00	5662	0.13	256-215-029
Moreno Valley	24371 Saint James Dr	1201	\$ 465.00	3	2	7/20/2026	\$ 559,000.00	6969	0.16	482-283-008
Moreno Valley	23476 Mariner Way	2071	\$ 289.00	4	3	7/27/2026	\$ 600,000.00	5662	0.13	260-470-018
Moreno Valley	27344 Big Horn Ave	3075	\$ 221.00	3	3.75	7/8/2026	\$ 680,000.00	7840	0.18	486-504-018
Moreno Valley	27482 Basalt Way	1982	\$ 262.00	4	2.5	7/7/2026	\$ 520,000.00	2613	0.06	488-440-065
Moreno Valley	13378 Silver Ln	1365	\$ 428.00	4	1.75	7/13/2026	\$ 585,000.00	7405	0.17	479-252-016
Moreno Valley	11841 Kilgore St	1817	\$ 399.00	3	2.25	7/6/2026	\$ 725,000.00	62290	1.43	475-240-032
Moreno Valley	24660 Goldston Ct	1622	\$ 329.00	3	2.75	7/16/2026	\$ 535,000.00	7405	0.17	485-064-001
Moreno Valley	11900 Dream St	1600	\$ 360.00	3	2.5	7/27/2026	\$ 577,000.00	3484	0.08	264-153-013
Moreno Valley	24890 Bay Ave	1596	\$ 75.00	3	2	7/30/2026	\$ 120,000.00	7405	0.17	482-363-015
Moreno Valley	28439 Forest Oaks Way	2089	\$ 306.00	4	2.75	7/6/2026	\$ 640,000.00	5227	0.12	304-122-018
Moreno Valley	12090 Franklin St	2002	\$ 307.00	4	2	7/24/2026	\$ 615,000.00	9147	0.21	479-663-001
Moreno Valley	23886 Pine Field Dr	1441	\$ 367.00	3	1.75	7/30/2026	\$ 530,000.00	8276	0.19	260-132-001
Moreno Valley	25545 Fortuna Del Sur Dr	2239	\$ 252.00	4	2.75	7/22/2026	\$ 565,000.00	5227	0.12	486-364-041
Moreno Valley	23638 Marguerite Cir	2577	\$ 327.00	4	2.75	7/24/2026	\$ 845,000.00	12632	0.29	260-331-004
Moreno Valley	24167 Via Vargas Dr	1858	\$ 308.00	3	1.75	7/23/2026	\$ 572,500.00	7840	0.18	482-373-005
Moreno Valley	13854 Robin Nest Ct	1512	\$ 367.00	3	1.75	7/13/2026	\$ 555,000.00	8276	0.19	482-633-035
Moreno Valley	12315 Marquette Ct	992	\$ 524.00	2	2	7/30/2026	\$ 520,000.00	7840	0.18	487-050-009
Moreno Valley	11958 Hartland Pl	1320	\$ 386.00	3	2	7/1/2026	\$ 510,000.00	6098	0.14	264-301-021
Moreno Valley	10333 Crest Brook Dr	1809	\$ 315.00	4	2.5	7/17/2026	\$ 570,000.00	5662	0.13	260-191-023

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Moreno Valley	10689 Mohave Ct	2279	\$ 232.00	3	2.75	7/24/2026	\$ 530,000.00	6098	0.14	260-182-015
Moreno Valley	10613 Pepper Ridge Ln	1861	\$ 292.00	4	2.5	7/23/2026	\$ 545,000.00	4356	0.1	260-222-017
Moreno Valley	21024 Pala Foxia Pl	1497	\$ 374.00	4	3	7/14/2026	\$ 560,000.00	5662	0.13	256-181-002
Moreno Valley	22860 Mountain View Rd	1809	\$ 312.00	4	2.5	7/28/2026	\$ 565,000.00	5227	0.12	260-322-023
Moreno Valley	25810 Calle Agua	1797	\$ 278.00	3	2	7/15/2026	\$ 500,000.00	5662	0.13	486-461-021
Moreno Valley	14278 Victor Dr	1330	\$ 349.00	3	2	7/21/2026	\$ 465,000.00	9147	0.21	482-452-046
Moreno Valley	22500 Greenwich Ct	2065	\$ 264.00	3	2.5	7/30/2026	\$ 546,000.00	7405	0.17	291-562-008
Moreno Valley	25345 Valleywood Ct	1373	\$ 378.00	3	1.75	7/28/2026	\$ 520,000.00	7405	0.17	484-103-003
Moreno Valley	23243 Golden Eye Ln	2003	\$ 314.00	4	3	7/15/2026	\$ 629,000.00	7840	0.18	264-362-013
Moreno Valley	11925 Yellow Iris Way	1595	\$ 366.00	3	2.5	7/17/2026	\$ 585,000.00	8712	0.2	264-263-002
Moreno Valley	24615 Bay Ave	1091	\$ 462.00	2	1.75	7/24/2026	\$ 505,000.00	6969	0.16	482-632-024
Moreno Valley	21881 Winding Rd	1385	\$ 404.00	3	2	7/27/2026	\$ 560,000.00	10454	0.24	256-222-006
Moreno Valley	26104 Dracaea Ave	939	\$ 489.00	2	1	7/17/2026	\$ 460,000.00	6098	0.14	487-361-057
Moreno Valley	26077 Rojo Tierra	1929	\$ 299.00	4	2.5	7/16/2026	\$ 578,000.00	6534	0.15	308-531-056
Moreno Valley	25141 Silent Creek Rd	1571	\$ 374.00	4	2.75	7/30/2026	\$ 589,000.00	10018	0.23	479-281-009
Moreno Valley	10420 Meadow Lark Ave	2000	\$ 265.00	3	2.5	7/13/2026	\$ 530,000.00	4356	0.1	260-490-059
Moreno Valley	26121 Bogoso Ln	1879	\$ 308.00	4	2	7/20/2026	\$ 580,000.00	8276	0.19	486-413-022
Moreno Valley	15397 Calle Rosa Rd	2570	\$ 94.00	4	2.75	7/17/2026	\$ 242,000.00	6098	0.14	486-423-002
Moreno Valley	25970 Jumano Dr	1904	\$ 324.00	4	3	7/9/2026	\$ 617,000.00	6534	0.15	486-382-006
Moreno Valley	21426 Blossom Hill Ln	1650	\$ 327.00	3	2.5	7/30/2026	\$ 540,000.00	6098	0.14	256-216-011
Moreno Valley	11907 Aslan Ct	1600	\$ 325.00	3	2.5	7/13/2026	\$ 520,000.00	3484	0.08	264-152-007
Moreno Valley	25792 Rancho Lucero Dr	1287	\$ 313.00	3	1.75	7/13/2026	\$ 403,830.00	7405	0.17	486-141-030
Moreno Valley	14747 Big Bear Dr	1510	\$ 344.00	2	2	7/6/2026	\$ 520,000.00	4791	0.11	304-310-038
Moreno Valley	10625 Cloud Haven Dr	2696	\$ 287.00	4	2.5	7/13/2026	\$ 775,000.00	10018	0.23	474-751-015
Moreno Valley	23270 Dynasty Ct	845	\$ 605.00	2	1	7/22/2026	\$ 512,000.00	8276	0.19	296-192-008
Moreno Valley	25719 Via Wanda Pl	1547	\$ 336.00	3	2.5	7/29/2026	\$ 520,000.00	5662	0.13	312-233-015
Moreno Valley	25560 Casa Encantador Rd	1060	\$ 457.00	2	1.75	7/27/2026	\$ 485,000.00	7405	0.17	486-121-005
Moreno Valley	15941 La Costa Alta Dr	2671	\$ 215.00	8	2.75	7/10/2026	\$ 575,000.00	6098	0.14	304-330-018
Moreno Valley	23886 Mark Twain	1479	\$ 347.00	3	2.5	7/22/2026	\$ 514,000.00	5227	0.12	264-235-005
Moreno Valley	24349 Fitz St	854	\$ 526.00	2	1	7/9/2026	\$ 450,000.00	5227	0.12	485-193-013

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	25888 Bartram Ct	1592	\$ 332.00	3	2.5	7/27/2026	\$ 530,000.00	7405	0.17	479-543-010
Moreno Valley	13563 Crape Myrtle Dr	1155	\$ 28.00	3	2	7/31/2026	\$ 32,500.00	4791	0.11	479-481-007
Moreno Valley	24443 Marilyn St	1008	\$ 484.00	3	1.75	7/31/2026	\$ 488,000.00	8276	0.19	482-122-006
Moreno Valley	15202 Batton St	1496	\$ 260.00	3	1.75	7/16/2026	\$ 390,000.00	7405	0.17	485-072-007
Moreno Valley	26614 Bay Ave	2191	\$ 210.00	4	2	7/16/2026	\$ 462,000.00	7840	0.18	487-511-004
Moreno Valley	23400 Shady Glen Ct	1850	\$ 291.00	3	1.5	7/21/2026	\$ 540,000.00	4356	0.1	264-164-042
Moreno Valley	26416 Field St	2895	\$ 219.00	3	3	7/6/2026	\$ 636,000.00	7405	0.17	487-500-027
Moreno Valley	25035 Brodiaea Ave	1440	\$ 361.00	3	1.75	7/2/2026	\$ 520,000.00	6969	0.16	484-111-002
Moreno Valley	14310 Agave St	1116	\$ 448.00	3	1.75	7/8/2026	\$ 500,000.00	7405	0.17	484-113-008
Moreno Valley	26209 Tasman St	1854	\$ 316.00	3	2	7/31/2026	\$ 586,000.00	8712	0.2	487-073-002
Moreno Valley	16786 Via Pamplona	1664	\$ 264.00	3	2	7/9/2026	\$ 440,000.00	6098	0.14	312-202-034
Moreno Valley	23683 Gamma St	1498	\$ 373.00	3	2	7/29/2026	\$ 560,000.00	7840	0.18	292-111-027
Moreno Valley	11576 Prosperity Ln	1397	\$ 376.00	3	1.75	7/13/2026	\$ 525,500.00	7405	0.17	475-160-037
Moreno Valley	11299 Evans Ct	2406	\$ 349.00	4	2.75	7/9/2026	\$ 840,000.00	20037	0.46	473-412-008
Moreno Valley	22307 Bay Ave	750	\$ 390.00	2	1	7/31/2026	\$ 293,000.00	8712	0.2	291-181-004
Moreno Valley	10950 Shady Glade Rd	1570	\$ 356.00	4	2	7/10/2026	\$ 560,000.00	10018	0.23	260-151-011
Moreno Valley	24677 Rugby Ln	1696	\$ 262.00	4	2.5	7/21/2026	\$ 445,000.00	7405	0.17	485-072-034
Moreno Valley	13737 Pattilynn Dr	1474	\$ 332.00	3	2.25	7/10/2026	\$ 490,000.00	3920	0.09	296-181-007
Moreno Valley	25899 Casa Fantastico Dr	1287	\$ 415.00	3	1.75	7/28/2026	\$ 535,000.00	7405	0.17	486-151-002
Moreno Valley	11703 Black Hawk Ln	1373	\$ 429.00	3	2	7/24/2026	\$ 590,000.00	8712	0.2	256-221-013
Moreno Valley	14717 Big Bear Dr	1226	\$ 383.00	2	2	7/23/2026	\$ 470,000.00	6098	0.14	304-310-041
Moreno Valley	24716 Freeport Dr	1352	\$ 421.00	3	2	7/28/2026	\$ 570,000.00	7405	0.17	316-121-020
Moreno Valley	28953 Kenda Ct	3570	\$ 224.00	6	3.5	7/31/2026	\$ 800,000.00	10018	0.23	478-280-034
Moreno Valley	22800 Wimpole St	2079	\$ 101.00	4	2.75	7/14/2026	\$ 211,500.00	5227	0.12	291-532-023
Moreno Valley	13569 Terra Bella Ave	1428	\$ 350.00	4	2	7/1/2026	\$ 500,000.00	7840	0.18	479-170-021
Moreno Valley	23615 Breezy Meadow Ct	2051	\$ 292.00	4	2.75	7/2/2026	\$ 600,000.00	8712	0.2	260-151-027
Moreno Valley	15352 Zaharias St	2535	\$ 244.00	4	3.25	7/8/2026	\$ 620,000.00	4791	0.11	304-152-013
Moreno Valley	25139 Elder Ave	2065	\$ 319.00	4	1.75	7/2/2026	\$ 660,000.00	10018	0.23	479-301-011
Moreno Valley	16800 Lake Victoria Dr	1212	\$ 288.00	3	2	7/15/2026	\$ 350,000.00	6969	0.16	316-153-031
Moreno Valley	13994 Chagall Ct	1233	\$ 215.00	3	1.75	7/21/2026	\$ 266,000.00	7840	0.18	296-223-036

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Moreno Valley	25317 El Greco Dr	1749	\$ 331.00	4	2.25	7/24/2026	\$ 580,000.00	6969	0.16	484-261-005
Moreno Valley	27877 Rockwood Ave	2841	\$ 251.00	3	3	7/8/2026	\$ 715,000.00	7840	0.18	304-483-012
Moreno Valley	28838 Gifford Ave	1753	\$ 299.00	4	1.75	7/7/2026	\$ 525,781.00	10454	0.24	478-202-059
Moreno Valley	23314 Lena St	1746	\$ 252.00	3	2.5	7/14/2026	\$ 440,000.00	7840	0.18	296-045-005
Moreno Valley	11659 Valle Lindo	2703	\$ 263.00	4	3	7/23/2026	\$ 713,000.00	20037	0.46	473-371-012
Moreno Valley	12028 Bayless St	1739	\$ 230.00	3	1.75	7/22/2026	\$ 400,000.00	7840	0.18	292-204-002
Moreno Valley	23247 Montalvo Rd	2646	\$ 255.00	4	3	7/29/2026	\$ 675,000.00	11325	0.26	259-483-004
Moreno Valley	16251 Abedul St	1329	\$ 395.00	3	2	7/14/2026	\$ 525,000.00	6098	0.14	312-111-009

Total Sales:	129
Average Sales Price:	\$538,621.02
Average Square Feet:	1757