



## Moreno Valley

Sales Comparables - June 2026

| City          | Address                | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price   | Lot Sq Ft | Lot Ac | APN         |
|---------------|------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Moreno Valley | 14798 San Jacinto Dr   | 1842  | \$ 298.00      | 3   | 2    | 6/22/2026 | \$ 550,000.00 | 12196     | 0.28   | 304-300-057 |
| Moreno Valley | 13555 Darwin Dr        | 2201  | \$ 354.00      | 5   | 2.75 | 6/22/2026 | \$ 780,000.00 | 22651     | 0.52   | 487-550-002 |
| Moreno Valley | 22601 Sheffield Dr     | 2253  | \$ 284.00      | 4   | 3    | 6/12/2026 | \$ 642,000.00 | 6969      | 0.16   | 291-412-024 |
| Moreno Valley | 23293 Bay Ave          | 820   | \$ 579.00      | 2   | 1    | 6/26/2026 | \$ 475,000.00 | 5662      | 0.13   | 296-184-011 |
| Moreno Valley | 16435 Heather Glen Rd  | 1711  | \$ 124.00      | 3   | 2.5  | 6/17/2026 | \$ 213,000.00 | 5227      | 0.12   | 312-094-016 |
| Moreno Valley | 25980 Avenida Espaldar | 2255  | \$ 283.00      | 3   | 2.5  | 6/12/2026 | \$ 640,000.00 | 4791      | 0.11   | 312-292-003 |
| Moreno Valley | 12767 Andretti St      | 940   | \$ 542.00      | 2   | 2    | 6/16/2026 | \$ 510,000.00 | 7405      | 0.17   | 292-063-003 |
| Moreno Valley | 27151 Quail Creek Dr   | 2818  | \$ 230.00      | 5   | 3    | 6/3/2026  | \$ 650,000.00 | 6098      | 0.14   | 488-132-007 |
| Moreno Valley | 10317 Conure Ct        | 2232  | \$ 246.00      | 4   | 3    | 6/24/2026 | \$ 550,000.00 | 4356      | 0.1    | 260-500-014 |
| Moreno Valley | 23039 Montalvo Rd      | 1983  | \$ 302.00      | 3   | 2.5  | 6/11/2026 | \$ 600,000.00 | 8276      | 0.19   | 259-451-012 |
| Moreno Valley | 25462 Clovelly Ct      | 3309  | \$ 213.00      | 6   | 4.25 | 6/30/2026 | \$ 705,000.00 | 9147      | 0.21   | 484-201-043 |
| Moreno Valley | 13114 Larkhaven Dr     | 1128  | \$ 441.00      | 3   | 1.75 | 6/8/2026  | \$ 498,000.00 | 7405      | 0.17   | 296-074-004 |
| Moreno Valley | 10960 Village Rd       | 1443  | \$ 339.00      | 3   | 2    | 6/12/2026 | \$ 490,000.00 | 6969      | 0.16   | 260-126-004 |
| Moreno Valley | 28075 Gerald Ln        | 1894  | \$ 332.00      | 3   | 1.75 | 6/5/2026  | \$ 630,000.00 | 21344     | 0.49   | 473-241-024 |
| Moreno Valley | 16776 Secretariat Dr   | 1461  | \$ 342.00      | 3   | 2.5  | 6/29/2026 | \$ 500,000.00 | 5227      | 0.12   | 312-161-014 |
| Moreno Valley | 11637 Davis St         | 2200  | \$ 290.00      | 4   | 1.75 | 6/8/2026  | \$ 640,000.00 | 21780     | 0.5    | 475-190-015 |
| Moreno Valley | 10649 Village Rd       | 2002  | \$ 297.00      | 4   | 2.5  | 6/30/2026 | \$ 595,000.00 | 5662      | 0.13   | 260-171-003 |
| Moreno Valley | 25454 Moorland Rd      | 1060  | \$ 466.00      | 3   | 2    | 6/26/2026 | \$ 495,000.00 | 5227      | 0.12   | 312-101-013 |
| Moreno Valley | 13270 Larkhaven Dr     | 1638  | \$ 329.00      | 4   | 1.75 | 6/18/2026 | \$ 540,000.00 | 7405      | 0.17   | 296-113-001 |
| Moreno Valley | 12205 Deerwood Ln      | 1394  | \$ 301.00      | 3   | 1.75 | 6/9/2026  | \$ 420,000.00 | 6969      | 0.16   | 292-181-032 |
| Moreno Valley | 23871 Parkland Ave     | 1474  | \$ 339.00      | 3   | 2.5  | 6/9/2026  | \$ 500,000.00 | 4791      | 0.11   | 264-222-036 |
| Moreno Valley | 23470 Parkland Ave     | 1907  | \$ 314.00      | 3   | 2.5  | 6/2/2026  | \$ 600,000.00 | 6098      | 0.14   | 264-071-040 |
| Moreno Valley | 21158 Martynia Ct      | 1497  | \$ 383.00      | 4   | 3    | 6/29/2026 | \$ 574,000.00 | 6534      | 0.15   | 256-182-033 |
| Moreno Valley | 23740 Heliotrope Way   | 3270  | \$ 222.00      | 4   | 3.5  | 6/2/2026  | \$ 726,000.00 | 13068     | 0.3    | 260-332-012 |
| Moreno Valley | 24638 Hemlock Ave      | 1372  | \$ 320.00      | 4   | 1.75 | 6/17/2026 | \$ 440,000.00 | 7405      | 0.17   | 481-064-016 |
| Moreno Valley | 24680 Myers Ave        | 1544  | \$ 294.00      | 3   | 2    | 6/12/2026 | \$ 455,000.00 | 14810     | 0.34   | 481-223-024 |
| Moreno Valley | 27436 Basalt Way       | 1733  | \$ 270.00      | 3   | 2.5  | 6/17/2026 | \$ 469,000.00 | 2178      | 0.05   | 488-440-062 |
| Moreno Valley | 12023 Riparian Way     | 924   | \$ 503.00      | 2   | 1    | 6/24/2026 | \$ 465,000.00 | 9147      | 0.21   | 291-341-001 |
| Moreno Valley | 13356 Bambi Ct         | 1543  | \$ 327.00      | 3   | 2    | 6/9/2026  | \$ 505,000.00 | 7840      | 0.18   | 296-133-005 |
| Moreno Valley | 24650 Myrna St         | 1378  | \$ 304.00      | 4   | 1.75 | 6/4/2026  | \$ 420,000.00 | 7405      | 0.17   | 482-161-011 |

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| Moreno Valley | 26190 Picardy Pl      | 1587  | \$ 318.00      | 3   | 2.5  | 6/18/2026 | \$ 505,000.00 | 10890     | 0.25   | 487-283-028 |
| Moreno Valley | 25289 Old Farm St     | 1186  | \$ 459.00      | 3   | 1.75 | 6/26/2026 | \$ 545,000.00 | 6969      | 0.16   | 479-290-006 |
| Moreno Valley | 24291 Gabriel St      | 1381  | \$ 362.00      | 3   | 2.25 | 6/30/2026 | \$ 500,000.00 | 5227      | 0.12   | 485-041-002 |
| Moreno Valley | 23642 Tonada Ln       | 2286  | \$ 282.00      | 5   | 2.75 | 6/1/2026  | \$ 645,000.00 | 5227      | 0.12   | 260-126-024 |
| Moreno Valley | 24635 Fir Ave         | 840   | \$ 523.00      | 2   | 1    | 6/5/2026  | \$ 440,000.00 | 10018     | 0.23   | 481-223-011 |
| Moreno Valley | 12129 Webb St         | 1402  | \$ 311.00      | 3   | 1.75 | 6/24/2026 | \$ 436,500.00 | 8712      | 0.2    | 292-191-014 |
| Moreno Valley | 14265 Sandcastle Ct   | 1582  | \$ 344.00      | 3   | 1.75 | 6/30/2026 | \$ 545,000.00 | 7405      | 0.17   | 484-091-016 |
| Moreno Valley | 11240 Davis St        | 1383  | \$ 379.00      | 2   | 1.75 | 6/16/2026 | \$ 525,000.00 | 7840      | 0.18   | 475-032-038 |
| Moreno Valley | 25796 Sweetleaf St    | 2141  | \$ 275.00      | 4   | 2.5  | 6/3/2026  | \$ 590,000.00 | 7840      | 0.18   | 479-402-019 |
| Moreno Valley | 23074 Sienna Ln       | 1895  | \$ 311.00      | 4   | 2.5  | 6/10/2026 | \$ 590,000.00 | 7405      | 0.17   | 260-510-024 |
| Moreno Valley | 21655 Alcorn Dr       | 2368  | \$ 249.00      | 4   | 3.5  | 6/5/2026  | \$ 591,500.00 | 9147      | 0.21   | 256-253-022 |
| Moreno Valley | 21401 Greyson Rd      | 2708  | \$ 258.00      | 5   | 2.75 | 6/1/2026  | \$ 700,000.00 | 7405      | 0.17   | 256-462-006 |
| Moreno Valley | 13622 Nagai Dr        | 1090  | \$ 481.00      | 3   | 1.75 | 6/24/2026 | \$ 525,000.00 | 7405      | 0.17   | 296-174-010 |
| Moreno Valley | 11775 Chamomile Cir   | 2297  | \$ 282.00      | 4   | 2.5  | 6/11/2026 | \$ 650,000.00 | 50094     | 1.15   | 264-333-024 |
| Moreno Valley | 22330 Farragut Ave    | 792   | \$ 568.00      | 2   | 1    | 6/10/2026 | \$ 450,000.00 | 6969      | 0.16   | 291-181-034 |
| Moreno Valley | 25861 Parsley Ave     | 1314  | \$ 395.00      | 3   | 2    | 6/11/2026 | \$ 520,000.00 | 4791      | 0.11   | 484-302-004 |
| Moreno Valley | 10891 Fenton Rd       | 2220  | \$ 256.00      | 4   | 2.5  | 6/29/2026 | \$ 570,000.00 | 7405      | 0.17   | 474-461-014 |
| Moreno Valley | 14320 Annadale Dr     | 2737  | \$ 239.00      | 4   | 2.75 | 6/18/2026 | \$ 655,000.00 | 7405      | 0.17   | 478-322-010 |
| Moreno Valley | 15664 Biarritz Ct     | 1683  | \$ 345.00      | 4   | 2.5  | 6/23/2026 | \$ 581,000.00 | 5662      | 0.13   | 304-172-011 |
| Moreno Valley | 13269 Coffeetree St   | 1633  | \$ 342.00      | 3   | 2.75 | 6/9/2026  | \$ 559,000.00 | 6534      | 0.15   | 291-623-055 |
| Moreno Valley | 25206 Marble Dr       | 1792  | \$ 312.00      | 3   | 2    | 6/12/2026 | \$ 560,000.00 | 9583      | 0.22   | 479-662-017 |
| Moreno Valley | 11516 Wordsworth Rd   | 2052  | \$ 331.00      | 4   | 3    | 6/24/2026 | \$ 680,000.00 | 8712      | 0.2    | 256-261-003 |
| Moreno Valley | 24859 Mattus Way      | 1710  | \$ 353.00      | 3   | 2.5  | 6/5/2026  | \$ 605,000.00 | 7405      | 0.17   | 485-093-018 |
| Moreno Valley | 21449 Douglass Ct     | 1420  | \$ 352.00      | 3   | 2.5  | 6/25/2026 | \$ 500,000.00 | 5227      | 0.12   | 256-215-001 |
| Moreno Valley | 27415 Ocean Dunes St  | 2250  | \$ 280.00      | 4   | 2.5  | 6/25/2026 | \$ 632,000.00 | 6098      | 0.14   | 304-202-006 |
| Moreno Valley | 10085 Arrow Leaf      | 2258  | \$ 276.00      | 4   | 2.75 | 6/24/2026 | \$ 625,000.00 | 6534      | 0.15   | 260-231-008 |
| Moreno Valley | 22740 Featherbrook Ct |       |                |     |      | 6/10/2026 | \$ 118,000.00 | 6534      | 0.15   | 259-371-006 |
| Moreno Valley | 13210 Mohican Dr      | 1589  | \$ 346.00      | 3   | 2.25 | 6/29/2026 | \$ 550,000.00 | 4791      | 0.11   | 487-352-019 |
| Moreno Valley | 26532 Calle Belding   | 2208  | \$ 240.00      | 3   | 3    | 6/29/2026 | \$ 530,000.00 | 5227      | 0.12   | 308-453-007 |
| Moreno Valley | 21479 Douglass Ct     | 1650  | \$ 322.00      | 3   | 2.5  | 6/15/2026 | \$ 532,000.00 | 5662      | 0.13   | 256-192-023 |

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| Moreno Valley | 16556 Withers Way      | 2615  | \$ 248.00      | 4   | 2.5  | 6/25/2026 | \$ 650,000.00 | 17859     | 0.41   | 308-511-024 |
| Moreno Valley | 22854 Chambray Dr      | 1094  | \$ 182.00      | 2   | 1.75 | 6/25/2026 | \$ 200,000.00 | 7405      | 0.17   | 291-344-046 |
| Moreno Valley | 14191 Wilmot St        | 1252  | \$ 678.00      | 2   | 1    | 6/25/2026 | \$ 850,000.00 | 31798     | 0.73   | 478-100-033 |
| Moreno Valley | 12059 Franklin St      | 2720  | \$ 262.00      | 5   | 3    | 6/2/2026  | \$ 715,000.00 | 7405      | 0.17   | 479-662-043 |
| Moreno Valley | 12064 Flintlock Trl    | 1792  | \$ 315.00      | 3   | 2    | 6/24/2026 | \$ 565,000.00 | 6969      | 0.16   | 479-501-026 |
| Moreno Valley | 25485 Fay Ave          | 1249  | \$ 424.00      | 3   | 1.75 | 6/5/2026  | \$ 530,000.00 | 6969      | 0.16   | 486-103-002 |
| Moreno Valley | 11898 Weller Pl        | 1248  | \$ 412.00      | 3   | 2    | 6/25/2026 | \$ 515,000.00 | 8712      | 0.2    | 475-293-030 |
| Moreno Valley | 13174 Larkhaven Dr     | 1128  | \$ 465.00      | 3   | 1.75 | 6/2/2026  | \$ 525,000.00 | 6969      | 0.16   | 296-084-008 |
| Moreno Valley | 15494 Adobe Way        | 3113  | \$ 220.00      | 5   | 2.5  | 6/5/2026  | \$ 685,000.00 | 10018     | 0.23   | 304-350-002 |
| Moreno Valley | 23737 Cold Spg         | 825   | \$ 569.00      | 2   | 1    | 6/15/2026 | \$ 470,000.00 | 4356      | 0.1    | 264-083-025 |
| Moreno Valley | 11410 Lombardy Ln      | 2026  | \$ 239.00      | 4   | 1.75 | 6/2/2026  | \$ 485,000.00 | 11325     | 0.26   | 474-293-001 |
| Moreno Valley | 15753 April Ct         | 1024  | \$ 506.00      | 3   | 2    | 6/23/2026 | \$ 519,000.00 | 5662      | 0.13   | 485-201-013 |
| Moreno Valley | 15585 Nueces Ct        | 2131  | \$ 276.00      | 4   | 2.75 | 6/12/2026 | \$ 590,000.00 | 6534      | 0.15   | 486-385-012 |
| Moreno Valley | 23066 Golden Eye Ln    | 1731  | \$ 183.00      | 3   | 2.25 | 6/26/2026 | \$ 317,000.00 | 12196     | 0.28   | 264-361-047 |
| Moreno Valley | 14750 Big Bear Dr      | 2089  | \$ 265.00      | 3   | 2.5  | 6/30/2026 | \$ 555,000.00 | 8276      | 0.19   | 304-310-034 |
| Moreno Valley | 24537 Filaree Ave      | 1496  | \$ 384.00      | 3   | 1.75 | 6/8/2026  | \$ 575,000.00 | 13068     | 0.3    | 485-073-007 |
| Moreno Valley | 23670 Bay Ave          | 1374  | \$ 360.00      | 3   | 1.75 | 6/15/2026 | \$ 495,000.00 | 7840      | 0.18   | 296-243-036 |
| Moreno Valley | 15688 Hercules Ln      | 2320  | \$ 280.00      | 4   | 3    | 6/18/2026 | \$ 650,000.00 | 6716      | 0.15   | 485-252-017 |
| Moreno Valley | 24832 Tiger Ave        | 1925  | \$ 301.00      | 4   | 3    | 6/5/2026  | \$ 580,000.00 | 4255      | 0.1    | 485-261-004 |
| Moreno Valley | 10451 Morning Ridge Dr | 2391  | \$ 310.00      | 4   | 2.5  | 6/22/2026 | \$ 742,000.00 | 13068     | 0.3    | 474-571-003 |
| Moreno Valley | 16454 Vista Conejo Dr  | 2401  | \$ 220.00      | 4   | 2.5  | 6/25/2026 | \$ 530,000.00 | 5227      | 0.12   | 312-222-003 |
| Moreno Valley | 27440 Red Rock Rd      | 1818  | \$ 285.00      | 4   | 2.5  | 6/18/2026 | \$ 518,500.00 | 2178      | 0.05   | 488-440-029 |
| Moreno Valley | 13881 Elmwood Ct       | 1155  | \$ 173.00      | 3   | 2    | 6/9/2026  | \$ 200,000.00 | 4791      | 0.11   | 479-462-057 |
| Moreno Valley | 26871 Snow Canyon Cir  | 2358  | \$ 260.00      | 5   | 2.75 | 6/3/2026  | \$ 614,000.00 | 6534      | 0.15   | 308-582-034 |
| Moreno Valley | 15978 Wedow Dr         | 1567  | \$ 335.00      | 3   | 2.5  | 6/29/2026 | \$ 525,000.00 | 7405      | 0.17   | 486-214-009 |
| Moreno Valley | 22740 Kinross Ln       | 1042  | \$ 463.00      | 3   | 1.75 | 6/4/2026  | \$ 482,500.00 | 7840      | 0.18   | 291-404-005 |
| Moreno Valley | 23334 Gerbera St       | 1630  | \$ 328.00      | 3   | 2.5  | 6/25/2026 | \$ 535,000.00 | 7405      | 0.17   | 296-222-019 |
| Moreno Valley | 11711 Blue Lupin Ln    | 2197  | \$ 275.00      | 4   | 2.5  | 6/3/2026  | \$ 605,000.00 | 8276      | 0.19   | 264-342-013 |
| Moreno Valley | 11206 Miners Trl       | 825   | \$ 550.00      | 2   | 1    | 6/17/2026 | \$ 454,000.00 | 3920      | 0.09   | 264-233-013 |
| Moreno Valley | 24664 Sloan Ct         | 1537  | \$ 354.00      | 4   | 1.75 | 6/9/2026  | \$ 545,000.00 | 7840      | 0.18   | 482-452-039 |

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|---------------|-------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Moreno Valley | 24159 Dressin Dr        | 1546  | \$ 375.00      | 4   | 2.25 | 6/26/2026 | \$ 580,000.00 | 4791      | 0.11   | 482-674-032 |
| Moreno Valley | 25091 Lamayo Ave        | 1792  | \$ 270.00      | 4   | 1.75 | 6/12/2026 | \$ 484,000.00 | 6969      | 0.16   | 474-075-003 |
| Moreno Valley | 23742 Bouquet Canyon Pl | 1861  | \$ 225.00      | 4   | 2.5  | 6/11/2026 | \$ 419,000.00 | 5227      | 0.12   | 260-212-020 |
| Moreno Valley | 14315 Begonia Ln        | 1772  | \$ 327.00      | 3   | 1.75 | 6/5/2026  | \$ 580,000.00 | 6969      | 0.16   | 478-440-035 |
| Moreno Valley | 24344 Katrina Ave       | 1381  | \$ 394.00      | 3   | 2.25 | 6/2/2026  | \$ 545,000.00 | 5662      | 0.13   | 485-142-030 |
| Moreno Valley | 24058 Atwood Ave        | 868   | \$ 333.00      | 2   | 1    | 6/10/2026 | \$ 289,256.00 | 5662      | 0.13   | 482-020-017 |
| Moreno Valley | 16064 Palo Blanco St    | 1869  | \$ 272.00      | 4   | 2.5  | 6/15/2026 | \$ 510,000.00 | 2178      | 0.05   | 312-380-024 |
| Moreno Valley | 24321 Rimview Rd        | 1736  | \$ 313.00      | 4   | 2    | 6/24/2026 | \$ 544,000.00 | 10018     | 0.23   | 474-472-001 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 98           |
| <b>Average Sales Price:</b> | \$539,849.55 |
| <b>Average Square Feet:</b> | 1748         |

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