



## Moreno Valley

Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	24464 Chippewa Trl	1316	\$ 410.00	4	1.75	5/4/2026	\$ 540,000.00	8276	0.19	475-031-010
Moreno Valley	14094 Cordelia St	1900	\$ 294.00	4	2.25	5/4/2026	\$ 560,000.00	2970	0.07	486-610-040
Moreno Valley	25517 Shalu Ave	2965	\$ 215.00	5	3	5/18/2026	\$ 640,000.00	7840	0.18	474-730-002
Moreno Valley	25785 Via Quinto St	2134	\$ 160.00	4	3	5/12/2026	\$ 343,500.00	6969	0.16	312-242-015
Moreno Valley	13634 Vellanto Way	1082	\$ 466.00	2	1.75	5/19/2026	\$ 505,000.00	7405	0.17	482-642-040
Moreno Valley	25295 Wendy Way	1227	\$ 448.00	3	2	5/11/2026	\$ 550,000.00	3920	0.09	486-184-009
Moreno Valley	25784 Basil Ct	1726	\$ 295.00	4	2.5	5/22/2026	\$ 510,000.00	4791	0.11	484-311-039
Moreno Valley	13490 Hawthorn Ave	2816	\$ 238.00	4	3	5/28/2026	\$ 671,000.00	8276	0.19	291-635-035
Moreno Valley	21484 Dickinson Rd	2321	\$ 314.00	5	2.5	5/4/2026	\$ 730,000.00	7840	0.18	256-332-002
Moreno Valley	22722 Wild Geranium Ln	1699	\$ 323.00	4	2.5	5/1/2026	\$ 550,000.00	9147	0.21	264-264-003
Moreno Valley	14905 Ansley Ct	2841	\$ 233.00	3	3	5/27/2026	\$ 662,500.00	8276	0.19	304-511-047
Moreno Valley	11820 Bayless St	1600	\$ 259.00	3	2.5	5/19/2026	\$ 415,000.00	4356	0.1	264-133-007
Moreno Valley	23839 Suncrest Ave	940	\$ 531.00	2	2	5/29/2026	\$ 500,000.00	7405	0.17	296-141-004
Moreno Valley	16413 Saddlebrook Ln	1507	\$ 325.00	3	2.5	5/8/2026	\$ 490,000.00	6534	0.15	312-091-017
Moreno Valley	25708 Poplar Ct	3026	\$ 236.00	4	4	5/19/2026	\$ 715,000.00	14810	0.34	474-660-024
Moreno Valley	23609 Candle Shoe Ct	825	\$ 575.00	2	1	5/5/2026	\$ 475,000.00	3484	0.08	264-143-006
Moreno Valley	26419 Capay Bay Ct	1602	\$ 335.00	3	2	5/27/2026	\$ 537,000.00	8712	0.2	487-431-023
Moreno Valley	22720 Springmist Dr	2198	\$ 300.00	4	2.5	5/4/2026	\$ 660,000.00	5662	0.13	260-262-007
Moreno Valley	11891 Wild Flax Ln	1474	\$ 369.00	3	2.5	5/29/2026	\$ 545,000.00	3484	0.08	264-144-017
Moreno Valley	13835 Solara St	1325	\$ 407.00	3	1.75	5/12/2026	\$ 540,000.00	4822	0.11	487-601-002
Moreno Valley	24321 Barley Rd	2220	\$ 247.00	4	2.5	5/27/2026	\$ 550,000.00	7405	0.17	474-435-002
Moreno Valley	16470 Havenwood Rd	1507	\$ 345.00	3	2.5	5/13/2026	\$ 520,000.00	5227	0.12	312-091-024
Moreno Valley	24420 Carman Ln	1587	\$ 343.00	3	2.5	5/1/2026	\$ 545,000.00	7405	0.17	485-212-023
Moreno Valley	15345 Patricia St	1123	\$ 442.00	3	1.75	5/12/2026	\$ 496,500.00	7405	0.17	486-082-022
Moreno Valley	16732 Tarano Ln	1963	\$ 298.00	5	3	5/7/2026	\$ 585,000.00	7840	0.18	316-131-005
Moreno Valley	10742 Mendoza Rd	2179	\$ 266.00	5	2.75	5/21/2026	\$ 580,000.00	5662	0.13	260-123-013
Moreno Valley	14314 Chantry Dr	1716	\$ 329.00	4	2.5	5/11/2026	\$ 565,000.00	7840	0.18	484-083-012
Moreno Valley	24685 Mars Ct	1014	\$ 433.00	2	1.75	5/15/2026	\$ 440,000.00	7405	0.17	482-622-031
Moreno Valley	25559 Los Cabos Dr	2268	\$ 229.00	4	2.5	5/29/2026	\$ 520,000.00	5227	0.12	486-401-009
Moreno Valley	25164 Alta Vista Dr	3195	\$ 208.00	5	2.75	5/29/2026	\$ 666,000.00	20037	0.46	474-701-010



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Moreno Valley	28696 Belmont Park Way	2874	\$ 243.00	4	2.5	5/26/2026	\$ 700,000.00	10454	0.24	478-291-006
Moreno Valley	23891 Ironwood Ave	1060	\$ 438.00	3	1	5/27/2026	\$ 465,000.00	8276	0.19	292-192-004
Moreno Valley	24535 Candlebush Ct	1074	\$ 477.00	3	1.75	5/1/2026	\$ 513,000.00	7840	0.18	474-522-005
Moreno Valley	24593 Peppermill Dr	2363	\$ 266.00	5	2.5	5/29/2026	\$ 630,000.00	7840	0.18	474-511-034
Moreno Valley	15365 Theresa Ave	854	\$ 538.00	2	1	5/27/2026	\$ 460,000.00	4791	0.11	485-144-017
Moreno Valley	28930 Gifford Ave	1480	\$ 371.00	4	2	5/12/2026	\$ 550,000.00	15245	0.35	478-202-065
Moreno Valley	13842 Caspian Way	1021	\$ 450.00	2	1.75	5/11/2026	\$ 460,000.00	3484	0.08	296-213-012
Moreno Valley	26361 Camino Largo	1879	\$ 303.00	4	2	5/28/2026	\$ 570,000.00	5227	0.12	486-422-009
Moreno Valley	24706 Myrna St	1378	\$ 391.00	4	1.75	5/20/2026	\$ 540,000.00	7405	0.17	482-161-015
Moreno Valley	23895 Lake Vista Rd	2150	\$ 274.00	3	2.5	5/5/2026	\$ 590,000.00	6969	0.16	260-301-001
Moreno Valley	13838 Redlands Blvd	824	\$ 703.00	2	1	5/27/2026	\$ 580,000.00	7840	0.18	478-192-002
Moreno Valley	24716 Freeport Dr	1352	\$ 266.00	3	2	5/26/2026	\$ 360,000.00	7405	0.17	316-121-020
Moreno Valley	24568 Wind Flower Dr	1472	\$ 372.00	3	2.25	5/6/2026	\$ 548,000.00	8276	0.19	474-522-008
Moreno Valley	24410 Rimview Rd	1526	\$ 370.00	3	2	5/12/2026	\$ 565,000.00	7405	0.17	474-471-008
Moreno Valley	24404 Chippewa Trl	1372	\$ 408.00	4	1.75	5/11/2026	\$ 560,000.00	8712	0.2	475-031-006
Moreno Valley	26030 Casa Encantador Rd	1382	\$ 21.00	3	2.25	5/8/2026	\$ 30,000.00	8276	0.19	486-411-003
Moreno Valley	24092 Sandy Glade Ave	1270	\$ 417.00	3	2	5/29/2026	\$ 530,000.00	8276	0.19	475-100-027
Moreno Valley	25521 Elder Ave	1419	\$ 369.00	4	1.75	5/19/2026	\$ 525,000.00	7840	0.18	479-423-023
Moreno Valley	25365 El Greco Dr	1080	\$ 56.00	3	1.75	5/4/2026	\$ 61,000.00	7840	0.18	484-261-001
Moreno Valley	13198 Pawnee Dr	1304	\$ 406.00	3	1.75	5/1/2026	\$ 530,000.00	4791	0.11	487-361-025
Moreno Valley	22071 Goldenchain St	1795	\$ 295.00	3	2.25	5/21/2026	\$ 530,000.00	3920	0.09	291-623-034
Moreno Valley	13139 Kiowa Dr	1150	\$ 439.00	3	2	5/6/2026	\$ 505,000.00	3920	0.09	291-381-029
Moreno Valley	26965 Homeroom Ct	3287	\$ 216.00	4	3.5	5/22/2026	\$ 710,000.00	7405	0.17	487-450-035
Moreno Valley	16611 War Cloud Dr	1931	\$ 251.00	3	2.5	5/15/2026	\$ 485,000.00	6098	0.14	312-156-008
Moreno Valley	25391 Maxy Dr	970	\$ 465.00	2	2	5/20/2026	\$ 452,000.00	7405	0.17	312-043-005
Moreno Valley	24798 Valecrest Dr	1248	\$ 404.00	3	1.75	5/29/2026	\$ 505,000.00	7405	0.17	475-220-006
Moreno Valley	24786 Valecrest Dr	1248	\$ 408.00	3	1.75	5/13/2026	\$ 510,000.00	7405	0.17	475-220-005
Moreno Valley	26054 Starlight Ave	1325	\$ 415.00	3	1.75	5/1/2026	\$ 550,000.00	4861	0.11	487-601-019
Moreno Valley	23709 Cold Spg	1308	\$ 393.00	3	1.5	5/26/2026	\$ 515,000.00	3920	0.09	264-083-018
Moreno Valley	11247 Bonnie View Ave	2213	\$ 203.00	4	2.75	5/29/2026	\$ 450,000.00	10454	0.24	473-340-001



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Moreno Valley	25945 Fran Lou Dr	2379	\$ 353.00	1	1.75	5/15/2026	\$ 840,500.00	42688	0.98	474-320-016
Moreno Valley	23809 Parkland Ave	1600	\$ 356.00	3	2.5	5/29/2026	\$ 570,000.00	4791	0.11	264-221-009
Moreno Valley	9672 American Way	1748	\$ 286.00	3	2	5/22/2026	\$ 500,000.00	35719	0.82	259-550-006
Moreno Valley	28343 Birdie St	1582	\$ 371.00	3	2	5/28/2026	\$ 587,000.00	7405	0.17	304-382-004
Moreno Valley	11764 Betula Cir	1636	\$ 342.00	4	2.75	5/18/2026	\$ 560,000.00	6534	0.15	256-182-014
Moreno Valley	13353 Lakeport Dr	1835	\$ 322.00	3	2.5	5/8/2026	\$ 592,000.00	14374	0.33	487-400-029
Moreno Valley	11491 Sunaire Pl	2313	\$ 207.00	4	2.75	5/15/2026	\$ 479,000.00	12196	0.28	474-333-006
Moreno Valley	13300 Santa Anita Ave	3912	\$ 199.00	6	3.5	5/6/2026	\$ 780,000.00	16988	0.39	478-390-004
Moreno Valley	26868 Claystone Dr	3307	\$ 201.00	4	2.5	5/1/2026	\$ 665,000.00	7840	0.18	487-331-006
Moreno Valley	14773 Rosemary Ave	996	\$ 441.00	2	1	5/1/2026	\$ 440,000.00	4791	0.11	484-303-041
Moreno Valley	23697 Cold Spg	1474	\$ 293.00	3	2.5	5/13/2026	\$ 432,000.00	3920	0.09	264-083-015
Moreno Valley	25667 Kalmia Ave	2185	\$ 279.00	4	3	5/21/2026	\$ 610,000.00	19166	0.44	474-171-015
Moreno Valley	23555 Judge Ward Ct	2024	\$ 291.00	4	3	5/21/2026	\$ 590,000.00	9583	0.22	292-202-007
Moreno Valley	14881 Edelweiss Pl	1514	\$ 343.00	3	1.75	5/20/2026	\$ 520,000.00	7405	0.17	484-293-022
Moreno Valley	23573 Lake Valley Dr	1570	\$ 312.00	4	2	5/18/2026	\$ 490,000.00	7840	0.18	260-163-004
Moreno Valley	25851 Coriander Ct	996	\$ 438.00	2	1	5/22/2026	\$ 437,000.00	4791	0.11	484-311-005
Moreno Valley	24297 Sun Valley Rd	996	\$ 502.00	3	2	5/19/2026	\$ 500,000.00	5227	0.12	482-672-014
Moreno Valley	13837 Cumin St	1697	\$ 235.00	4	3	5/22/2026	\$ 400,000.00	8276	0.19	479-622-017
Moreno Valley	14234 Casco Ct	1002	\$ 499.00	2	2	5/12/2026	\$ 500,000.00	7840	0.18	482-492-065
Moreno Valley	12193 Wind River Cir	2172	\$ 174.00	4	2.5	5/1/2026	\$ 380,000.00	7840	0.18	479-515-006
Moreno Valley	11300 Weber Ave	1104	\$ 398.00	2	1.75	5/1/2026	\$ 440,000.00	7840	0.18	473-180-035
Moreno Valley	14940 Briana St	1196	\$ 409.00	3	1.75	5/27/2026	\$ 490,000.00	5227	0.12	482-671-004
Moreno Valley	14610 Agave St	1600	\$ 337.00	3	2	5/8/2026	\$ 540,000.00	7840	0.18	484-223-011
Moreno Valley	24387 Robinwood Dr	2101	\$ 228.00	4	2.5	5/1/2026	\$ 480,000.00	7405	0.17	474-443-002
Moreno Valley	26041 Bridger St	1739	\$ 307.00	4	2.5	5/26/2026	\$ 535,000.00	7405	0.17	487-041-031
Moreno Valley	10646 Morning Ridge Dr	2391	\$ 296.00	4	2.5	5/22/2026	\$ 708,000.00	11761	0.27	474-563-008
Moreno Valley	12087 Buckthorn Dr	1846	\$ 197.00	4	1.75	5/29/2026	\$ 365,000.00	7840	0.18	292-271-008
Moreno Valley	13077 Bagatelle St	1844	\$ 312.00	4	1.75	5/26/2026	\$ 577,000.00	6969	0.16	296-021-007
Moreno Valley	24873 Augusta Dr	1602	\$ 360.00	3	2	5/26/2026	\$ 577,000.00	7840	0.18	485-081-020
Moreno Valley	16641 Sir Barton Way	2054	\$ 214.00	4	2.5	5/22/2026	\$ 440,000.00	5227	0.12	312-154-005



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Moreno Valley	23757 Cockatiel Dr	1383	\$ 375.00	3	2	5/14/2026	\$ 519,000.00	7405	0.17	264-293-001
Moreno Valley	14940 Ryder Way	2089	\$ 280.00	4	2.75	5/22/2026	\$ 585,000.00	8712	0.2	304-231-016
Moreno Valley	27876 Solitude Ave	1895	\$ 395.00	4	2.5	5/28/2026	\$ 750,000.00	9766	0.22	486-591-019
Moreno Valley	22742 Glendon Dr	1294	\$ 425.00	2	1.75	5/19/2026	\$ 550,000.00	7405	0.17	291-344-015
Moreno Valley	12336 Shasta Pl	1571	\$ 292.00	4	1.75	5/15/2026	\$ 460,000.00	9147	0.21	479-422-026
Moreno Valley	11060 Le Grand Ln	1481	\$ 270.00	3	2.5	5/21/2026	\$ 400,000.00	4356	0.1	264-091-009
Moreno Valley	23610 David Ln	2090	\$ 290.00	3	1.5	5/22/2026	\$ 607,500.00	8712	0.2	292-221-009
Moreno Valley	23760 Timber Bluff Ct	1861	\$ 316.00	4	2.5	5/21/2026	\$ 589,000.00	5662	0.13	260-212-031
Moreno Valley	14515 Crestview Cir	2077	\$ 283.00	3	2.5	5/14/2026	\$ 589,000.00	5662	0.13	304-053-005
Moreno Valley	11500 Wordsworth Rd	1709	\$ 349.00	3	2	5/8/2026	\$ 598,000.00	7840	0.18	256-261-001
Moreno Valley	22400 Sherman Ave	868	\$ 361.00	2	1	5/27/2026	\$ 314,000.00	8712	0.2	291-182-020
Moreno Valley	15685 Mesa Verde Dr	3771	\$ 198.00	5	3	5/19/2026	\$ 750,000.00	6534	0.15	308-272-028

<b>Total Sales:</b>	102
<b>Average Sales Price:</b>	\$532,563.73
<b>Average Square Feet:</b>	1739

Deemed reliable but not guaranteed

**Moreno Valley**

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