



# Riverside

## Sales Comparables - April 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	2230 Elsinore Rd	2326	\$ 240.00	3	1.75	4/2/2018	\$ 560,000.00	11761	0.27	222-052-004
Riverside	8904 Haskell St	1188	\$ 248.00	3	1.75	4/2/2018	\$ 295,000.00	11326	0.26	233-220-008
Riverside	9341 Hedgestone Ct	2168	\$ 219.00	3	2.5	4/2/2018	\$ 475,000.00	9147	0.21	266-580-042
Riverside	6250 Hillside Ave	1200	\$ 291.00	3	1.75	4/2/2018	\$ 350,000.00	6534	0.15	190-101-006
Riverside	19684 John F Kennedy Dr	2428	\$ 201.00	3	2.5	4/2/2018	\$ 490,000.00	11761	0.27	276-302-008
Riverside	6178 Juanro Way	1970	\$ 176.00	3	1.75	4/2/2018	\$ 347,000.00	6970	0.16	190-122-007
Riverside	7338 Lakeside Dr	1809	\$ 251.00	4	1.75	4/2/2018	\$ 455,000.00	22651	0.52	183-320-012
Riverside	4684 Oakwood Pl	978	\$ 419.00	2	1	4/2/2018	\$ 410,000.00	8712	0.2	218-121-008
Riverside	8825 Bruce Ave	954	\$ 280.00	3	1	4/3/2018	\$ 267,300.00	6970	0.16	155-251-034
Riverside	9551 Estrella Hills St	4479	\$ 145.00	6	4.5	4/3/2018	\$ 650,000.00	10454	0.24	266-510-004
Riverside	2916 Lecil St	1318	\$ 237.00	3	1.75	4/3/2018	\$ 313,000.00	6970	0.16	250-062-001
Riverside	9823 Primrose Dr	1083	\$ 300.00	2	1	4/3/2018	\$ 325,000.00	101930	2.34	234-080-032
Riverside	5055 Rochester St	1620	\$ 237.00	3	1.75	4/3/2018	\$ 385,000.00			226-142-010
Riverside	4048 Royce St	1540	\$ 257.00	4	1.75	4/3/2018	\$ 397,000.00	7405	0.17	193-213-026
Riverside	7940 Shadow Trails Ln	1703	\$ 234.00	3	2.5	4/3/2018	\$ 400,000.00	3920	0.09	166-640-013
Riverside	5503 Coonen Dr	1170	\$ 224.00	3	1.5	4/4/2018	\$ 262,500.00	6970	0.16	147-091-012
Riverside	1141 Coronet Dr	3011	\$ 237.00	4	2.5	4/4/2018	\$ 715,000.00	39204	0.9	268-261-004
Riverside	2886 Cridge St	1116	\$ 270.00	3	1	4/4/2018	\$ 301,500.00	7405	0.17	219-123-002
Riverside	11635 Doverwood Dr	552	\$ 398.00	2	1	4/4/2018	\$ 220,000.00	6098	0.14	141-133-019
Riverside	4341 Drexel Ave	1224	\$ 339.00	5	1.75	4/4/2018	\$ 415,000.00	10454	0.24	142-063-022
Riverside	18790 Granite Ave	3600	\$ 146.00	4	3.5	4/4/2018	\$ 526,000.00	19166	0.44	267-111-016
Riverside	6013 Hamilton Dr	1050	\$ 263.00	3	1	4/4/2018	\$ 277,000.00	6534	0.15	225-081-013
Riverside	20700 Hillsdale Rd	3158	\$ 168.00	4	3	4/4/2018	\$ 532,000.00	9147	0.21	294-620-014
Riverside	14480 Laurel Dr	1846	\$ 230.00	3	2.75	4/4/2018	\$ 425,000.00	8276	0.19	271-062-036
Riverside	5904 Matheson Dr	1985	\$ 211.00	3	2.75	4/4/2018	\$ 420,000.00	4356	0.1	263-272-008
Riverside	4691 Mcfarland St	1115	\$ 326.00	3	1.5	4/4/2018	\$ 364,500.00	6534	0.15	218-160-012
Riverside	6919 Morningside Ave	1588	\$ 138.00	4	2.75	4/4/2018	\$ 220,000.00	5663	0.13	190-291-008
Riverside	5886 Via Susana	3500	\$ 157.00	4	3	4/4/2018	\$ 552,000.00	125017	2.87	252-330-017
Riverside	2752 Apple Orchard Ln	1656	\$ 222.00	4	1.75	4/5/2018	\$ 369,000.00	3920	0.09	223-190-037
Riverside	8292 Briarwood Dr	1143	\$ 327.00	3	1.75	4/5/2018	\$ 374,000.00	6534	0.15	231-133-025



# Riverside

## Sales Comparables - April 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	11141 Brooktrail Ct	2961	\$ 167.00	5	3	4/5/2018	\$ 495,000.00	6534	0.15	146-300-005
Riverside	3430 Donder Ct	1398	\$ 286.00	3	1.75	4/5/2018	\$ 400,000.00	8712	0.2	251-213-027
Riverside	19147 Hitching Post Pl	3108	\$ 185.00	4	2.75	4/5/2018	\$ 575,000.00	10454	0.24	284-324-001
Riverside	6753 Lassitter Rd	1534	\$ 250.00	4	2	4/5/2018	\$ 384,000.00	8276	0.19	177-301-030
Riverside	4605 Parkmore Ct	2124	\$ 200.00	3	2.5	4/5/2018	\$ 426,500.00	4791	0.11	146-280-060
Riverside	1487 Rosehill Dr	1421	\$ 293.00	3	1.75	4/5/2018	\$ 417,000.00	11326	0.26	254-031-015
Riverside	4304 Soloman St	2235	\$ 192.00	4	2.5	4/5/2018	\$ 430,000.00	6534	0.15	171-284-024
Riverside	3488 Yuba Cir	1847	\$ 243.00	4	2.75	4/5/2018	\$ 450,000.00	4791	0.11	135-331-032
Riverside	11048 Alpine Way	960	\$ 328.00	3	1.75	4/6/2018	\$ 315,000.00	7405	0.17	149-090-017
Riverside	1862 Apostle Ln	3156	\$ 236.00	5	2.75	4/6/2018	\$ 745,000.00	16988	0.39	243-421-003
Riverside	5695 Baldwin Ave	3159	\$ 196.00	4	3	4/6/2018	\$ 620,000.00	20473	0.47	166-461-002
Riverside	6063 Bannock Dr	3718	\$ 188.00	5	3.25	4/6/2018	\$ 700,000.00	53143	1.22	263-360-019
Riverside	9988 Bella Vista Dr	1767	\$ 212.00	5	1.75	4/6/2018	\$ 375,000.00	6970	0.16	234-214-009
Riverside	8849 Brunswick Ave	1278	\$ 262.00	3	1.75	4/6/2018	\$ 336,000.00	6970	0.16	193-042-031
Riverside	229 Cliffhill Pl	1378	\$ 261.00	4	1.75	4/6/2018	\$ 360,000.00	8276	0.19	246-121-016
Riverside	17779 Corrinne Way	4090	\$ 207.00	5	3.5	4/6/2018	\$ 850,000.00	65340	1.5	273-570-024
Riverside	5990 Courtland Dr	2410	\$ 246.00	3	2.5	4/6/2018	\$ 595,000.00	16117	0.37	252-112-002
Riverside	4061 Estrada Dr	1600	\$ 231.00	4	2.5	4/6/2018	\$ 370,000.00	7841	0.18	182-443-006
Riverside	16965 Lake Knoll Pkwy	2627	\$ 188.00	4	2.75	4/6/2018	\$ 495,000.00	8712	0.2	136-254-004
Riverside	3226 Landmark Ct	1622	\$ 255.00	3	2	4/6/2018	\$ 415,000.00	7405	0.17	234-324-012
Riverside	4161 Manchester Pl	1253	\$ 299.00	4	1.75	4/6/2018	\$ 375,000.00	7405	0.17	193-203-033
Riverside	4041 Melrose St	1334	\$ 258.00	2	1	4/6/2018	\$ 345,000.00	6970	0.16	227-173-024
Riverside	2048 Middle Creek Rd	3453	\$ 262.00	3	2.5	4/6/2018	\$ 905,000.00	65775	1.51	243-370-017
Riverside	5553 Molino Way	1394	\$ 19.00	2	2.5	4/6/2018	\$ 27,000.00	8712	0.2	181-053-034
Riverside	4371 Monticello Ave	1320	\$ 261.00	3	1.75	4/6/2018	\$ 345,000.00	9148	0.21	193-081-002
Riverside	3671 N Pole Ln	1465	\$ 269.00	3	2.5	4/6/2018	\$ 395,000.00	4792	0.11	135-431-094
Riverside	3939 Rancho Del Oro Dr	2008	\$ 241.00	4	3.5	4/6/2018	\$ 485,000.00	9147	0.21	142-452-001
Riverside	9184 Sage Ave	1488	\$ 275.00	4	2.25	4/6/2018	\$ 410,000.00	8712	0.2	191-302-007
Riverside	5945 Santa Ana Ave	1497	\$ 273.00	3	2	4/6/2018	\$ 410,000.00	8276	0.19	149-150-043
Riverside	3620 Snowdrift Dr	1926	\$ 212.00	4	2.5	4/6/2018	\$ 410,000.00	4792	0.11	135-432-012



# Riverside

## Sales Comparables - April 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	8403 Sunshine Ln	2938	\$ 199.00	5	2.75	4/6/2018	\$ 585,000.00	9583	0.22	284-052-001
Riverside	17539 Thistle Hill Ct	4739	\$ 175.00	5	4.5	4/6/2018	\$ 830,000.00	64468	1.48	273-660-001
Riverside	8610 Tourmaline Ct	1570	\$ 308.00	4	1.75	4/6/2018	\$ 485,000.00	20037	0.46	169-210-053
Riverside	8534 Verbena Dr	1750	\$ 240.00	3	2	4/6/2018	\$ 420,000.00	6534	0.15	193-113-017
Riverside	5820 Via Susana	3800	\$ 276.00	3	4.25	4/6/2018	\$ 1,050,000.00	54014	1.24	252-310-019
Riverside	4395 Waterbury Ct	1274	\$ 259.00	4	2	4/6/2018	\$ 330,000.00	7405	0.17	206-301-012
Riverside	2870 Antares Dr	2036	\$ 206.00	4	1.75	4/9/2018	\$ 420,000.00	7841	0.18	239-151-026
Riverside	1250 Blazewood St	1626	\$ 298.00	3	2	4/9/2018	\$ 485,000.00	14375	0.33	254-132-004
Riverside	7941 Citadel Ct	960	\$ 327.00	2	1.5	4/9/2018	\$ 314,500.00	3485	0.08	151-350-027
Riverside	2952 Constellation Pl	1660	\$ 210.00	3	2	4/9/2018	\$ 350,000.00	6534	0.15	233-263-030
Riverside	11273 Creekdale Way	2069	\$ 205.00	3	2.5	4/9/2018	\$ 425,000.00	3920	0.09	146-280-081
Riverside	3832 Finly Ct	1036	\$ 301.00	3	1	4/9/2018	\$ 312,000.00	6970	0.16	206-202-007
Riverside	9274 Middlefield Dr	1525	\$ 274.00	5	1.75	4/9/2018	\$ 419,000.00	6970	0.16	266-421-007
Riverside	4589 Tomlinson Ave	576	\$ 477.00	1	1	4/9/2018	\$ 275,000.00	39639	0.91	147-322-001
Riverside	4627 Viaggio Cir	2391	\$ 234.00	4	2.5	4/9/2018	\$ 560,000.00	20037	0.46	183-530-011
Riverside	4706 Victoria Ave	2110	\$ 179.00	3	2.25	4/9/2018	\$ 378,305.00	13939	0.32	219-151-035
Riverside	3100 Vintage Pl	1600	\$ 237.00	3	2.5	4/9/2018	\$ 380,000.00	6098	0.14	173-201-003
Riverside	12776 Avocado Way	2626	\$ 100.00	4	2	4/10/2018	\$ 265,000.00	7840	0.18	270-320-010
Riverside	211 Barret Rd	1735	\$ 230.00	4	1.75	4/10/2018	\$ 400,000.00	10454	0.24	253-112-015
Riverside	3669 Briscoe St	1340	\$ 311.00	3	2.25	4/10/2018	\$ 418,000.00	8276	0.19	218-281-011
Riverside	10209 Chickasaw Pass	2213	\$ 192.00	4	2.5	4/10/2018	\$ 425,000.00	7841	0.18	234-304-007
Riverside	8350 Dufferin Ave	4007	\$ 185.00	4	4	4/10/2018	\$ 745,000.00	213444	4.9	238-150-011
Riverside	6052 Kohlberry Ct	1338	\$ 151.00	3	2	4/10/2018	\$ 202,500.00	8276	0.19	263-341-029
Riverside	5142 La Sierra Ave	720	\$ 534.00	2	1	4/10/2018	\$ 385,000.00	41382	0.95	146-050-022
Riverside	10131 Leucadia Ln	1556	\$ 238.00	4	1.75	4/10/2018	\$ 371,000.00	7405	0.17	155-322-022
Riverside	6696 Mia Ave	1072	\$ 223.00	3	1.75	4/10/2018	\$ 240,000.00	15246	0.35	155-200-001
Riverside	5109 Noble St	1134	\$ 304.00	3	1.75	4/10/2018	\$ 345,000.00	6534	0.15	151-313-021
Riverside	1887 Praed St	2241	\$ 267.00	4	2.75	4/10/2018	\$ 600,000.00	21780	0.5	269-212-023
Riverside	6968 Sedona Dr	1133	\$ 153.00	3	1.75	4/10/2018	\$ 174,000.00	7405	0.17	183-181-013
Riverside	6187 Soledad Dr	1476	\$ 221.00	4	2.25	4/10/2018	\$ 327,000.00	6970	0.16	190-083-006



## Riverside

Sales Comparables - April 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	7964 Stella St	1815	\$ 242.00	4	2.25	4/10/2018	\$ 440,000.00	7841	0.18	231-122-017
Riverside	3591 Twogood Ln	1785	\$ 215.00	4	2	4/10/2018	\$ 385,000.00	7405	0.17	209-211-035
Riverside	3655 Verde St	792	\$ 372.00	2	1	4/10/2018	\$ 295,000.00	6534	0.15	230-042-029
Riverside	4012 5Th St					4/11/2018	\$ 185,000.00			214-201-007
Riverside	1992 Blenheim St	1016	\$ 285.00	2	1	4/11/2018	\$ 290,000.00	6534	0.15	210-060-020
Riverside	17778 Burl Hollow Dr	3385	\$ 197.00	4	3.25	4/11/2018	\$ 670,000.00	81892	1.88	273-652-003
Riverside	3559 Kansas Ave	1034	\$ 304.00	3	2	4/11/2018	\$ 315,000.00	7405	0.17	211-104-013
Riverside	19929 Lonestar Ln	4175	\$ 135.00	5	4	4/11/2018	\$ 565,000.00	10890	0.25	266-652-007
Riverside	5245 Melbourne Pl	1344	\$ 271.00	3	2	4/11/2018	\$ 365,454.00	4356	0.1	276-253-018
Riverside	4191 Ramona Dr	1122	\$ 368.00	3	1.5	4/11/2018	\$ 414,000.00	6970	0.16	217-181-013
Riverside	15873 Rancho Viejo Dr	2050	\$ 248.00	3	1.75	4/11/2018	\$ 510,000.00	35719	0.82	245-151-001
Riverside	10709 Rossbo Ave	1058	\$ 321.00	3	1	4/11/2018	\$ 340,000.00	7405	0.17	143-072-026
Riverside	15800 Saddleback Rd	2172	\$ 225.00	4	1.75	4/11/2018	\$ 490,000.00	30492	0.7	245-160-023
Riverside	3237 Vista Pointe	3426	\$ 167.00	5	3	4/11/2018	\$ 575,000.00	6969	0.16	138-440-011
Riverside	11126 Western Hills Dr	2328	\$ 214.00	3	1.75	4/11/2018	\$ 500,000.00	15682	0.36	154-062-009
Riverside	6478 Baker St	800	\$ 325.00	2	1	4/12/2018	\$ 260,000.00	7405	0.17	163-100-033
Riverside	4612 Duarte Ct	2019	\$ 240.00	4	2.5	4/12/2018	\$ 485,000.00			147-270-051
Riverside	3653 Eucalyptus Ave	1062	\$ 197.00	3	0.75	4/12/2018	\$ 210,000.00	7405	0.17	211-096-017
Riverside	6302 Eucalyptus St	1034	\$ 541.00	3	1	4/12/2018	\$ 560,000.00	11761	0.27	163-160-010
Riverside	5869 Grinnell Dr	1487	\$ 272.00	3	2	4/12/2018	\$ 405,000.00	9583	0.22	166-182-004
Riverside	12200 Knoeffler Dr	1200	\$ 708.00	3	1	4/12/2018	\$ 850,000.00	69696	1.6	168-340-005
Riverside	3916 Madrona Rd	1367	\$ 256.00	4	1.75	4/12/2018	\$ 350,000.00	9148	0.21	193-321-027
Riverside	3149 Mumford Ave	1379	\$ 297.00	3	2.5	4/12/2018	\$ 410,000.00	7405	0.17	136-191-005
Riverside	11530 Orion St	3144	\$ 146.00	4	3	4/12/2018	\$ 460,000.00	12632	0.29	168-151-003
Riverside	8321 Raintree Ave	1260	\$ 289.00	3	2	4/12/2018	\$ 365,000.00	8276	0.19	193-162-003
Riverside	8546 Raintree Ave	1710	\$ 222.00	4	2	4/12/2018	\$ 381,000.00	6534	0.15	193-151-010
Riverside	11221 Reliance Dr	1823	\$ 233.00	4	1.75	4/12/2018	\$ 425,000.00	6970	0.16	142-301-005
Riverside	3172 Antietam Dr	1178	\$ 337.00	3	1.75	4/13/2018	\$ 398,000.00	6534	0.15	138-372-027
Riverside	6705 Belinda Dr	1509	\$ 268.00	3	1.75	4/13/2018	\$ 405,000.00	10454	0.24	226-243-049
Riverside	5327 Brockton Ave	914	\$ 371.00	2	1	4/13/2018	\$ 340,000.00	7841	0.18	217-262-025



# Riverside

## Sales Comparables - April 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	6625 Dorinda Dr	1559	\$ 218.00	4	1.75	4/13/2018	\$ 340,000.00			155-162-008
Riverside	3940 Dwight Ave	1273	\$ 255.00	3	2	4/13/2018	\$ 325,000.00	6098	0.14	221-052-042
Riverside	4135 Euclid Ct	1424	\$ 231.00	2	1.75	4/13/2018	\$ 329,000.00	7405	0.17	227-130-014
Riverside	7187 Evans St	1072	\$ 310.00	3	1.75	4/13/2018	\$ 333,000.00	8276	0.19	230-320-011
Riverside	14383 Four Winds Rd	2082	\$ 240.00	3	3.5	4/13/2018	\$ 500,000.00	27007	0.62	271-151-057
Riverside	6264 Indian Camp Rd	940	\$ 356.00	2	1.75	4/13/2018	\$ 335,000.00	5227	0.12	185-253-004
Riverside	11579 Inglewood Ct	1407	\$ 302.00	3	1.75	4/13/2018	\$ 425,000.00	9148	0.21	132-192-039
Riverside	5408 Kirkmichael Cir	1656	\$ 123.00	4	2.5	4/13/2018	\$ 205,000.00	4792	0.11	256-432-005
Riverside	8662 Larkin Ct	1421	\$ 266.00	3	1.75	4/13/2018	\$ 378,000.00	6970	0.16	193-262-016
Riverside	1977 Missouri St	1125	\$ 17.00	3	1.75	4/13/2018	\$ 20,000.00	6534	0.15	211-042-014
Riverside	4756 Oakwood Pl	988	\$ 688.00	2	1	4/13/2018	\$ 680,000.00	8712	0.2	218-121-003
Riverside	3494 Revere Rd	1521	\$ 210.00	4	1.75	4/13/2018	\$ 319,800.00	6970	0.16	132-162-013
Riverside	19817 San Luis Rey Ln	2384	\$ 182.00	3	2.5	4/13/2018	\$ 435,000.00	7405	0.17	266-533-034
Riverside	1677 Southport Dr	3015	\$ 200.00	4	3	4/13/2018	\$ 605,000.00	21780	0.5	242-100-021
Riverside	6191 Streeter Ave	1297	\$ 252.00	3	1.75	4/13/2018	\$ 327,000.00	7405	0.17	190-122-005
Riverside	11246 Westwind Way	1195	\$ 610.00	3	2	4/13/2018	\$ 730,000.00	6969	0.16	149-221-022
Riverside	5965 Azurite St	1318	\$ 213.00	3	1.75	4/16/2018	\$ 282,000.00	7841	0.18	165-111-029
Riverside	5853 Fairlane Dr	1732	\$ 216.00	3	2.25	4/16/2018	\$ 375,000.00	4791	0.11	243-080-060
Riverside	17062 First Light Ln	3655	\$ 84.00	4	2.5	4/16/2018	\$ 309,500.00	9147	0.21	136-390-005
Riverside	18710 Granite Ave	1650	\$ 138.00	3	2	4/16/2018	\$ 228,750.00	19166	0.44	267-101-015
Riverside	18327 Hidden Ranch Rd	2651	\$ 174.00	4	2.5	4/16/2018	\$ 463,000.00	8712	0.2	266-660-020
Riverside	17078 Hidden Trails Ln	4301	\$ 79.00	5	4.5	4/16/2018	\$ 342,750.00	10890	0.25	270-440-005
Riverside	4725 Montgomery St	1000	\$ 315.00	3	1.5	4/16/2018	\$ 315,000.00	6098	0.14	151-373-015
Riverside	4474 Oakwood Pl	1015	\$ 366.00	2	1	4/16/2018	\$ 372,000.00	6098	0.14	218-182-022
Riverside	4027 Opal St	1118	\$ 268.00	3	1.75	4/16/2018	\$ 300,000.00	9148	0.21	182-073-016
Riverside	1875 Redfield Rd	2112	\$ 196.00	4	2.5	4/16/2018	\$ 415,000.00	4356	0.1	221-240-020
Riverside	11548 Trailway Dr	4312	\$ 156.00	4	4.5	4/16/2018	\$ 675,000.00	9147	0.21	142-530-032
Riverside	6969 Arbor Dr	1101	\$ 299.00	3	1	4/17/2018	\$ 330,000.00	10019	0.23	190-301-003
Riverside	6244 Autumnwood Dr	1883	\$ 172.00	4	2.5	4/17/2018	\$ 325,000.00	3484	0.08	149-430-005
Riverside	4437 Bigem Ct	1384	\$ 246.00	3	2.5	4/17/2018	\$ 341,000.00	2178	0.05	207-200-042

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	5407 Central Ave	1136	\$ 286.00	3	1	4/17/2018	\$ 325,000.00	14810	0.34	190-196-020
Riverside	4663 Edgewood Pl	1688	\$ 236.00	4	1.75	4/17/2018	\$ 400,000.00	10454	0.24	218-133-016
Riverside	17663 Gleason St	2261	\$ 243.00	3	2.5	4/17/2018	\$ 550,000.00	108900	2.5	267-200-002
Riverside	15501 Golden Star Ave	2088	\$ 191.00	3	1.75	4/17/2018	\$ 400,000.00	43560	1	245-460-021
Riverside	6467 Juanro Way	1285	\$ 280.00	4	1.75	4/17/2018	\$ 360,000.00	6534	0.15	190-202-001
Riverside	4426 Palamina Cir	1988	\$ 200.00	4	3	4/17/2018	\$ 399,000.00	5227	0.12	181-325-029
Riverside	6447 Rhonda Rd	1141	\$ 240.00	3	1.75	4/17/2018	\$ 274,500.00	6970	0.16	190-201-003
Riverside	5211 Westerfield St	1754	\$ 213.00	3	2	4/17/2018	\$ 375,000.00	5227	0.12	181-362-035
Riverside	2919 Winifred St	1665	\$ 234.00	4	2.5	4/17/2018	\$ 391,000.00	6970	0.16	234-212-006
Riverside	8798 Briarcliff Ln	3165	\$ 159.00	4	3	4/18/2018	\$ 505,000.00	7405	0.17	294-412-001
Riverside	6678 Clifford St	1170	\$ 201.00	4	1.75	4/18/2018	\$ 235,500.00	6970	0.16	190-241-064
Riverside	10945 Cochran Ave	1857	\$ 247.00	4	2.5	4/18/2018	\$ 460,000.00	6970	0.16	142-271-001
Riverside	17036 Crestpeak Ct	3904	\$ 178.00	4	3.5	4/18/2018	\$ 695,500.00	9147	0.21	136-410-036
Riverside	4655 Glen St	1987	\$ 234.00	3	2	4/18/2018	\$ 465,000.00	22651	0.52	169-350-007
Riverside	541 Glenhill Dr	1216	\$ 289.00	3	1.75	4/18/2018	\$ 352,500.00	7405	0.17	251-051-020
Riverside	9083 Limecrest Dr	1677	\$ 244.00	3	2.25	4/18/2018	\$ 410,000.00	7405	0.17	284-212-015
Riverside	1478 Rosehill Dr	1574	\$ 263.00	4	1.75	4/18/2018	\$ 415,000.00	11761	0.27	254-032-002
Riverside	3968 Rosewood Pl	816	\$ 435.00	2	1	4/18/2018	\$ 355,000.00	7405	0.17	218-233-013
Riverside	8469 Shalimar Pl	1000	\$ 251.00	3	1.5	4/18/2018	\$ 251,500.00	7841	0.18	238-271-003
Riverside	5130 Sierra St	1115	\$ 334.00	3	1	4/18/2018	\$ 372,500.00	8276	0.19	226-172-002
Riverside	3425 Siskiyou Cir	1235	\$ 259.00	3	2	4/18/2018	\$ 320,000.00	4356	0.1	135-331-009
Riverside	4220 Sunrose Dr	1654	\$ 255.00	3	2.5	4/18/2018	\$ 422,000.00	7841	0.18	142-471-014
Riverside	2485 9Th St	830	\$ 253.00	3	1	4/19/2018	\$ 210,000.00	6098	0.14	211-133-010
Riverside	9350 Bruce Ave	1076	\$ 311.00	3	1.75	4/19/2018	\$ 335,000.00	7405	0.17	155-191-011
Riverside	6018 Cannich Rd	2962	\$ 251.00	4	2.5	4/19/2018	\$ 745,000.00	28314	0.65	263-360-025
Riverside	1377 Celtic Ct	1555	\$ 260.00	3	2.5	4/19/2018	\$ 405,000.00	6098	0.14	263-351-038
Riverside	6485 Clovis Pl	1524	\$ 147.00	4	1.75	4/19/2018	\$ 225,000.00	6534	0.15	226-082-021
Riverside	3963 Columbia Ave	1188	\$ 279.00	3	0.75	4/19/2018	\$ 332,000.00	17424	0.4	206-050-022
Riverside	5240 Coventry Dr	1937	\$ 242.00	4	2.25	4/19/2018	\$ 469,000.00	10019	0.23	222-060-031
Riverside	5875 Crystal Hill St	1280	\$ 298.00	3	1.75	4/19/2018	\$ 382,500.00	6970	0.16	190-282-021



**Riverside**  
Sales Comparables - April 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	2844 David St	1367	\$ 577.00	3	1.75	4/19/2018	\$ 790,000.00	8276	0.19	235-103-004
Riverside	4229 Giles Ct	1383	\$ 318.00	4	1.75	4/19/2018	\$ 440,000.00	10890	0.25	145-141-012
Riverside	6880 Ironwood Dr	2240	\$ 4.00	4	2.75	4/19/2018	\$ 10,800.00	13939	0.32	272-223-001
Riverside	3686 Lila St	1667	\$ 251.00	3	2.25	4/19/2018	\$ 420,000.00	7841	0.18	231-123-010
Riverside	5671 Old Ranch Rd	1584	\$ 47.00	3	1.75	4/19/2018	\$ 75,000.00	13503	0.31	187-120-004
Riverside	16353 E Peak Ct	2909	\$ 185.00	5	2.75	4/19/2018	\$ 540,000.00	11326	0.26	140-202-011
Riverside	4375 Ramona Dr	2242	\$ 231.00	4	3.5	4/19/2018	\$ 520,000.00	16988	0.39	217-181-004
Riverside	16423 Village Meadow Dr	4895	\$ 137.00	4	3.5	4/19/2018	\$ 675,000.00	16552	0.38	140-331-002
Riverside	6219 Anabel St	1196	\$ 316.00	2	1.75	4/20/2018	\$ 378,000.00			185-232-006
Riverside	2963 Berkeley Rd	1118	\$ 6.00	3	1.75	4/20/2018	\$ 7,200.00	11326	0.26	223-062-006
Riverside	2974 Berkeley Rd	1118	\$ 330.00	3	1.75	4/20/2018	\$ 370,000.00	7841	0.18	223-061-012
Riverside	7453 Breckenridge Dr	4166	\$ 489.00	4	3.5	4/20/2018	\$ 2,040,000.00	43124	0.99	243-200-044
Riverside	11491 Bridgeway Dr	2706	\$ 92.00	4	2.75	4/20/2018	\$ 250,000.00	7405	0.17	142-510-044
Riverside	6355 Brookdale Ave	1586	\$ 239.00	4	1.75	4/20/2018	\$ 380,000.00	11325	0.26	182-131-010
Riverside	7931 Devon Ct	2912	\$ 1.00	4	2.5	4/20/2018	\$ 5,100.00	8712	0.2	276-282-024
Riverside	5937 Edith Ave	2187	\$ 521.00	3	2.5	4/20/2018	\$ 1,140,000.00	16553	0.38	235-291-006
Riverside	17006 First Light Ln	3130	\$ 198.00	4	2.5	4/20/2018	\$ 620,000.00	20473	0.47	136-390-009
Riverside	4282 Guild Cir	1205	\$ 311.00	3	2	4/20/2018	\$ 375,000.00	7405	0.17	170-410-019
Riverside	6829 John Dr	1470	\$ 193.00	4	1.5	4/20/2018	\$ 285,000.00	4792	0.11	186-132-017
Riverside	5380 Jurupa Ave	1266	\$ 299.00	3	1.5	4/20/2018	\$ 379,000.00	16552	0.38	190-050-009
Riverside	1438 Le Conte Dr	1421	\$ 616.00	3	1.75	4/20/2018	\$ 876,000.00	7841	0.18	254-031-005
Riverside	6079 Morey Way	1188	\$ 277.00	3	1	4/20/2018	\$ 330,000.00	12632	0.29	177-221-023
Riverside	11141 Mountain Ave	700	\$ 428.00	1	0.75	4/20/2018	\$ 300,000.00	6969	0.16	146-154-017
Riverside	1525 Quadrille Ct	1781	\$ 275.00	4	2	4/20/2018	\$ 490,000.00	28314	0.65	239-322-002
Riverside	4060 Ramona Dr	1550	\$ 283.00	3	1	4/20/2018	\$ 440,000.00	7841	0.18	217-191-003
Riverside	5937 Rodeo Dr	1164	\$ 268.00	3	1.75	4/20/2018	\$ 312,000.00	7841	0.18	177-193-008
Riverside	17920 Spring View Ln	1921	\$ 235.00	3	2.75	4/20/2018	\$ 452,000.00	4356	0.1	140-290-014
Riverside	11539 Streampoint Dr	3564	\$ 346.00	3	3.5	4/20/2018	\$ 1,236,000.00	7840	0.18	142-530-036
Riverside	735 Apache Trl	2575	\$ 93.00	4	2.5	4/23/2018	\$ 240,000.00	8712	0.2	253-172-010
Riverside	10434 Branigan Way	1170	\$ 286.00	3	1.75	4/23/2018	\$ 335,000.00	7405	0.17	143-112-008



# Riverside

## Sales Comparables - April 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	6939 Cherrywood Dr	2731	\$ 219.00	4	3.75	4/23/2018	\$ 600,000.00	13068	0.3	272-071-012
Riverside	14335 Citrus Park Cir	3524	\$ 178.00	4	3.5	4/23/2018	\$ 630,000.00	26571	0.61	271-030-052
Riverside	12000 Jonathan Dr	3997	\$ 201.00	3	3.5	4/23/2018	\$ 805,000.00	14810	0.34	136-500-011
Riverside	4783 Las Tunas Dr	2340	\$ 205.00	4	2.75	4/23/2018	\$ 480,000.00	6970	0.16	226-242-009
Riverside	6601 Marin Ct	2104	\$ 201.00	3	2.5	4/23/2018	\$ 425,000.00	3920	0.09	268-172-004
Riverside	5978 Quiroz Dr	1809	\$ 226.00	4	1.75	4/23/2018	\$ 409,000.00	14375	0.33	166-341-019
Riverside	2818 Ronald St	1631	\$ 539.00	3	1.75	4/23/2018	\$ 880,000.00	8276	0.19	235-102-002
Riverside	4027 Sutton Ct	1388	\$ 231.00	3	2.25	4/23/2018	\$ 321,000.00	2178	0.05	207-160-052
Riverside	3150 Waldorf Dr	1440	\$ 247.00	3	1.75	4/23/2018	\$ 356,000.00	7405	0.17	251-151-007
Riverside	19759 Westerly Dr	1362	\$ 288.00	3	2	4/23/2018	\$ 393,000.00	5227	0.12	284-162-010
Riverside	7030 34Th St	768	\$ 462.00	3	1	4/24/2018	\$ 355,000.00	25700	0.59	174-260-012
Riverside	4399 Avon St	1248	\$ 255.00	3	1.75	4/24/2018	\$ 319,000.00	6098	0.14	169-120-022
Riverside	8971 Bellevue Pl	1776	\$ 176.00	3	2	4/24/2018	\$ 313,500.00	6969	0.16	294-441-005
Riverside	19336 De Marco Rd	2912	\$ 188.00	5	3.5	4/24/2018	\$ 550,000.00	7840	0.18	276-181-010
Riverside	7603 Dufferin Ave	1806	\$ 411.00	4	2.5	4/24/2018	\$ 744,000.00	120225	2.76	237-162-003
Riverside	4067 Jones Ave	1436	\$ 263.00	4	1.75	4/24/2018	\$ 378,500.00	7405	0.17	143-322-006
Riverside	19390 Markham St	1982	\$ 227.00	3	1.75	4/24/2018	\$ 450,000.00	43124	0.99	266-313-005
Riverside	3917 Park View Ter	1249	\$ 336.00	3	1.75	4/24/2018	\$ 420,000.00	17424	0.4	209-171-008
Riverside	5443 Provence Pl	1444	\$ 311.00	4	2.25	4/24/2018	\$ 450,000.00	14810	0.34	222-261-009
Riverside	5495 Tower Rd	1180	\$ 305.00	2	1	4/24/2018	\$ 360,000.00	9583	0.22	218-111-009
Riverside	5276 Victoria Ave	2634	\$ 201.00	4	2.75	4/24/2018	\$ 530,000.00	22215	0.51	223-131-026
Riverside	5565 Willard Way	1000	\$ 335.00	3	1	4/24/2018	\$ 335,000.00	6534	0.15	190-172-014
Riverside	3037 Amsterdam Dr	1312	\$ 268.00	3	1.75	4/25/2018	\$ 352,500.00	6534	0.15	233-292-010
Riverside	3851 Beechwood Pl	1068	\$ 344.00	2	1	4/25/2018	\$ 367,500.00	7405	0.17	217-242-022
Riverside	4821 Boardwalk Dr	1107	\$ 325.00	3	1.75	4/25/2018	\$ 360,000.00	8276	0.19	145-321-013
Riverside	13182 Capricornio St	2820	\$ 240.00	4	3.5	4/25/2018	\$ 679,000.00			269-510-017
Riverside	4853 Doane Ave	1090	\$ 222.00	4	2	4/25/2018	\$ 242,000.00	7405	0.17	146-232-005
Riverside	6829 Echo Ct	1280	\$ 288.00	4	1.75	4/25/2018	\$ 369,000.00	8276	0.19	155-306-007
Riverside	14286 Meadowlands Dr	2526	\$ 217.00	4	2.5	4/25/2018	\$ 550,000.00	12196	0.28	271-151-043
Riverside	6551 Rexford Dr	1454	\$ 230.00	3	1.5	4/25/2018	\$ 335,000.00	7405	0.17	190-195-005





# Riverside

## Sales Comparables - April 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	5710 Rio Rd	2941	\$ 163.00	6	3.5	4/25/2018	\$ 480,000.00	14810	0.34	186-230-022
Riverside	17963 Spring View Ln	1445	\$ 294.00	3	2.5	4/25/2018	\$ 425,000.00	6534	0.15	140-290-021
Riverside	4464 Superior St	1750	\$ 228.00	4	2.75	4/25/2018	\$ 400,000.00	7841	0.18	143-342-034
Riverside	5824 Thornhill Dr	1345	\$ 289.00	2	2	4/25/2018	\$ 390,000.00	5227	0.12	263-262-005
Riverside	17010 Via Los Caballeros	2108	\$ 272.00	4	1.75	4/25/2018	\$ 575,000.00	20038	0.46	274-181-023
Riverside	9814 Willowbrook Rd	3281	\$ 185.00	5	2.75	4/25/2018	\$ 610,000.00	19602	0.45	167-390-002
Riverside	2142 11Th St	748	\$ 421.00	3	1	4/26/2018	\$ 315,000.00	5663	0.13	221-034-003
Riverside	9580 Altadena Dr	1890	\$ 216.00	5	2.5	4/26/2018	\$ 410,000.00	6970	0.16	155-304-001
Riverside	20125 Aptos St	2283	\$ 219.00	4	2.75	4/26/2018	\$ 500,000.00	8712	0.2	294-542-008
Riverside	1114 Brasado Way	3586	\$ 177.00	4	2.75	4/26/2018	\$ 637,000.00	27442	0.63	276-100-043
Riverside	511 W Campus View Dr	1464	\$ 275.00	3	1.75	4/26/2018	\$ 404,000.00	10890	0.25	251-192-015
Riverside	5770 Felspar St	1491	\$ 301.00	4	1.75	4/26/2018	\$ 450,000.00	20473	0.47	165-221-004
Riverside	3655 Harding St	1311	\$ 270.00	3	1.75	4/26/2018	\$ 355,000.00	7841	0.18	229-023-011
Riverside	4336 Joslin Ct	2159	\$ 194.00	4	1.75	4/26/2018	\$ 420,000.00	10019	0.23	142-063-009
Riverside	1282 Las Ventanas Way	3127	\$ 230.00	4	3	4/26/2018	\$ 720,000.00	71874	1.65	276-360-015
Riverside	4354 Santee Pl	1224	\$ 231.00	3	1.75	4/26/2018	\$ 283,500.00	6970	0.16	193-143-003
Riverside	3572 Sidney St	1191	\$ 298.00	3	1	4/26/2018	\$ 355,000.00	7405	0.17	233-083-002
Riverside	16195 Stonehill Ct	2175	\$ 195.00	4	2.75	4/26/2018	\$ 425,000.00	11326	0.26	140-212-012
Riverside	3170 Vintage Pl	1533	\$ 247.00	3	2	4/26/2018	\$ 379,500.00	7841	0.18	173-203-011
Riverside	3114 Vista Ter	3426	\$ 179.00	5	3	4/26/2018	\$ 615,000.00	7405	0.17	138-440-063
Riverside	6947 Whale Rock Ct	3004	\$ 191.00	4	2.5	4/26/2018	\$ 575,000.00	10454	0.24	272-072-030
Riverside	8362 Attica Dr	3555	\$ 140.00	5	2.75	4/27/2018	\$ 500,000.00	6970	0.16	284-064-018
Riverside	4549 Beatty Dr	2282	\$ 226.00	4	3.25	4/27/2018	\$ 517,000.00	9583	0.22	226-302-030
Riverside	5931 Bee Jay St	1254	\$ 251.00	3	1	4/27/2018	\$ 315,000.00	8276	0.19	151-051-020
Riverside	6855 Butte Dr	1476	\$ 213.00	4	2	4/27/2018	\$ 315,000.00	8712	0.2	154-253-010
Riverside	19302 De Marco Rd	3391	\$ 153.00	6	3.5	4/27/2018	\$ 520,000.00	12196	0.28	276-181-007
Riverside	5920 Edith Ave	2123	\$ 232.00	2	2.75	4/27/2018	\$ 494,000.00	14810	0.34	235-292-007
Riverside	11568 Freedom Trl	1171	\$ 328.00	3	2	4/27/2018	\$ 385,000.00	6969	0.16	132-224-004
Riverside	4556 Granada Ave	1630	\$ 248.00	3	1.75	4/27/2018	\$ 405,272.00	9583	0.22	226-210-004
Riverside	7037 Hawarden Dr	3530	\$ 277.00	3	3.5	4/27/2018	\$ 981,000.00	32670	0.75	241-431-003



## Riverside

Sales Comparables - April 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	3385 Kansas Ave	952	\$ 283.00	3	1	4/27/2018	\$ 270,000.00	8712	0.2	211-034-017
Riverside	9446 Kentfield Ct	2168	\$ 107.00	3	2.5	4/27/2018	\$ 232,500.00	10890	0.25	266-571-048
Riverside	18430 Kross Rd	3560	\$ 188.00	4	2	4/27/2018	\$ 670,000.00	46609	1.07	280-040-010
Riverside	1580 Main St	2001	\$ 207.00	5	3	4/27/2018	\$ 415,000.00	8276	0.19	206-204-002
Riverside	8814 Mesa Oak Dr	1931	\$ 235.00	3	2	4/27/2018	\$ 455,000.00	7841	0.18	294-292-003
Riverside	4205 Mill Creek St	1105	\$ 261.00	3	1.75	4/27/2018	\$ 289,000.00	4356	0.1	181-240-019
Riverside	7125 Nixon Dr	1166	\$ 306.00	3	1.75	4/27/2018	\$ 357,500.00	8276	0.19	230-191-017
Riverside	7940 Paisano Way	2664	\$ 180.00	3	1.75	4/27/2018	\$ 480,000.00	12197	0.28	166-143-014
Riverside	8949 Pine Needles Ct	2617	\$ 201.00	4	2.5	4/27/2018	\$ 528,000.00	8712	0.2	294-531-050
Riverside	2475 Prince Albert Dr	2266	\$ 154.00	2	1.75	4/27/2018	\$ 350,000.00	20473	0.47	221-261-003
Riverside	3620 Ramona Dr	1844	\$ 257.00	3	2	4/27/2018	\$ 475,000.00	7840	0.18	217-202-033
Riverside	7136 Rutland Ave	1130	\$ 309.00	3	2	4/27/2018	\$ 350,000.00	5227	0.12	155-431-002
Riverside	8739 Sandhill Dr	1840	\$ 240.00	4	2.75	4/27/2018	\$ 443,000.00	7405	0.17	294-243-005
Riverside	8300 Tamarind Ln	1152	\$ 312.00	3	1.75	4/27/2018	\$ 360,000.00	6970	0.16	166-422-007
Riverside	3640 Avalon St	1268	\$ 250.00	2	1.5	4/30/2018	\$ 317,000.00	32670	0.75	179-112-003
Riverside	3872 Bel Air St	1327	\$ 275.00	3	1.5	4/30/2018	\$ 366,000.00	6534	0.15	193-242-013
Riverside	7576 Bloom Way	1086	\$ 288.00	3	1	4/30/2018	\$ 313,000.00	9148	0.21	237-062-023
Riverside	5400 College Ave	2312	\$ 218.00	4	1.75	4/30/2018	\$ 505,000.00	10019	0.23	168-211-011
Riverside	9105 Coral Tree Ln	1408	\$ 298.00	3	2	4/30/2018	\$ 420,000.00	10890	0.25	233-273-005
Riverside	16601 Creekside Rd	2627	\$ 220.00	4	2.75	4/30/2018	\$ 579,000.00	11325	0.26	136-283-005
Riverside	3654 Elizabeth St	811	\$ 381.00	2	1	4/30/2018	\$ 309,000.00	8276	0.19	225-064-006
Riverside	4770 Elmwood Ct	1620	\$ 296.00	4	1.75	4/30/2018	\$ 480,000.00	7841	0.18	217-213-012
Riverside	4592 Enrico Way	2700	\$ 149.00	3	2.5	4/30/2018	\$ 403,000.00	3484	0.08	207-210-030
Riverside	4361 Glenwood Dr	1972	\$ 25.00	2	1.75	4/30/2018	\$ 51,000.00	11326	0.26	187-062-013
Riverside	14200 Harvey Ln	1634	\$ 239.00	3	2	4/30/2018	\$ 392,000.00	16552	0.38	271-262-036
Riverside	9748 Indiana Ave	1250	\$ 260.00	3	1.75	4/30/2018	\$ 325,000.00	10018	0.23	234-220-008
Riverside	2825 Iron Hills Way	1264	\$ 305.00	3	1	4/30/2018	\$ 386,500.00	8712	0.2	223-255-024
Riverside	18113 John F Kennedy Dr	3206	\$ 177.00	5	2	4/30/2018	\$ 570,000.00	45302	1.04	280-010-008
Riverside	6907 Kern Dr	1470	\$ 197.00	4	1.5	4/30/2018	\$ 290,000.00	3920	0.09	186-222-004
Riverside	11967 Knoefler Dr	1489	\$ 265.00	2	1.75	4/30/2018	\$ 395,000.00	14374	0.33	141-240-023



## Riverside

Sales Comparables - April 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	545 W La Cadena Dr	1150	\$ 244.00	3	2	4/30/2018	\$ 281,500.00	68389	1.57	246-210-016
Riverside	8421 Lindenhurst St	3624	\$ 146.00	5	2.5	4/30/2018	\$ 530,000.00	7405	0.17	284-122-005
Riverside	3187 Locust St	1292	\$ 328.00	2	1	4/30/2018	\$ 424,000.00	6970	0.16	214-041-009
Riverside	8460 New Windsor St	2606	\$ 189.00	3	3	4/30/2018	\$ 495,000.00	7840	0.18	284-281-019
Riverside	4640 Pavia Way	1398	\$ 264.00	4	1.75	4/30/2018	\$ 370,000.00	7841	0.18	142-052-017
Riverside	14135 Perkins Dr	2304	\$ 455.00	3	1.75	4/30/2018	\$ 1,050,000.00	20473	0.47	271-020-016
Riverside	4491 Riverbend Ln	1584	\$ 261.00	3	2.5	4/30/2018	\$ 415,000.00	7405	0.17	181-273-013
Riverside	4659 Shetland Ln	1232	\$ 336.00	4	1.75	4/30/2018	\$ 415,000.00	20038	0.46	169-233-002
Riverside	8677 Stark St	1103	\$ 299.00	3	1	4/30/2018	\$ 330,000.00	7405	0.17	231-173-017
Riverside	10992 Stonehenge Pl	1320	\$ 314.00	3	1.75	4/30/2018	\$ 415,000.00	10019	0.23	138-393-013
Riverside	4862 Streambay Ct	2732	\$ 173.00	4	2.5	4/30/2018	\$ 475,000.00	4791	0.11	146-270-052
Riverside	6300 Vonnie Ct	1241	\$ 285.00	3	2	4/30/2018	\$ 354,000.00	13068	0.3	190-071-027
Riverside	8887 Windmill Pl	4046	\$ 160.00	5	4.5	4/30/2018	\$ 650,000.00	12632	0.29	284-011-001

<b>Total Sales:</b>	<b>313</b>
<b>Average Sales Price:</b>	<b>\$432,328.21</b>
<b>Average Square Feet:</b>	<b>1866</b>