



# Riverside

## Sales Comparables - October 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	5193 Konic Ct	2186	\$ 180.00	3	2.5	10/1/2018	\$ 395,000.00	5663	0.13	181-324-016
Riverside	7949 Orlando Dr	900	\$ 350.00	3	1.5	10/1/2018	\$ 315,000.00			151-350-006
Riverside	3576 Locust St	1425	\$ 217.00	3	1.75	10/1/2018	\$ 310,000.00	8276	0.19	214-182-006
Riverside	5630 Arlington Ave	1274	\$ 243.00	3	1	10/1/2018	\$ 310,000.00	10890	0.25	227-062-001
Riverside	19764 Mt Wasatch Dr	2631	\$ 185.00	4	3	10/1/2018	\$ 488,000.00	6969	0.16	284-220-039
Riverside	3601 Linwood Pl	1444	\$ 295.00	3	1.5	10/1/2018	\$ 427,000.00	7405	0.17	218-261-034
Riverside	4685 La Paz Ln	1505	\$ 292.00	4	1.75	10/1/2018	\$ 440,000.00	14375	0.33	207-081-007
Riverside	5198 Cedar St	1392	\$ 271.00	4	2	10/1/2018	\$ 378,000.00	31798	0.73	167-241-021
Riverside	5220 Ocean Ct	2438	\$ 180.00	7	2.75	10/1/2018	\$ 440,000.00	21780	0.5	147-130-026
Riverside	13910 Seven Hills Dr	2413	\$ 265.00	3	2	10/1/2018	\$ 640,000.00	21344	0.49	269-180-034
Riverside	11496 Springwood Ct	3789	\$ 65.00	5	4	10/1/2018	\$ 248,000.00	6534	0.15	142-510-042
Riverside	4131 Hale St	1040	\$ 307.00	3	1.75	10/2/2018	\$ 320,000.00	6534	0.15	206-273-002
Riverside	16025 Gamble Ave	1736	\$ 244.00	3	2	10/2/2018	\$ 425,000.00	44431	1.02	274-080-013
Riverside	6027 Streeter Ave	1786	\$ 215.00	3	1.75	10/2/2018	\$ 385,000.00	12632	0.29	190-050-035
Riverside	2908 Pecos Way	1202	\$ 612.00	3	2	10/2/2018	\$ 736,000.00	9147	0.21	223-251-008
Riverside	11420 Eton Ln	2265	\$ 209.00	3	2.25	10/2/2018	\$ 475,000.00	10019	0.23	256-075-004
Riverside	5821 Sunset Ranch Dr	1655	\$ 216.00	3	2.25	10/2/2018	\$ 357,500.00	4356	0.1	243-080-035
Riverside	12559 Orangeblossom Ln	3616	\$ 164.00	6	3.5	10/2/2018	\$ 594,000.00	9583	0.22	270-230-028
Riverside	3057 Cridge St					10/2/2018	\$ 315,000.00			219-114-010
Riverside	11253 Yucca Dr	1574	\$ 166.00	3	1.75	10/2/2018	\$ 262,727.00	9148	0.21	153-272-014
Riverside	20855 Burlington Cir	3270	\$ 308.00	4	3	10/2/2018	\$ 1,010,000.00	7405	0.17	294-493-006
Riverside	6517 Riverside Ave	1454	\$ 240.00	3	1.75	10/2/2018	\$ 350,000.00	6969	0.16	225-334-015
Riverside	6939 Yellowstone Dr	1298	\$ 292.00	2	1	10/2/2018	\$ 380,000.00	7405	0.17	225-301-021
Riverside	19626 Jill Ct	1102	\$ 353.00	3	2	10/3/2018	\$ 390,000.00	4356	0.1	276-200-081
Riverside	1179 Lyndhurst Dr	2176	\$ 222.00	3	2.25	10/3/2018	\$ 485,000.00	16117	0.37	254-142-013
Riverside	6118 Orchard Grove Way	1420	\$ 285.00	3	2.5	10/3/2018	\$ 405,000.00	8712	0.2	149-401-017
Riverside	4419 Clarksdale Dr	1240	\$ 254.00	3	1.75	10/3/2018	\$ 315,000.00	7405	0.17	142-353-008
Riverside	8911 Kentville St	1760	\$ 238.00	3	2.5	10/3/2018	\$ 420,000.00	5227	0.12	284-201-034
Riverside	19172 Camassia Ct	3947	\$ 149.00	4	3.5	10/3/2018	\$ 590,000.00	10018	0.23	276-334-009
Riverside	6084 Martinez Ave	1536	\$ 247.00	4	1.75	10/3/2018	\$ 380,000.00	11326	0.26	185-285-016



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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	3469 Hoover St	1210	\$ 123.00	5	1.75	10/3/2018	\$ 150,000.00	7405	0.17	230-192-042
Riverside	6853 Sundown Dr	1852	\$ 221.00	4	2.75	10/3/2018	\$ 410,000.00	8712	0.2	182-442-003
Riverside	6939 Hillside Ave	1280	\$ 251.00	3	1.75	10/3/2018	\$ 322,000.00	4356	0.1	190-282-018
Riverside	7904 Jayhawk Dr	2748	\$ 169.00	3	2.5	10/3/2018	\$ 465,000.00	6969	0.16	183-440-051
Riverside	8351 Buck Pl	1192	\$ 302.00	3	1.75	10/4/2018	\$ 360,000.00	5227	0.12	193-291-029
Riverside	7267 Greylock Ave	1716	\$ 117.00	3	1.75	10/4/2018	\$ 201,000.00	8276	0.19	237-201-016
Riverside	6578 Balzac Cir	1890	\$ 257.00	4	2.75	10/4/2018	\$ 486,000.00	14810	0.34	252-272-011
Riverside	3235 Danube Way	1224	\$ 309.00	3	1.75	10/4/2018	\$ 379,000.00	6534	0.15	234-323-012
Riverside	4119 Mariposa Ave	1150	\$ 286.00	3	1	10/4/2018	\$ 330,000.00	6534	0.15	145-112-012
Riverside	3750 Quartz Canyon Rd	1915	\$ 288.00	3	1.75	10/4/2018	\$ 552,500.00	74052	1.7	173-160-028
Riverside	1176 Versailles Cir	1590	\$ 283.00	3	2.5	10/4/2018	\$ 450,000.00	30056	0.69	268-291-010
Riverside	3461 Bonita Ave	1495	\$ 265.00	3	2	10/4/2018	\$ 397,500.00	9148	0.21	225-271-016
Riverside	3507 Strong St	1256	\$ 253.00	3	1	10/4/2018	\$ 318,000.00	10018	0.23	206-152-009
Riverside	8769 Windmill Pl	4046	\$ 163.00	5	4.5	10/4/2018	\$ 662,500.00	13068	0.3	284-011-011
Riverside	16207 Hidden Cove Dr	1757	\$ 245.00	3	2.5	10/5/2018	\$ 431,000.00	5227	0.12	135-451-004
Riverside	6203 Longmeadow St	1883	\$ 220.00	4	2.5	10/5/2018	\$ 415,000.00	7405	0.17	149-430-015
Riverside	8166 Branding Iron Ln	3405	\$ 152.00	4	3	10/5/2018	\$ 520,000.00	8712	0.2	276-333-012
Riverside	5149 Babb Ave	1122	\$ 258.00	3	1.5	10/5/2018	\$ 290,000.00	8276	0.19	147-123-010
Riverside	4354 Santee Pl	1224	\$ 306.00	3	1.75	10/5/2018	\$ 375,000.00	6970	0.16	193-143-003
Riverside	7990 Bolton Ave	1346	\$ 237.00	4	1.75	10/5/2018	\$ 320,000.00	10454	0.24	145-323-003
Riverside	6594 Owl Ct	1550	\$ 260.00	4	1.75	10/5/2018	\$ 403,000.00	6534	0.15	183-465-018
Riverside	10910 Desert Sand Ave	1485	\$ 269.00	3	1.75	10/5/2018	\$ 400,000.00	11326	0.26	154-112-015
Riverside	8508 Yarrow Ln	1494	\$ 277.00	4	2	10/5/2018	\$ 415,000.00	9583	0.22	294-391-009
Riverside	7907 Standish Ave	1850	\$ 112.00	4	1.75	10/5/2018	\$ 208,500.00	11326	0.26	166-141-007
Riverside	6936 Lincoln Ave	1568	\$ 235.00	4	2	10/5/2018	\$ 370,000.00	7405	0.17	235-091-004
Riverside	19787 Westerly Dr	1800	\$ 118.00	4	2.5	10/5/2018	\$ 213,250.00	4792	0.11	284-162-003
Riverside	6445 Foster Dr	1288	\$ 328.00	3	1.75	10/5/2018	\$ 423,000.00	8712	0.2	235-301-009
Riverside	3086 Molly St	1278	\$ 262.00	4	1.75	10/5/2018	\$ 335,000.00	6534	0.15	235-062-002
Riverside	1511 Sedalia Pl	3523	\$ 158.00	5	3.25	10/5/2018	\$ 560,000.00	23087	0.53	252-122-003
Riverside	6095 Tarragona Dr	1410	\$ 244.00	3	1	10/9/2018	\$ 345,000.00	19602	0.45	175-121-006



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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	3664 Elizabeth St	1733	\$ 276.00	4	2	10/9/2018	\$ 480,000.00	8276	0.19	225-064-005
Riverside	18557 Pinecone Ln	3412	\$ 162.00	5	3.25	10/9/2018	\$ 555,100.00	58370	1.34	285-450-028
Riverside	4245 Sydney Harbour Dr	1945	\$ 226.00	3	2.5	10/9/2018	\$ 440,000.00	5663	0.13	276-252-012
Riverside	8216 Golden Poppy Rd	3382	\$ 179.00	5	2.75	10/9/2018	\$ 606,000.00	8712	0.2	294-572-006
Riverside	1774 Bisbee Way	1615	\$ 252.00	3	2.25	10/9/2018	\$ 407,000.00	2613	0.06	221-320-047
Riverside	15750 Pounders Dr	2852	\$ 185.00	4	2.75	10/9/2018	\$ 530,000.00	50094	1.15	273-240-055
Riverside	4038 Sequoia St	1762	\$ 226.00	3	2.25	10/9/2018	\$ 399,000.00	9583	0.22	145-183-004
Riverside	3494 Revere Rd	1521	\$ 267.00	4	1.75	10/9/2018	\$ 407,000.00	6970	0.16	132-162-013
Riverside	2862 Calle Sausalito	1414	\$ 297.00	4	1.75	10/9/2018	\$ 420,000.00	6534	0.15	239-151-042
Riverside	3060 Arlington Ave	1510	\$ 268.00	3	1.75	10/9/2018	\$ 405,000.00	12197	0.28	235-220-005
Riverside	4994 Via Campeche	1909	\$ 254.00	4	3	10/10/2018	\$ 485,000.00	9148	0.21	254-033-002
Riverside	6592 Whitman Ct	1594	\$ 282.00	3	2.5	10/10/2018	\$ 450,000.00	11325	0.26	252-263-012
Riverside	1455 Via Vallarta	2788	\$ 200.00	5	2.25	10/10/2018	\$ 558,000.00	17424	0.4	254-241-003
Riverside	4037 Mennes Ave	704	\$ 326.00	2	1	10/10/2018	\$ 230,000.00	9583	0.22	181-091-044
Riverside	9253 Dauchy Ave	3564	\$ 157.00	5	4.25	10/10/2018	\$ 560,000.00	9147	0.21	266-671-002
Riverside	7414 River Glen Dr	3174	\$ 162.00	6	3	10/10/2018	\$ 516,000.00	19602	0.45	183-493-008
Riverside	16277 Valley Dale Ct	2603	\$ 207.00	3	2.5	10/10/2018	\$ 540,000.00	19166	0.44	135-572-007
Riverside	7968 Linares Ave	1388	\$ 268.00	4	2	10/10/2018	\$ 373,000.00	5227	0.12	163-391-006
Riverside	10845 Mercer Ave	1524	\$ 272.00	4	1.75	10/10/2018	\$ 415,000.00	7405	0.17	142-284-012
Riverside	4761 Meadow Land Dr	2453	\$ 209.00	4	2.5	10/10/2018	\$ 515,000.00	20037	0.46	166-610-002
Riverside	4267 Shetland Ln	1818	\$ 239.00	4	2	10/10/2018	\$ 435,000.00	11761	0.27	169-172-058
Riverside	6179 Lawson Way	1020	\$ 328.00	2	1	10/11/2018	\$ 335,000.00	6534	0.15	225-071-015
Riverside	4533 Marmian Way	706	\$ 410.00	1	1	10/11/2018	\$ 290,000.00	3920	0.09	226-263-017
Riverside	19226 Hillward Ct	2340	\$ 202.00	5	2.75	10/11/2018	\$ 474,000.00	7840	0.18	266-391-018
Riverside	4283 Estrada Dr	1490	\$ 268.00	3	2	10/11/2018	\$ 400,000.00	6970	0.16	182-420-011
Riverside	7391 Corinthian Way	4078	\$ 226.00	5	4.5	10/11/2018	\$ 925,000.00	62726	1.44	268-320-008
Riverside	4238 Jenkins Ln	2130	\$ 173.00	4	2.75	10/11/2018	\$ 370,000.00	6969	0.16	206-310-014
Riverside	11602 Hartford Ct	1611	\$ 263.00	3	1.75	10/11/2018	\$ 425,000.00	7841	0.18	132-212-043
Riverside	6215 Longmeadow St	1960	\$ 419.00	4	2.5	10/11/2018	\$ 822,000.00	3484	0.08	149-430-017
Riverside	13014 Winter Sun Way	1466	\$ 278.00	3	2.5	10/11/2018	\$ 408,500.00	5227	0.12	135-390-044



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Riverside	11195 Springfield St	1736	\$ 247.00	4	1.75	10/11/2018	\$ 430,000.00	8276	0.19	153-281-005
Riverside	9378 Loquat Dr	2355	\$ 95.00	5	3	10/11/2018	\$ 225,000.00	10454	0.24	266-362-020
Riverside	3378 Nimes Ln	1706	\$ 205.00	3	2.5	10/11/2018	\$ 350,000.00	2178	0.05	233-340-012
Riverside	6384 Lionel Ct	1671	\$ 215.00	3	2.5	10/11/2018	\$ 360,000.00	2613	0.06	226-091-069
Riverside	9234 Big Meadow Rd	2152	\$ 243.00	4	2.25	10/12/2018	\$ 525,000.00	20909	0.48	165-270-003
Riverside	125 Teresa St	1804	\$ 230.00	4	1.75	10/12/2018	\$ 415,000.00	8712	0.2	255-162-008
Riverside	4150 Stanton St	821	\$ 376.00	2	1	10/12/2018	\$ 309,000.00	10018	0.23	170-212-005
Riverside	1523 Kohler Ct	3553	\$ 197.00	5	4	10/12/2018	\$ 700,500.00	24393	0.56	242-290-021
Riverside	3937 Stratton Dr	1595	\$ 244.00	3	1.75	10/12/2018	\$ 390,000.00	6970	0.16	142-413-002
Riverside	5680 Peacock Ln	2371	\$ 202.00	4	2.5	10/12/2018	\$ 480,000.00	13939	0.32	168-181-005
Riverside	3581 Bandini Ave	1689	\$ 296.00	4	2	10/12/2018	\$ 500,000.00	6098	0.14	217-286-009
Riverside	7825 Railroad Ave	1260	\$ 269.00	3	1.75	10/12/2018	\$ 340,000.00	5662	0.13	230-223-022
Riverside	11518 Doverwood Dr	1754	\$ 100.00	2	2.25	10/12/2018	\$ 175,750.00	11761	0.27	141-152-010
Riverside	4670 Merrill Ave	1178	\$ 285.00	2	1	10/12/2018	\$ 336,000.00	6970	0.16	226-302-004
Riverside	7701 Gold Piece Rd	2874	\$ 167.00	4	3	10/12/2018	\$ 480,000.00	10454	0.24	255-402-009
Riverside	2361 Gloucester Way	1459	\$ 326.00	3	1.5	10/12/2018	\$ 477,000.00	13068	0.3	222-182-008
Riverside	4564 Toyon Rd	1288	\$ 271.00	3	1.75	10/12/2018	\$ 350,000.00	6970	0.16	193-102-037
Riverside	1575 Gregg Pl	1404	\$ 195.00	3	2	10/12/2018	\$ 275,000.00	8276	0.19	250-063-015
Riverside	11500 Tulane Ave	1194	\$ 265.00	1	1	10/12/2018	\$ 317,000.00	16552	0.38	256-083-017
Riverside	6111 Canyon Estates Ct	3741	\$ 268.00	4	2.5	10/12/2018	\$ 1,005,000.00	41817	0.96	252-320-024
Riverside	6055 Kitty Hawk Dr	1498	\$ 260.00	4	1.75	10/12/2018	\$ 390,000.00	6970	0.16	190-131-010
Riverside	19873 San Juan Capistrano Ct	2870	\$ 168.00	4	2.5	10/12/2018	\$ 485,000.00	8712	0.2	266-533-012
Riverside	9003 Hope Ave	1350	\$ 236.00	3	1.75	10/12/2018	\$ 319,500.00	6534	0.15	193-062-004
Riverside	10752 Campbell Ave	625	\$ 496.00	1	0.75	10/12/2018	\$ 310,000.00	10018	0.23	149-310-007
Riverside	6039 La Sierra Ave	1013	\$ 386.00	3	0.75	10/12/2018	\$ 392,000.00	22651	0.52	149-090-043
Riverside	5590 Northwood Dr	1250	\$ 300.00	3	1.75	10/12/2018	\$ 375,000.00	9583	0.22	166-401-005
Riverside	10353 Campbell Ave	912	\$ 389.00	3	1	10/12/2018	\$ 355,000.00	29185	0.67	150-281-018
Riverside	3095 Ronald St	1048	\$ 143.00	3	1	10/12/2018	\$ 150,500.00	6534	0.15	235-052-036
Riverside	2291 Sierra View Ct	3687	\$ 227.00	4	4	10/12/2018	\$ 840,000.00	20037	0.46	136-420-005
Riverside	4457 Cover St	730	\$ 479.00	1	1	10/15/2018	\$ 350,000.00	7841	0.18	225-021-046



**Riverside**  
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Riverside	19777 Paso Robles Dr	2651	\$ 141.00	4	2.5	10/15/2018	\$ 375,000.00	7405	0.17	266-520-017
Riverside	5652 Mitchell Ave	1224	\$ 122.00	3	2	10/15/2018	\$ 150,000.00	18730	0.43	149-210-015
Riverside	17082 Carrotwood Dr	2930	\$ 201.00	4	3.25	10/15/2018	\$ 590,000.00	11325	0.26	270-470-002
Riverside	7515 Canyon Terrace Dr	2076	\$ 214.00	4	2.5	10/15/2018	\$ 445,000.00	20037	0.46	185-381-041
Riverside	19920 Silvercrest Ln	1255	\$ 262.00	3	2	10/15/2018	\$ 330,000.00	4792	0.11	284-172-012
Riverside	11282 Berry St	2803	\$ 224.00	4	2.5	10/15/2018	\$ 629,000.00	22651	0.52	136-150-009
Riverside	2825 Arlington Ave	1585	\$ 264.00	4	1.75	10/15/2018	\$ 420,000.00	7841	0.18	223-262-025
Riverside	3341 Brou Ln	1540	\$ 235.00	4	2.5	10/15/2018	\$ 363,000.00	2178	0.05	233-330-043
Riverside	7381 Corinthian Way	3815	\$ 178.00	3	3.5	10/15/2018	\$ 680,000.00	43560	1	268-320-009
Riverside	7955 Stella St	1815	\$ 232.00	4	2.25	10/15/2018	\$ 422,500.00	7841	0.18	231-123-015
Riverside	6387 Juneberry Way	2217	\$ 182.00	4	2.5	10/16/2018	\$ 405,000.00	3049	0.07	226-360-010
Riverside	4500 Tyrolite St	1180	\$ 422.00	3	1	10/16/2018	\$ 499,000.00	38332	0.88	171-210-012
Riverside	4271 Central Ave	972	\$ 354.00	2	1	10/16/2018	\$ 345,000.00	7841	0.18	225-112-028
Riverside	7467 Peggy Ave	999	\$ 185.00	3	1.5	10/16/2018	\$ 185,000.00	7405	0.17	183-051-007
Riverside	10419 Killarney Dr	1404	\$ 250.00	4	1.75	10/16/2018	\$ 352,000.00	8712	0.2	138-362-011
Riverside	5762 Golden Ave	979	\$ 367.00	2	1.75	10/16/2018	\$ 360,000.00	12632	0.29	168-091-003
Riverside	6886 Mission Grove Pkwy N	1550	\$ 277.00	4	1.75	10/16/2018	\$ 430,000.00	13504	0.31	272-222-026
Riverside	8705 Maroon Peak Way	2145	\$ 223.00	4	2	10/16/2018	\$ 480,000.00	8712	0.2	284-240-044
Riverside	6516 Sandy Ln	1450	\$ 294.00	3	1.75	10/16/2018	\$ 427,500.00	21344	0.49	154-150-008
Riverside	4042 5Th St	1090	\$ 321.00	3	1	10/16/2018	\$ 350,000.00	8712	0.2	214-201-005
Riverside	4156 Acacia St	1362	\$ 220.00	4	1	10/16/2018	\$ 300,000.00	8276	0.19	145-192-015
Riverside	8438 45Th St	1024	\$ 229.00	3	1	10/16/2018	\$ 235,000.00	10019	0.23	171-112-004
Riverside	18597 Granite Ave	1960	\$ 207.00	3	2.5	10/16/2018	\$ 407,000.00	19166	0.44	267-102-006
Riverside	2955 Jamestown Dr	1967	\$ 211.00	4	2	10/17/2018	\$ 417,000.00	7405	0.17	231-272-027
Riverside	3576 Marshall St	1080	\$ 324.00	3	1	10/17/2018	\$ 350,000.00	7405	0.17	230-071-017
Riverside	7525 Magnolia Ave	1157	\$ 293.00	3	1	10/17/2018	\$ 340,000.00	6534	0.15	227-243-030
Riverside	19941 Paso Robles Dr	3198	\$ 153.00	4	2.5	10/17/2018	\$ 490,000.00	6969	0.16	266-523-010
Riverside	1310 Coronet Dr	5456	\$ 141.00	5	5.5	10/17/2018	\$ 770,000.00	34848	0.8	268-200-006
Riverside	4544 Champagne Ct	1288	\$ 302.00	3	2.5	10/17/2018	\$ 389,000.00	4792	0.11	143-100-071
Riverside	18337 Hollowtree Ln	4003	\$ 209.00	4	3.5	10/17/2018	\$ 839,000.00	46173	1.06	285-460-018



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Riverside	5248 Odell St	468	\$ 512.00	1	1	10/17/2018	\$ 240,000.00	7405	0.17	179-292-024
Riverside	5941 Dover Ct	1479	\$ 283.00	3	2	10/17/2018	\$ 420,000.00	7841	0.18	218-070-030
Riverside	4343 Elmwood Ct	1136	\$ 324.00	3	1	10/17/2018	\$ 369,000.00	9583	0.22	217-261-011
Riverside	11251 Heathrow Dr	1421	\$ 302.00	3	2.5	10/17/2018	\$ 430,000.00	6969	0.16	136-201-035
Riverside	2072 7Th St	1558	\$ 231.00	2	1	10/18/2018	\$ 360,000.00	7405	0.17	211-174-003
Riverside	3636 Gay Way	2247	\$ 184.00	4	2.25	10/18/2018	\$ 415,000.00	8276	0.19	231-111-014
Riverside	7712 Bayberry Ave	1260	\$ 288.00	3	2	10/18/2018	\$ 363,000.00	6970	0.16	230-033-022
Riverside	8966 Greenlawn St	3270	\$ 174.00	5	3	10/18/2018	\$ 569,000.00	10018	0.23	294-461-015
Riverside	5035 Kensington Way	1296	\$ 322.00	3	1.75	10/18/2018	\$ 418,500.00	5227	0.12	253-201-004
Riverside	5935 Daniger Ave	1312	\$ 323.00	4	2	10/18/2018	\$ 425,000.00	8276	0.19	149-122-009
Riverside	2634 Old Windmill Ct	4092	\$ 158.00	4	3	10/18/2018	\$ 650,000.00	20037	0.46	136-360-014
Riverside	9120 Cleveland Ave	2450	\$ 234.00	4	2.75	10/18/2018	\$ 575,000.00	47916	1.1	239-190-043
Riverside	4829 Corwin Ln	1120	\$ 290.00	3	2	10/18/2018	\$ 325,000.00	3920	0.09	151-372-016
Riverside	6064 Riverside Ave	1506	\$ 239.00	3	1.75	10/18/2018	\$ 360,000.00	6969	0.16	225-091-002
Riverside	18942 Dallas Ave	1734	\$ 259.00	4	1.75	10/18/2018	\$ 450,000.00	19602	0.45	267-132-016
Riverside	8953 Pembroke Ave	1253	\$ 303.00	3	1.75	10/18/2018	\$ 380,000.00	7405	0.17	191-081-007
Riverside	2994 Flanders Rd	1296	\$ 317.00	3	1.75	10/18/2018	\$ 412,000.00	7841	0.18	251-084-006
Riverside	3553 Hoytt St	1260	\$ 253.00	3	2	10/18/2018	\$ 320,000.00	10890	0.25	230-061-005
Riverside	17836 Glen Hollow Way	3506	\$ 223.00	4	3.25	10/18/2018	\$ 784,000.00	43995	1.01	273-631-009
Riverside	7272 Lenox Ave	1040	\$ 264.00	3	1	10/18/2018	\$ 275,000.00	8276	0.19	237-211-024
Riverside	11235 Green Arbor Dr	1893	\$ 238.00	4	2.25	10/18/2018	\$ 452,000.00	6534	0.15	146-021-024
Riverside	7468 Peggy Ave	999	\$ 315.00	3	1.5	10/19/2018	\$ 315,000.00	7405	0.17	183-052-015
Riverside	7732 Whitney Dr	1982	\$ 216.00	3	2.25	10/19/2018	\$ 429,000.00	8712	0.2	183-422-011
Riverside	3892 Lindsay St	864	\$ 329.00	2	1	10/19/2018	\$ 285,000.00	11761	0.27	170-050-001
Riverside	3201 Gallion Cir	1310	\$ 301.00	3	1.75	10/19/2018	\$ 395,000.00	6534	0.15	132-202-001
Riverside	3824 Coastal St	1570	\$ 222.00	3	2.5	10/19/2018	\$ 350,000.00	2178	0.05	206-230-038
Riverside	9297 San Rafael Arcangel Ln	3186	\$ 156.00	5	2.75	10/19/2018	\$ 498,000.00	7405	0.17	266-522-042
Riverside	2258 Black Oak Pl	2917	\$ 171.00	4	3.5	10/19/2018	\$ 500,000.00	13504	0.31	243-280-022
Riverside	223 E Shady Grove Dr	1512	\$ 241.00	4	1.75	10/19/2018	\$ 365,000.00	7405	0.17	258-093-027
Riverside	1516 Muirfield Rd	3456	\$ 243.00	4	2.5	10/19/2018	\$ 842,500.00	21780	0.5	241-231-001

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	5478 Conestoga Ln	1039	\$ 315.00	2	2	10/19/2018	\$ 328,000.00	7840	0.18	190-361-022
Riverside	16250 Sun Summit Dr	2974	\$ 201.00	4	3.5	10/19/2018	\$ 600,000.00	16117	0.37	140-181-029
Riverside	4782 Luther St	1698	\$ 217.00	2	1.75	10/19/2018	\$ 370,000.00	8712	0.2	226-233-011
Riverside	14071 Seven Hills Dr	1436	\$ 306.00	3	1.75	10/19/2018	\$ 440,000.00	8276	0.19	271-141-004
Riverside	20508 College Blvd	1450	\$ 260.00	3	1.75	10/19/2018	\$ 378,000.00	15246	0.35	256-110-001
Riverside	7365 Lippizan Dr	1475	\$ 342.00	3	1.75	10/19/2018	\$ 505,000.00	20038	0.46	185-322-003
Riverside	16311 Orangewind Ln	2126	\$ 503.00	4	2	10/22/2018	\$ 1,070,000.00	35719	0.82	269-271-010
Riverside	4614 Soto St	1728	\$ 251.00	3	1.75	10/22/2018	\$ 435,000.00	42253	0.97	183-132-010
Riverside	6250 45Th St	1079	\$ 312.00	3	1.75	10/22/2018	\$ 337,500.00	7405	0.17	182-202-023
Riverside	4039 4Th St	1140	\$ 315.00	2	1	10/22/2018	\$ 360,000.00	5663	0.13	214-131-009
Riverside	4146 Van Buren Blvd	978	\$ 355.00	2	1	10/22/2018	\$ 347,500.00	9147	0.21	145-191-013
Riverside	7570 Lakeside Dr	1824	\$ 208.00	4	2	10/22/2018	\$ 380,000.00	20038	0.46	183-261-024
Riverside	8006 Wood Rd	3316	\$ 191.00	4	2.5	10/22/2018	\$ 635,000.00	21344	0.49	276-313-008
Riverside	18027 Kross Rd	2620	\$ 469.00	4	2	10/22/2018	\$ 1,230,000.00	33541	0.77	280-050-036
Riverside	17342 Emerald Lake Ct	2243	\$ 215.00	4	2.5	10/22/2018	\$ 484,000.00	4356	0.1	140-272-006
Riverside	6165 Port Au Prince	2129	\$ 232.00	4	2.25	10/22/2018	\$ 495,000.00	13068	0.3	252-181-017
Riverside	5411 Camino Real	1405	\$ 284.00	3	1.75	10/22/2018	\$ 400,000.00	12197	0.28	185-022-001
Riverside	3156 Del Sol Pointe	2567	\$ 230.00	4	2.5	10/22/2018	\$ 592,000.00	10890	0.25	138-440-036
Riverside	4290 Kansas Ave	1038	\$ 264.00	3	1.75	10/22/2018	\$ 275,000.00	6970	0.16	221-141-032
Riverside	3927 Ridge Rd	1173	\$ 264.00	2	1	10/22/2018	\$ 310,000.00	6098	0.14	209-162-008
Riverside	2905 Gibson St	2205	\$ 249.00	4	3	10/23/2018	\$ 550,000.00	9147	0.21	233-313-019
Riverside	5771 Vista Del Caballero	1480	\$ 253.00	3	1.75	10/23/2018	\$ 375,000.00	21780	0.5	186-282-005
Riverside	4564 Marmian Way	782	\$ 421.00	2	1	10/23/2018	\$ 330,000.00	7841	0.18	226-253-003
Riverside	6845 Pearl St	1126	\$ 248.00	2	1	10/23/2018	\$ 280,000.00	10890	0.25	183-171-007
Riverside	7742 Janet Ave	1722	\$ 200.00	3	3.75	10/23/2018	\$ 345,000.00	8276	0.19	151-162-035
Riverside	8782 Flatiron Ct	2032	\$ 216.00	3	2	10/23/2018	\$ 440,000.00	6534	0.15	284-230-032
Riverside	4042 Dell Ave	988	\$ 263.00	3	1	10/23/2018	\$ 260,000.00	7841	0.18	174-211-011
Riverside	6951 Coolidge Ave	792	\$ 382.00	1	1	10/23/2018	\$ 303,000.00	54014	1.24	229-101-051
Riverside	1454 Century Ave	2753	\$ 243.00	4	2.5	10/24/2018	\$ 670,000.00	15246	0.35	252-171-018
Riverside	20431 Bloomfield Rd	2155	\$ 225.00	4	3	10/24/2018	\$ 485,000.00	6970	0.16	294-334-028



City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	12284 Mesa Grove Dr	3112	\$ 168.00	4	2.5	10/24/2018	\$ 525,000.00	12196	0.28	270-360-033
Riverside	5720 Via Cervantes	2034	\$ 250.00	4	2	10/24/2018	\$ 510,000.00	31363	0.72	253-293-013
Riverside	3545 Ross St	971	\$ 339.00	3	1.75	10/24/2018	\$ 330,000.00	6534	0.15	234-073-020
Riverside	9358 Loquat Dr	2355	\$ 206.00	5	3	10/24/2018	\$ 486,000.00	9147	0.21	266-362-022
Riverside	2870 Gibson St	2036	\$ 216.00	4	1.75	10/24/2018	\$ 440,000.00	8712	0.2	239-151-007
Riverside	3941 Ottawa Ave	956	\$ 319.00	3	1	10/24/2018	\$ 305,000.00	5663	0.13	221-052-009
Riverside	4546 Toyon Rd	1232	\$ 275.00	3	1.75	10/24/2018	\$ 340,000.00	6970	0.16	193-102-035
Riverside	1407 Stonehaven Ct	1568	\$ 258.00	3	2	10/24/2018	\$ 405,000.00	6534	0.15	256-413-015
Riverside	4125 Adams St	1257	\$ 246.00	3	1.75	10/25/2018	\$ 310,000.00	6534	0.15	227-111-016
Riverside	12580 Fair Oaks Ln	1429	\$ 286.00	3	1.75	10/25/2018	\$ 410,000.00	7841	0.18	135-194-004
Riverside	8657 Hayloft Pl	3111	\$ 167.00	5	3	10/25/2018	\$ 522,000.00	7405	0.17	284-361-015
Riverside	1126 Minerva Ct	1202	\$ 287.00	3	1.75	10/25/2018	\$ 345,000.00	6534	0.15	250-283-004
Riverside	4327 Edgewood Pl	924	\$ 373.00	2	0.75	10/25/2018	\$ 345,000.00	8712	0.2	218-191-016
Riverside	19935 Mariposa Ave	1972	\$ 293.00	3	1.75	10/25/2018	\$ 579,000.00	62290	1.43	266-220-003
Riverside	8012 Citricado Ln	3586	\$ 202.00	5	2.75	10/25/2018	\$ 725,000.00	40075	0.92	276-360-027
Riverside	7380 Whitegate Ave	2316	\$ 276.00	4	1.75	10/25/2018	\$ 640,000.00	21780	0.5	241-261-006
Riverside	8986 Barton St	1747	\$ 237.00	3	2	10/25/2018	\$ 415,000.00	7405	0.17	294-541-022
Riverside	12126 Jonathan Dr	3575	\$ 187.00	4	2.5	10/25/2018	\$ 670,000.00	15681	0.36	136-500-004
Riverside	20331 Stanford Ave	3023	\$ 155.00	4	3.25	10/26/2018	\$ 469,000.00	16988	0.39	256-075-002
Riverside	20090 Sugar Gum Rd	2123	\$ 209.00	3	2	10/26/2018	\$ 445,000.00			294-254-006
Riverside	3514 Spruce St	1134	\$ 277.00	3	1	10/26/2018	\$ 315,000.00	8276	0.19	209-122-041
Riverside	4630 Indian Hill Rd	3417	\$ 242.00	4	3	10/26/2018	\$ 827,500.00	6534	0.15	207-041-002
Riverside	2993 Ronald St	1520	\$ 279.00	3	2.75	10/26/2018	\$ 425,000.00	8276	0.19	235-052-026
Riverside	1227 Via Vista Dr	3262	\$ 175.00	5	3	10/26/2018	\$ 574,000.00	9583	0.22	252-212-032
Riverside	6296 Promontory Ln	2129	\$ 210.00	4	2.25	10/26/2018	\$ 449,000.00	11761	0.27	252-182-012
Riverside	12010 Cortona Pl	4442	\$ 273.00	5	4.5	10/26/2018	\$ 1,215,000.00	19166	0.44	269-480-019
Riverside	15746 Skyridge Dr	4262	\$ 165.00	3	3.5	10/26/2018	\$ 705,000.00	13068	0.3	135-521-001
Riverside	5764 Babb Ave	1348	\$ 270.00	3	1.5	10/26/2018	\$ 365,000.00	8276	0.19	150-300-002
Riverside	3419 Holding St	851	\$ 135.00	2	1	10/26/2018	\$ 115,000.00	6534	0.15	209-122-022
Riverside	2935 Flanders Rd	1164	\$ 313.00	3	1.75	10/26/2018	\$ 365,000.00	8276	0.19	251-082-028





# Riverside

## Sales Comparables - October 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	101 Clearwood Ave	1690	\$ 249.00	3	2.5	10/26/2018	\$ 422,000.00	13939	0.32	272-072-003
Riverside	4816 Gregory Rd	3187	\$ 166.00	4	3	10/26/2018	\$ 532,000.00	7405	0.17	187-070-054
Riverside	19822 Cuyama Ln	2131	\$ 197.00	4	3	10/26/2018	\$ 420,000.00	5227	0.12	284-195-004
Riverside	6902 37Th St	792	\$ 372.00	2	1	10/26/2018	\$ 295,000.00	17424	0.4	174-302-007
Riverside	1727 Mathews St	1043	\$ 339.00	3	1	10/26/2018	\$ 354,000.00	8276	0.19	210-071-021
Riverside	2850 Laramie Rd	1520	\$ 287.00	3	1.75	10/26/2018	\$ 437,000.00	10019	0.23	223-255-020
Riverside	3363 Vallejo St	1000	\$ 402.00	3	1.75	10/26/2018	\$ 402,000.00	7405	0.17	138-381-002
Riverside	18402 Lakepointe Dr	4807	\$ 135.00	4	3.5	10/26/2018	\$ 650,000.00	23086	0.53	140-373-019
Riverside	2110 Mcallister St	3512	\$ 182.00	4	3.75	10/26/2018	\$ 640,000.00	106722	2.45	239-090-008
Riverside	5256 Sierra Vista Ave	1956	\$ 208.00	5	1.75	10/29/2018	\$ 408,000.00	10019	0.23	141-041-005
Riverside	3926 Rancho Reina Ct	1606	\$ 283.00	3	2.25	10/29/2018	\$ 455,000.00	13068	0.3	142-443-014
Riverside	3978 Rancho Del Oro Dr	1606	\$ 261.00	3	2.25	10/29/2018	\$ 420,000.00	9583	0.22	142-441-003
Riverside	7118 Westport St	3174	\$ 157.00	4	2.75	10/29/2018	\$ 500,000.00	10018	0.23	272-143-014
Riverside	6057 Lawson Way	1257	\$ 298.00	3	1.5	10/29/2018	\$ 375,000.00	6970	0.16	225-071-006
Riverside	16275 Porter Ave	2122	\$ 254.00	4	2	10/29/2018	\$ 541,000.00	20473	0.47	274-060-023
Riverside	8979 Barton St	1557	\$ 269.00	3	2	10/29/2018	\$ 420,000.00	5663	0.13	284-202-003
Riverside	20695 Center St	2663	\$ 187.00	4	3	10/29/2018	\$ 500,000.00	7840	0.18	255-460-028
Riverside	222 Waring Ave	1216	\$ 217.00	3	1.75	10/29/2018	\$ 265,000.00	7405	0.17	255-051-011
Riverside	6372 Garden Hills Way	3867	\$ 284.00	5	3.5	10/29/2018	\$ 1,100,000.00	57063	1.31	243-490-005
Riverside	4288 Estrada Dr	1294	\$ 305.00	3	2	10/30/2018	\$ 395,000.00	6970	0.16	182-420-014
Riverside	6532 Westview Dr	1961	\$ 249.00	3	2.25	10/30/2018	\$ 490,000.00	8712	0.2	252-051-033
Riverside	4486 Douglass Ave	1008	\$ 304.00	3	1	10/30/2018	\$ 307,000.00	6970	0.16	221-152-036
Riverside	6169 Lakaren Ln	1145	\$ 283.00	3	2	10/30/2018	\$ 325,000.00	4791	0.11	185-422-020
Riverside	4043 Royce St	1540	\$ 244.00	4	1.75	10/30/2018	\$ 377,000.00	6534	0.15	193-212-009
Riverside	5139 Camino Real	1294	\$ 312.00	3	1.75	10/30/2018	\$ 405,000.00	20038	0.46	183-302-019
Riverside	1255 Blazewood St	1626	\$ 285.00	3	2	10/30/2018	\$ 465,000.00	7841	0.18	254-131-016
Riverside	7588 Lincoln Ave	1086	\$ 290.00	3	1	10/30/2018	\$ 315,000.00	6534	0.15	237-062-032
Riverside	19106 Stagecoach Ln	3645	\$ 170.00	4	2.75	10/30/2018	\$ 620,000.00	13068	0.3	284-350-003
Riverside	4045 Hunter St	1064	\$ 352.00	3	1	10/30/2018	\$ 375,000.00	23522	0.54	170-180-035
Riverside	2912 Gratton St	1110	\$ 355.00	3	1.75	10/30/2018	\$ 395,000.00	6534	0.15	231-272-002



**Riverside**  
Sales Comparables - October 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	7887 Whitegate Ave	3805	\$ 248.00	4	3.75	10/31/2018	\$ 945,000.00	21780	0.5	242-110-037
Riverside	3369 Dwight Ave	1150	\$ 291.00	4	1.75	10/31/2018	\$ 335,000.00	6534	0.15	211-043-012
Riverside	13053 Solomon Peak Dr	3138	\$ 215.00	4	2.5	10/31/2018	\$ 675,000.00	20473	0.47	269-400-008
Riverside	3868 Bandini Ave	1218	\$ 332.00	2	1	10/31/2018	\$ 405,000.00	11761	0.27	218-221-019
Riverside	2220 Drummond St	2886	\$ 211.00	4	2.5	10/31/2018	\$ 611,500.00	22651	0.52	222-092-009
Riverside	14219 Dove Canyon Dr	3821	\$ 223.00	4	3	10/31/2018	\$ 855,000.00	36154	0.83	271-240-040
Riverside	10056 60Th St	1073	\$ 647.00	4	1	10/31/2018	\$ 695,000.00	263973	6.06	162-200-003
Riverside	1104 Versailles Cir	1890	\$ 251.00	4	2.75	10/31/2018	\$ 475,000.00	8712	0.2	268-291-001
Riverside	2565 11Th St	1118	\$ 286.00	3	1.75	10/31/2018	\$ 320,000.00	15246	0.35	211-214-052
Riverside	4481 Clarksdale Dr	1418	\$ 283.00	3	1.75	10/31/2018	\$ 401,500.00	10454	0.24	142-390-043
Riverside	7918 Horizon View Dr	2980	\$ 550.00	4	3.25	10/31/2018	\$ 1,641,818.00	26571	0.61	243-500-028
Riverside	20090 Westpoint Dr	1984	\$ 216.00	4	2.5	10/31/2018	\$ 430,000.00	14375	0.33	256-081-017
Riverside	4891 Westmont St	3323	\$ 185.00	5	3.25	10/31/2018	\$ 617,000.00	10890	0.25	253-381-001
Riverside	3859 Shamrock Ave	1302	\$ 238.00	3	1.75	10/31/2018	\$ 310,000.00	10890	0.25	209-044-006
Riverside	11521 Anacapa Pl	536	\$ 485.00	2	1	10/31/2018	\$ 260,000.00	3049	0.07	141-172-009
Riverside	3239 Willowgrove Pl	1957	\$ 209.00	4	2.5	10/31/2018	\$ 410,000.00	3920	0.09	233-170-050
Riverside	16195 Constable Rd	3427	\$ 169.00	4	3.25	10/31/2018	\$ 581,000.00	32670	0.75	273-532-001
Riverside	3446 Hillview Dr	1429	\$ 279.00	3	1.75	10/31/2018	\$ 400,000.00	6970	0.16	135-202-036
Riverside	3403 Revere Rd	1176	\$ 334.00	4	1.75	10/31/2018	\$ 393,000.00	6534	0.15	132-161-035
Riverside	7872 Wells Ave	1196	\$ 333.00	3	1.75	10/31/2018	\$ 398,500.00	8712	0.2	151-360-019
Riverside	5134 Kendall St	1528	\$ 238.00	3	1.75	10/31/2018	\$ 365,000.00	9148	0.21	217-224-005
Riverside	3653 Eucalyptus Ave	1062	\$ 296.00	3	0.75	10/31/2018	\$ 315,000.00	7405	0.17	211-096-017
Riverside	8944 Haskell St	1078	\$ 326.00	2	1.75	10/31/2018	\$ 352,500.00	7405	0.17	233-220-021



## Riverside

Sales Comparables - October 2018

<b>Total Sales:</b>	293
<b>Average Sales Price:</b>	\$447,787.18
<b>Average Square Feet:</b>	1891