



## Moreno Valley

Sales Comparables - December 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	26578 Danube Way	3283	\$ 115.00	4	3.5	12/3/2018	\$ 380,000.00	6969	0.16	487-532-003
Moreno Valley	26225 Citation Cir	2231	\$ 157.00	3	2.5	12/3/2018	\$ 352,000.00	6534	0.15	308-550-005
Moreno Valley	14865 San Jacinto Dr	2089	\$ 162.00	3	2.5	12/3/2018	\$ 339,000.00	7405	0.17	304-300-004
Moreno Valley	14147 Jamaica Sands Ln	1098	\$ 265.00	2	2	12/4/2018	\$ 292,000.00	3920	0.09	484-072-104
Moreno Valley	23476 Woodlander Way	1600	\$ 187.00	3	2.5	12/4/2018	\$ 300,000.00	3484	0.08	264-161-005
Moreno Valley	22375 Climbing Rose Dr	1561	\$ 240.00	4	3	12/4/2018	\$ 375,000.00	6970	0.16	264-401-005
Moreno Valley	24879 Moontide Ln	1486	\$ 218.00	4	1.75	12/4/2018	\$ 325,000.00	7841	0.18	475-133-013
Moreno Valley	12341 Eyre Ct	1843	\$ 187.00	3	2.5	12/4/2018	\$ 345,000.00	7840	0.18	487-023-010
Moreno Valley	26295 Cape Mendocino Ct	1763	\$ 207.00	3	2.25	12/4/2018	\$ 365,000.00	7405	0.17	487-431-057
Moreno Valley	12877 Velvetleaf St	1796	\$ 167.00	3	2.5	12/4/2018	\$ 301,000.00	8276	0.19	479-551-003
Moreno Valley	21480 Marston Ct	2321	\$ 167.00	5	2.5	12/4/2018	\$ 388,000.00	13504	0.31	256-333-021
Moreno Valley	14860 Stephenson St	2577	\$ 140.00	3	2.5	12/4/2018	\$ 362,000.00	6098	0.14	304-080-014
Moreno Valley	24137 Dimitra Dr	1272	\$ 231.00	3	2	12/4/2018	\$ 295,000.00	7405	0.17	482-492-015
Moreno Valley	15432 Paseo Cortez	1611	\$ 214.00	4	1.75	12/5/2018	\$ 345,000.00	7405	0.17	486-135-009
Moreno Valley	23329 Yee St	820	\$ 304.00	2	1	12/5/2018	\$ 250,000.00	5227	0.12	296-183-013
Moreno Valley	23790 Redbark Dr	1716	\$ 212.00	4	2.5	12/5/2018	\$ 365,000.00	7405	0.17	260-134-010
Moreno Valley	22039 Goldenchain St	1432	\$ 223.00	2	2	12/5/2018	\$ 320,000.00	4356	0.1	291-623-038
Moreno Valley	15196 Patricia St	1080	\$ 252.00	3	1.75	12/5/2018	\$ 272,500.00	7405	0.17	486-061-010
Moreno Valley	24696 Freeport Dr	1573	\$ 222.00	4	2	12/5/2018	\$ 350,000.00	7405	0.17	316-121-018
Moreno Valley	14398 Rio Bravo Rd	1477	\$ 236.00	3	2	12/6/2018	\$ 350,000.00	7405	0.17	484-136-003
Moreno Valley	13649 Sunbright Dr	1343	\$ 238.00	3	2	12/6/2018	\$ 320,000.00	7405	0.17	296-261-002
Moreno Valley	21449 Greyson Rd	2347	\$ 174.00	3	3	12/6/2018	\$ 410,000.00	7840	0.18	256-462-010
Moreno Valley	23339 Park Lane Ct	1686	\$ 186.00	4	1.75	12/6/2018	\$ 315,000.00	7841	0.18	296-052-024
Moreno Valley	16340 Sabina Ct	2009	\$ 176.00	4	2.75	12/7/2018	\$ 354,000.00	8276	0.19	486-461-005
Moreno Valley	24610 Singer St	1113	\$ 238.00	3	1.5	12/7/2018	\$ 265,000.00	7405	0.17	481-063-016
Moreno Valley	13634 Boeing St	1556	\$ 196.00	3	1.75	12/10/2018	\$ 305,000.00	7841	0.18	291-213-013
Moreno Valley	14423 Bottlebrush Way	3061	\$ 144.00	4	2.25	12/10/2018	\$ 441,500.00	6969	0.16	478-451-004
Moreno Valley	21458 Townsendia Ave	1943	\$ 197.00	4	2.75	12/10/2018	\$ 384,000.00	5662	0.13	256-191-072
Moreno Valley	25011 Pebble Creek Way	1588	\$ 157.00	4	2.5	12/10/2018	\$ 250,000.00	11761	0.27	312-171-012
Moreno Valley	12384 Shasta Pl	1386	\$ 230.00	3	1.75	12/10/2018	\$ 320,000.00	7405	0.17	479-422-022



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Moreno Valley	24706 Dracaea Ave	1438	\$ 205.00	2	1.75	12/10/2018	\$ 295,000.00	39640	0.91	482-070-017
Moreno Valley	11351 Lombardy Ln	1740	\$ 209.00	4	1.75	12/10/2018	\$ 365,000.00	10454	0.24	474-083-002
Moreno Valley	25735 Onate Dr	1671	\$ 104.00	4	2	12/10/2018	\$ 175,000.00	10890	0.25	479-615-025
Moreno Valley	23777 Bouquet Canyon Pl	1709	\$ 188.00	3	2.5	12/10/2018	\$ 322,000.00	4792	0.11	260-211-044
Moreno Valley	24198 Mount Russell Dr	1612	\$ 198.00	3	2.5	12/10/2018	\$ 320,000.00	7405	0.17	482-481-031
Moreno Valley	23667 Rhea Dr	1089	\$ 287.00	2	2	12/11/2018	\$ 313,000.00	7840	0.18	264-294-011
Moreno Valley	27928 Hastings Dr	2378	\$ 158.00	3	2.5	12/11/2018	\$ 376,000.00	8712	0.2	304-501-026
Moreno Valley	13668 Pattilynn Dr	820	\$ 303.00	2	1	12/11/2018	\$ 249,000.00	3484	0.08	296-182-002
Moreno Valley	23975 Blue Ridge Pl	1485	\$ 226.00	3	2	12/11/2018	\$ 337,000.00	6969	0.16	260-103-008
Moreno Valley	13954 Chara St	1813	\$ 182.00	4	3	12/11/2018	\$ 331,500.00	11325	0.26	479-632-017
Moreno Valley	23699 Bouquet Canyon Pl	2222	\$ 169.00	4	2.5	12/11/2018	\$ 376,000.00	6098	0.14	260-212-010
Moreno Valley	12025 Leif Ericson Dr	1434	\$ 233.00	4	2	12/11/2018	\$ 335,000.00	10890	0.25	479-431-006
Moreno Valley	26657 Saffron Cir	2520	\$ 150.00	3	2.5	12/11/2018	\$ 380,000.00	7840	0.18	487-481-039
Moreno Valley	24352 Nicole Ct	1064	\$ 263.00	3	1.75	12/12/2018	\$ 280,000.00	5227	0.12	485-042-008
Moreno Valley	10757 Breezy Meadow Dr	2004	\$ 182.00	4	2.5	12/12/2018	\$ 366,000.00	5227	0.12	260-181-027
Moreno Valley	28559 Highpoint Ave	2304	\$ 154.00	4	2.75	12/12/2018	\$ 356,000.00	5227	0.12	304-070-046
Moreno Valley	12846 Mead Ct	936	\$ 283.00	3	1	12/12/2018	\$ 265,000.00	7841	0.18	481-260-025
Moreno Valley	22563 Cobble Creek Dr	2358	\$ 163.00	4	3	12/12/2018	\$ 385,000.00	7405	0.17	260-204-007
Moreno Valley	24076 Aylesbury Dr	896	\$ 285.00	2	2	12/12/2018	\$ 256,000.00	4791	0.11	482-600-037
Moreno Valley	13680 Stoddard St	1305	\$ 203.00	3	2	12/12/2018	\$ 265,000.00	21780	0.5	478-210-068
Moreno Valley	13655 Mcdonnell St	1556	\$ 196.00	3	1.75	12/12/2018	\$ 305,000.00	7841	0.18	291-213-007
Moreno Valley	13247 Yellowwood St	2095	\$ 165.00	3	2	12/12/2018	\$ 346,000.00	6534	0.15	291-610-001
Moreno Valley	12094 Vista De Cerros Dr	2344	\$ 170.00	4	1.75	12/12/2018	\$ 400,000.00	27443	0.63	487-090-007
Moreno Valley	14170 Agave St	1759	\$ 193.00	3	2.25	12/13/2018	\$ 340,000.00	8276	0.19	484-041-014
Moreno Valley	12909 Fontainebleau Dr	1838	\$ 146.00	3	2.5	12/13/2018	\$ 268,500.00	5227	0.12	487-291-011
Moreno Valley	17527 Calle De Amigos	3072	\$ 133.00	6	3	12/13/2018	\$ 410,000.00	5227	0.12	312-322-013
Moreno Valley	10110 Via Pescadero	2917	\$ 164.00	5	3	12/13/2018	\$ 480,000.00	10019	0.23	260-440-002
Moreno Valley	13301 Ben Cliff Dr	1320	\$ 223.00	3	1.75	12/14/2018	\$ 295,000.00	7840	0.18	479-132-065
Moreno Valley	14352 Maryknoll Ct	1695	\$ 200.00	3	2	12/14/2018	\$ 339,000.00	6534	0.15	478-322-035
Moreno Valley	25408 Judith Pl	1164	\$ 265.00	3	2	12/14/2018	\$ 309,000.00	10019	0.23	479-062-035



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Moreno Valley	28451 Brodiaea Ave	2374	\$ 168.00	3	2.75	12/14/2018	\$ 400,000.00	10018	0.23	478-330-001
Moreno Valley	24371 Saint James Dr	1201	\$ 221.00	3	2	12/14/2018	\$ 266,000.00	7405	0.17	482-283-008
Moreno Valley	13611 Somergate Dr	2919	\$ 149.00	4	3	12/17/2018	\$ 435,000.00	10454	0.24	478-360-029
Moreno Valley	11770 Jaffa Way	3783	\$ 112.00	4	3.5	12/17/2018	\$ 425,000.00	12196	0.28	474-731-011
Moreno Valley	17372 Riva Ridge Dr	2026	\$ 181.00	2	2	12/17/2018	\$ 367,500.00	13068	0.3	308-560-001
Moreno Valley	13345 Lakeport Dr	1991	\$ 148.00	3	2.5	12/17/2018	\$ 295,000.00	8276	0.19	487-400-030
Moreno Valley	25346 Alpha St	1948	\$ 218.00	4	2	12/17/2018	\$ 425,000.00	11326	0.26	474-331-005
Moreno Valley	16222 Greenfield St	1915	\$ 182.00	3	2	12/17/2018	\$ 350,000.00	6970	0.16	316-061-015
Moreno Valley	29220 Williams Ave	1570	\$ 200.00	3	2	12/17/2018	\$ 315,000.00	17424	0.4	478-181-042
Moreno Valley	13439 Lakeport Dr	1760	\$ 150.00	4	2	12/17/2018	\$ 265,000.00	7405	0.17	487-410-009
Moreno Valley	9854 Via Montara	3012	\$ 152.00	4	3.75	12/18/2018	\$ 460,000.00	9583	0.22	259-470-031
Moreno Valley	14527 Starfall Pl	1443	\$ 214.00	2	2	12/18/2018	\$ 310,000.00	5663	0.13	304-041-027
Moreno Valley	15352 Avenida Fiesta	2021	\$ 175.00	4	2	12/18/2018	\$ 355,000.00	5227	0.12	308-461-003
Moreno Valley	25185 Morning Dove Way	1520	\$ 196.00	3	2.5	12/18/2018	\$ 299,000.00	6098	0.14	312-093-002
Moreno Valley	13190 Twinflower Ct	1560	\$ 192.00	4	2.5	12/19/2018	\$ 300,000.00	7405	0.17	479-573-005
Moreno Valley	15544 Sage Ct	1548	\$ 205.00	2	2	12/19/2018	\$ 317,500.00	5662	0.13	308-370-010
Moreno Valley	23641 Parkland Ave	1600	\$ 168.00	3	2.5	12/19/2018	\$ 270,000.00	4791	0.11	264-082-002
Moreno Valley	12359 Yuma Ct	1652	\$ 213.00	4	2	12/19/2018	\$ 353,500.00	7405	0.17	479-422-013
Moreno Valley	21750 Calle Prima	2325	\$ 175.00	4	2.5	12/19/2018	\$ 408,000.00	8276	0.19	256-343-003
Moreno Valley	11615 Kiwi Ct	1476	\$ 222.00	4	1.75	12/19/2018	\$ 329,000.00	13068	0.3	264-121-001
Moreno Valley	11615 Davis St	1906	\$ 175.00	3	2	12/19/2018	\$ 334,000.00	7405	0.17	475-182-038
Moreno Valley	12360 Kitching St	1419	\$ 209.00	4	1.75	12/20/2018	\$ 297,000.00	7405	0.17	479-421-004
Moreno Valley	14221 Cypress Sands Ln	1525	\$ 218.00	3	2.5	12/20/2018	\$ 333,000.00	6970	0.16	484-060-012
Moreno Valley	25731 Poplar Ct	2185	\$ 160.00	4	3	12/20/2018	\$ 351,714.00	16988	0.39	474-660-021
Moreno Valley	22900 Dracaea Ave	1300	\$ 226.00	3	2	12/20/2018	\$ 295,000.00	4791	0.11	291-372-022
Moreno Valley	15450 Bello Way	1382	\$ 227.00	3	2.25	12/20/2018	\$ 315,000.00			486-433-010
Moreno Valley	10640 Silverleaf Cir	1861	\$ 177.00	4	2.5	12/20/2018	\$ 330,000.00	4792	0.11	260-221-050
Moreno Valley	11696 Bald Eagle Ln	1385	\$ 236.00	3	2	12/20/2018	\$ 328,000.00	10890	0.25	256-221-021
Moreno Valley	24802 Alcove Pl	1516	\$ 148.00	4	2	12/21/2018	\$ 225,000.00	13939	0.32	481-292-003
Moreno Valley	14899 Lavender Ln	1114	\$ 251.00	3	2	12/21/2018	\$ 280,000.00	4792	0.11	482-682-063



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Moreno Valley	12911 Dolomite Ln	2047	\$ 164.00	4	2.5	12/21/2018	\$ 337,000.00	4356	0.1	488-122-022
Moreno Valley	16305 Calle Serena	1926	\$ 171.00	3	2	12/21/2018	\$ 330,000.00	5663	0.13	486-452-001
Moreno Valley	16624 Taurus Ln	2519	\$ 146.00	4	3	12/21/2018	\$ 370,000.00	7840	0.18	316-220-014
Moreno Valley	11335 Edmonson Ave	2703	\$ 159.00	4	3	12/21/2018	\$ 430,000.00	25264	0.58	473-401-003
Moreno Valley	26290 Bogoso Ln	2257	\$ 154.00	4	3	12/21/2018	\$ 349,000.00	5227	0.12	486-422-035
Moreno Valley	24112 Rothbury Dr	765	\$ 320.00	2	1	12/24/2018	\$ 245,000.00	3484	0.08	482-553-013
Moreno Valley	25364 Yolanda Ave	1241	\$ 238.00	3	1.75	12/26/2018	\$ 296,000.00	7405	0.17	486-103-025
Moreno Valley	27614 Rockwood Ave	2647	\$ 143.00	4	3	12/26/2018	\$ 379,000.00	8712	0.2	304-471-046
Moreno Valley	13668 Boeing St	1556	\$ 202.00	3	1.75	12/26/2018	\$ 315,000.00	7841	0.18	291-213-015
Moreno Valley	22582 Scarlet Sage Way	3109	\$ 133.00	5	3.5	12/26/2018	\$ 415,000.00	16553	0.38	264-413-010
Moreno Valley	12107 Kristen Ct	1152	\$ 137.00	3	1	12/26/2018	\$ 158,500.00	7841	0.18	292-192-012
Moreno Valley	27713 Auburn Ln	2378	\$ 157.00	3	2.5	12/26/2018	\$ 374,500.00	7840	0.18	304-492-007
Moreno Valley	13601 Moreno Way	1568	\$ 196.00	4	2	12/27/2018	\$ 308,000.00	7405	0.17	482-392-004
Moreno Valley	23991 Redbark Dr	1534	\$ 221.00	4	1.75	12/27/2018	\$ 340,000.00	8276	0.19	260-141-018
Moreno Valley	23630 Airosa Pl	2286	\$ 161.00	5	2.75	12/27/2018	\$ 370,000.00	5227	0.12	260-125-007
Moreno Valley	29124 Maltby Ave	1721	\$ 185.00	3	1.75	12/27/2018	\$ 320,000.00	13503	0.31	478-431-013
Moreno Valley	26751 Buckeye Ter	2981	\$ 159.00	3	2.75	12/27/2018	\$ 476,000.00	8276	0.19	487-560-008
Moreno Valley	25169 El Greco Dr	1935	\$ 170.00	3	2	12/27/2018	\$ 330,000.00	7841	0.18	484-253-006
Moreno Valley	25485 Yolanda Ave	1280	\$ 210.00	3	1.75	12/27/2018	\$ 270,000.00	7405	0.17	486-111-017
Moreno Valley	14331 Sayan Pl	1550	\$ 207.00	4	1.75	12/28/2018	\$ 322,000.00	7841	0.18	482-451-043
Moreno Valley	13206 Oak Dell St	1544	\$ 182.00	3	2.5	12/28/2018	\$ 282,500.00	3484	0.08	291-371-005
Moreno Valley	12909 Westbury Dr	978	\$ 286.00	2	1.75	12/28/2018	\$ 280,000.00	7405	0.17	479-391-005
Moreno Valley	22059 Witch hazel Ave	1633	\$ 183.00	3	2.75	12/28/2018	\$ 300,000.00	4356	0.1	291-624-007
Moreno Valley	23160 Donahue Ct	1812	\$ 200.00	3	2	12/28/2018	\$ 364,000.00	13503	0.31	292-032-025
Moreno Valley	24645 Morning Glory St	1283	\$ 226.00	4	2	12/28/2018	\$ 290,000.00	9148	0.21	482-413-029
Moreno Valley	10052 Mallow Dr	2150	\$ 181.00	3	2.5	12/28/2018	\$ 390,000.00	6970	0.16	260-303-012
Moreno Valley	24696 Sundial Way	1389	\$ 217.00	3	2	12/28/2018	\$ 302,000.00	9148	0.21	475-133-005
Moreno Valley	23455 Rolanda Dr	1220	\$ 200.00	3	1.75	12/28/2018	\$ 245,000.00	3920	0.09	296-175-052
Moreno Valley	24405 Filaree Ave	854	\$ 310.00	2	1	12/28/2018	\$ 265,500.00	4791	0.11	485-054-001
Moreno Valley	11946 Aslan Ct	1024	\$ 256.00	3	2	12/28/2018	\$ 263,000.00	4356	0.1	264-151-001



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Moreno Valley	10945 Tea Bark Rd	2101	\$ 166.00	4	2.5	12/28/2018	\$ 350,000.00	7405	0.17	474-442-008
Moreno Valley	27730 Sand Dollar Way	4011	\$ 110.00	6	4.5	12/31/2018	\$ 442,500.00	8276	0.19	486-542-002
Moreno Valley	15958 Sand Hills Ct	2618	\$ 168.00	4	3	12/31/2018	\$ 441,000.00	9583	0.22	304-590-019
Moreno Valley	11383 Daybreak Trl	1486	\$ 227.00	4	1.75	12/31/2018	\$ 337,500.00	7405	0.17	475-120-011
Moreno Valley	28407 Belleterre Ave	2077	\$ 175.00	3	2.5	12/31/2018	\$ 365,000.00			304-060-017

<b>Total Sales:</b>	125
<b>Average Sales Price:</b>	\$332,505.71
<b>Average Square Feet:</b>	1806