



Eastvale

Sales Comparables - August 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Eastvale	6109 El Dorado Dr	1846	\$ 417.00	3	2	8/2/2023	\$ 770,000.00	6534	0.15	164-272-016
Eastvale	8243 Fall Creek Dr	4463	\$ 261.00	6	4.5	8/3/2023	\$ 1,166,000.00	8712	0.2	130-731-002
Eastvale	6940 Winterberry Way	2340	\$ 354.00	3	2.5	8/4/2023	\$ 830,000.00	6969	0.16	164-120-004
Eastvale	6082 Anna Ct	3307	\$ 356.00	4	4.25	8/7/2023	\$ 1,180,000.00	12632	0.29	164-444-004
Eastvale	7316 Canterwood Ct	3805	\$ 248.00	4	3.75	8/8/2023	\$ 945,000.00	7405	0.17	152-492-024
Eastvale	5743 Mark Twain Ct	3604	\$ 168.00	6	3.75	8/9/2023	\$ 608,500.00	8712	0.2	164-171-027
Eastvale	14515 Viva Dr	3296	\$ 265.00	4	2.5	8/10/2023	\$ 875,000.00	6534	0.15	144-640-010
Eastvale	6534 Kaisha St	1954	\$ 409.00	3	2.5	8/11/2023	\$ 800,000.00	5662	0.13	164-392-025
Eastvale	6477 Moonriver St	2643	\$ 318.00	3	2.5	8/11/2023	\$ 841,000.00	7840	0.18	152-534-024
Eastvale	7554 Elm Grove Ave	3921	\$ 238.00	5	3.25	8/14/2023	\$ 935,000.00	6969	0.16	144-302-007
Eastvale	6832 Noric Cir	4258	\$ 254.00	5	4.5	8/14/2023	\$ 1,082,000.00	9147	0.21	164-621-010
Eastvale	7612 Presidio Rd	2692	\$ 351.00	4	2.5	8/15/2023	\$ 945,000.00	7405	0.17	152-670-003
Eastvale	12710 Carnation St	2992	\$ 320.00	4	2.75	8/16/2023	\$ 960,000.00	7405	0.17	164-082-013
Eastvale	14608 Alpaca Ct	3697	\$ 311.00	5	3.25	8/16/2023	\$ 1,150,000.00	14810	0.34	130-762-010
Eastvale	13928 Waterville Ct	3763	\$ 172.00	6	3.5	8/18/2023	\$ 650,000.00	7405	0.17	130-450-001
Eastvale	6084 Holland Ct	2269	\$ 383.00	3	2.5	8/18/2023	\$ 870,000.00	9147	0.21	164-451-032
Eastvale	13626 Hollowbrook Way	2642	\$ 327.00	5	3	8/22/2023	\$ 866,000.00	6534	0.15	152-121-017
Eastvale	13893 La Pradera Way					8/24/2023	\$ 770,000.00	3484	0.08	164-730-004
Eastvale	6532 Cattleman Dr	3341	\$ 233.00	4	2.5	8/25/2023	\$ 780,000.00	6098	0.14	164-333-003
Eastvale	14627 Blazing Star Dr	3625	\$ 262.00	5	2.75	8/29/2023	\$ 950,000.00	7405	0.17	144-571-001
Eastvale	14983 Brooktree St	4025	\$ 282.00	4	4	8/30/2023	\$ 1,135,500.00	7405	0.17	144-790-021
Eastvale	14729 Bittersweet Ln	3380	\$ 319.00	5	3.75	8/31/2023	\$ 1,080,000.00	7840	0.18	144-581-023
Eastvale	5681 Jamestown Ave	2762	\$ 293.00	4	3.5	8/31/2023	\$ 810,000.00	6534	0.15	164-140-001
Eastvale	14156 Creek Sand Ct	3747	\$ 293.00	6	3.75	8/31/2023	\$ 1,100,000.00	9147	0.21	130-491-004



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<i>Total Sales:</i>	24
<i>Average Sales Price:</i>	\$920,791.67
<i>Average Square Feet:</i>	3234