

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Jurupa Valley	11376 Holmes Ave	1444	\$ 318.00	3	1	8/1/2023	\$ 460,000.00	24829	0.57	157-150-043
Jurupa Valley	11477 Corte Los Laureles	1952	\$ 422.00	3	2	8/2/2023	\$ 825,000.00	8712	0.2	160-323-006
Jurupa Valley	11661 Forsythia St	2475	\$ 341.00	4	2.5	8/3/2023	\$ 845,000.00	6969	0.16	160-271-044
Jurupa Valley	10928 Lansford St	1031	\$ 562.00	2	1.5	8/7/2023	\$ 580,000.00	9583	0.22	156-192-003
Jurupa Valley	10251 56th St	2310	\$ 307.00	3	2	8/7/2023	\$ 710,000.00	23086	0.53	161-092-015
Jurupa Valley	7795 Monse Cir	3154	\$ 210.00	5	3	8/7/2023	\$ 665,000.00	20037	0.46	183-310-040
Jurupa Valley	3140 Winter Park Ave					8/7/2023	\$ 621,000.00	6115	0.14	177-450-010
Jurupa Valley	10523 54th St	1569	\$ 382.00	3	1.75	8/7/2023	\$ 600,000.00	43995	1.01	159-321-007
Jurupa Valley	4789 Magnum Way	2572	\$ 326.00	4	2.75	8/8/2023	\$ 840,000.00	8712	0.2	160-450-021
Jurupa Valley	3574 Hadley Dr	1224	\$ 453.00	3	2	8/9/2023	\$ 555,000.00	7405	0.17	156-243-009
Jurupa Valley	6879 Rangeley Way	3831	\$ 274.00	5	3	8/11/2023	\$ 1,050,000.00	8712	0.2	157-320-070
Jurupa Valley	6095 Bain St	1586	\$ 463.00	4	2.25	8/14/2023	\$ 735,000.00	30056	0.69	161-332-004
Jurupa Valley	6306 Big Bend Way	1698	\$ 342.00	3	2.25	8/14/2023	\$ 581,000.00	4952	0.11	177-440-044
Jurupa Valley	10520 Jurupa Rd	1623	\$ 474.00	3	1	8/15/2023	\$ 770,000.00	49658	1.14	159-281-001
Jurupa Valley	6298 Big Bend Way	1541	\$ 422.00	3	1.75	8/15/2023	\$ 651,000.00	4809	0.11	177-440-045
Jurupa Valley	6158 Troth St	983	\$ 528.00	2	2.75	8/15/2023	\$ 520,000.00	11325	0.26	161-312-005
Jurupa Valley	6290 Big Bend Way	1541	\$ 378.00	3	1.75	8/16/2023	\$ 582,500.00	7139	0.16	177-440-046
Jurupa Valley	6282 Big Bend Way	1698	\$ 351.00	3	2.25	8/17/2023	\$ 596,000.00	10206	0.23	177-440-047
Jurupa Valley	6283 Big Bend Way	2056	\$ 320.00	4	2.5	8/18/2023	\$ 658,500.00	8712	0.2	177-440-048
Jurupa Valley	5820 Crown Dr	1625	\$ 501.00	4	1.75	8/18/2023	\$ 815,000.00	20908	0.48	160-184-010
Jurupa Valley	10941 Julia St	1786	\$ 344.00	3	2.5	8/21/2023	\$ 615,000.00	6969	0.16	156-183-012
Jurupa Valley	6289 Big Bend Way	1841	\$ 324.00	3	2.25	8/21/2023	\$ 597,000.00	7701	0.18	177-440-049
Jurupa Valley	6387 Dana Ave	1396	\$ 497.00	4	1.75	8/22/2023	\$ 695,000.00	27878	0.64	157-051-017
Jurupa Valley	3346 Hadley Dr	1462	\$ 362.00	4	2	8/22/2023	\$ 530,000.00	12196	0.28	156-302-015
Jurupa Valley	6297 Big Bend Way	1541	\$ 366.00	3	1.75	8/22/2023	\$ 564,500.00	5675	0.13	177-440-050
Jurupa Valley	11939 Turquoise Way	3543	\$ 239.00	6	3	8/25/2023	\$ 850,000.00	7840	0.18	152-382-001
Jurupa Valley	4794 Helen Bell Way	3622	\$ 249.00	7	5.25	8/25/2023	\$ 905,000.00	10018	0.23	160-430-011
Jurupa Valley	5619 Lucretia Ave	1749	\$ 440.00	4	1.75	8/28/2023	\$ 770,000.00	20037	0.46	160-151-005
Jurupa Valley	11760 63rd St	1195	\$ 543.00	3	1	8/29/2023	\$ 650,000.00	17424	0.4	157-031-002
Jurupa Valley	6822 Rivanna Way	3394	\$ 287.00	5	2.75	8/30/2023	\$ 975,000.00	8276	0.19	157-331-012



Jurupa Valley
Sales Comparables - August 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Jurupa Valley	2753 Kings Canyon Dr	1841	\$ 366.00	3	2.25	8/30/2023	\$ 675,000.00	7492	0.17	177-393-012
Jurupa Valley	5550 Trail Canyon Dr	1625	\$ 470.00	4	1.75	8/30/2023	\$ 765,000.00	20037	0.46	160-100-071
Jurupa Valley	5910 Marlatt St	1599	\$ 472.00	2	1.75	8/30/2023	\$ 755,000.00	30927	0.71	161-242-002
Jurupa Valley	5505 Starling Dr	4094	\$ 229.00	6	3.25	8/31/2023	\$ 940,000.00	6969	0.16	160-462-012
Jurupa Valley	5147 Martin St	1482	\$ 468.00	3	2	8/31/2023	\$ 695,000.00	26571	0.61	159-221-020

Total Sales:	35
Average Sales Price:	\$704,042.86
Average Square Feet:	2002