



Moreno 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
Moreno Valley	22560 Canaleto Way	2002	\$ 26.00	4	2	8/1/2023	\$ 52,500.00	37461	0.86	260-421-004
Moreno Valley	13649 Wilmot St	1967	\$ 305.00	3	2	8/1/2023	\$ 600,000.00	20037	0.46	478-290-017
Moreno Valley	24625 Willet Ln	1478	\$ 257.00	3	1.75	8/1/2023	\$ 380,000.00	6969	0.16	482-633-008
Moreno Valley	12189 Formby Dr	1042	\$ 430.00	3	1.75	8/1/2023	\$ 449,000.00	7840	0.18	291-393-039
Moreno Valley	15042 Carolina Ave	1481	\$ 283.00	3	1.75	8/1/2023	\$ 420,000.00	7840	0.18	486-021-010
Moreno Valley	26925 Claystone Dr	3004	\$ 223.00	5	3	8/1/2023	\$ 670,000.00	7405	0.17	487-582-017
Moreno Valley	13491 Hildegard St	1268	\$ 225.00	3	1	8/2/2023	\$ 285,700.00	7405	0.17	263-180-045
Moreno Valley	22703 White Lily Cir	1994	\$ 328.00	4	3	8/4/2023	\$ 655,000.00	17424	0.4	264-352-022
Moreno Valley	29166 Alessandro Blvd	1434	\$ 345.00	4	1.75	8/4/2023	\$ 495,000.00	8276	0.19	478-182-047
Moreno Valley	9517 Pebble Brook Dr	1798	\$ 319.00	4	2.5	8/4/2023	\$ 575,000.00	6534	0.15	259-384-007
Moreno Valley	12826 Cobblestone Ln	1874	\$ 280.00	3	2.5	8/4/2023	\$ 525,000.00	5227	0.12	488-380-038
Moreno Valley	28640 Highpoint Ave	1774	\$ 293.00	3	2	8/4/2023	\$ 520,000.00	6534	0.15	304-070-009
Moreno Valley	25170 Joshua Ave	1238	\$ 399.00	4	1.75	8/7/2023	\$ 495,000.00	7405	0.17	484-121-041
Moreno Valley	13661 Burd Ct	1317	\$ 356.00	3	2.5	8/7/2023	\$ 470,000.00	5227	0.12	296-161-071
Moreno Valley	25390 Delphinium Ave	2991	\$ 207.00	6	3	8/8/2023	\$ 620,000.00	7405	0.17	484-201-027
Moreno Valley	28854 Big Pine Way	1311	\$ 334.00	2	2	8/8/2023	\$ 438,000.00	6098	0.14	304-290-047
Moreno Valley	28904 Avalon Ave	2484	\$ 235.00	3	2.5	8/8/2023	\$ 585,000.00	8276	0.19	304-430-004
Moreno Valley	25148 El Greco Dr	1801	\$ 294.00	4	2	8/9/2023	\$ 530,000.00	11325	0.26	484-253-009
Moreno Valley	12274 Elf Owl Ln	1978	\$ 322.00	4	1.75	8/9/2023	\$ 637,500.00	17859	0.41	487-181-001
Moreno Valley	16483 Colt Way	2803	\$ 214.00	5	3	8/9/2023	\$ 600,000.00	6534	0.15	308-390-015
Moreno Valley	12090 Woodbriar Dr	2002	\$ 296.00	4	2.5	8/9/2023	\$ 593,000.00	9583	0.22	487-540-014
Moreno Valley	12930 Cobblestone Ln	2047	\$ 268.00	4	2.5	8/10/2023	\$ 550,000.00	4791	0.11	488-122-004
Moreno Valley	22431 Cobble Creek Dr	2073	\$ 282.00	3	2.75	8/10/2023	\$ 586,000.00	6969	0.16	260-253-018
Moreno Valley	11391 Pettit St	2545	\$ 275.00	5	2	8/10/2023	\$ 700,000.00	30491	0.7	473-272-013
Moreno Valley	17764 Corte Soledad	1757	\$ 293.00	3	2.5	8/10/2023	\$ 515,000.00	5662	0.13	312-350-030
Moreno Valley	11425 Tiffany Ln	2280	\$ 328.00	4	2.5	8/10/2023	\$ 750,000.00	80150	1.84	264-110-020
Moreno Valley	14343 Woodpark Dr	1545	\$ 346.00	3	1.75	8/10/2023	\$ 535,000.00	7405	0.17	484-104-001
Moreno Valley	15656 Connemara Ct	1501	\$ 346.00	3	2	8/11/2023	\$ 520,000.00	6969	0.16	304-172-044
Moreno Valley	23583 Rose Meadow Ct	1570	\$ 356.00	4	2	8/11/2023	\$ 560,000.00	8276	0.19	260-163-018
Moreno Valley	25290 Bay Ave	1070	\$ 440.00	2	2	8/11/2023	\$ 471,000.00	4791	0.11	479-472-020

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Moreno Valley	13714 Boeing St	1556	\$ 321.00	3	1.75	8/11/2023	\$ 500,000.00	7840	0.18	291-213-018
Moreno Valley	16493 Colt Way	1858	\$ 290.00	4	2	8/14/2023	\$ 540,000.00	6534	0.15	308-390-016
Moreno Valley	21706 Winding Rd	1443	\$ 367.00	3	2.5	8/14/2023	\$ 530,000.00	7840	0.18	256-252-012
Moreno Valley	12074 Honeysuckle Ct	1416	\$ 326.00	4	2	8/14/2023	\$ 462,000.00	7405	0.17	481-342-002
Moreno Valley	12089 Odessa Dr	1396	\$ 365.00	3	2	8/14/2023	\$ 510,000.00	7405	0.17	481-301-023
Moreno Valley	23888 Parkland Ave	1474	\$ 349.00	3	2.5	8/14/2023	\$ 515,000.00	4791	0.11	264-234-013
Moreno Valley	15315 Legendary Dr	3089	\$ 180.00	4	3	8/14/2023	\$ 558,500.00	6098	0.14	304-521-012
Moreno Valley	16860 Calle Pinata	2134	\$ 264.00	4	3	8/14/2023	\$ 565,000.00	6098	0.14	312-241-008
Moreno Valley	28485 Crispin Dr	2628	\$ 237.00	4	2	8/15/2023	\$ 625,000.00	9583	0.22	478-352-012
Moreno Valley	13207 Balboa Ln	2493	\$ 249.00	4	2.75	8/15/2023	\$ 622,000.00	6534	0.15	291-523-029
Moreno Valley	22692 Abington Pl	1464	\$ 357.00	3	2	8/15/2023	\$ 523,000.00	7405	0.17	291-300-009
Moreno Valley	21296 Ocasey Ct	1731	\$ 323.00	3	2	8/15/2023	\$ 560,000.00	6969	0.16	256-331-024
Moreno Valley	24367 Wildwood St	1521	\$ 335.00	3	2.5	8/15/2023	\$ 510,000.00	6534	0.15	485-201-029
Moreno Valley	10386 Nightingale Ct	1794	\$ 312.00	3	2.5	8/15/2023	\$ 560,000.00	4791	0.11	260-490-014
Moreno Valley	14147 Jamaica Sands Ln	1098	\$ 418.00	2	2	8/16/2023	\$ 460,000.00	3920	0.09	484-072-104
Moreno Valley	16044 Via Ultimo	2572	\$ 202.00	4	2.5	8/16/2023	\$ 520,000.00	6534	0.15	486-470-013
Moreno Valley	14855 Magellan Dr	1514	\$ 350.00	3	1.75	8/16/2023	\$ 530,000.00	7405	0.17	484-291-018
Moreno Valley	11380 Daybreak Trl	1263	\$ 411.00	4	1.75	8/16/2023	\$ 520,000.00	7840	0.18	475-121-001
Moreno Valley	22470 Country Gate Rd	2644	\$ 228.00	4	3	8/16/2023	\$ 605,000.00	6098	0.14	260-392-015
Moreno Valley	15299 La Palma Way	2721	\$ 214.00	5	2.5	8/17/2023	\$ 585,000.00	6098	0.14	304-360-008
Moreno Valley	26346 Prairie Ln	1994	\$ 280.00	4	3	8/17/2023	\$ 560,000.00	4791	0.11	308-370-003
Moreno Valley	15753 April Ct	1024	\$ 296.00	3	2	8/17/2023	\$ 304,000.00	5662	0.13	485-201-013
Moreno Valley	12642 Gorham St	1116	\$ 479.00	3	1.75	8/18/2023	\$ 535,000.00	13068	0.3	292-113-010
Moreno Valley	10520 Village Rd	1725	\$ 318.00	3	2.5	8/18/2023	\$ 550,000.00	5662	0.13	260-114-015
Moreno Valley	16314 Abedul St	1154	\$ 441.00	3	2	8/18/2023	\$ 510,000.00	6098	0.14	312-112-011
Moreno Valley	23762 Waterleaf Cir	2012	\$ 290.00	4	2.75	8/18/2023	\$ 585,000.00	6534	0.15	260-092-007
Moreno Valley	22897 Springtree Way	2361	\$ 262.00	4	2.5	8/18/2023	\$ 620,000.00	7405	0.17	259-381-022
Moreno Valley	8985 Pigeon Pass Rd	1922	\$ 364.00	4	1.75	8/18/2023	\$ 700,000.00	22215	0.51	259-220-002
Moreno Valley	27147 Oak Ridge Dr	1858	\$ 296.00	4	2	8/18/2023	\$ 550,000.00	6534	0.15	488-132-033
Moreno Valley	11777 Betula Cir	1070	\$ 453.00	3	2	8/18/2023	\$ 485,000.00	4791	0.11	256-182-004

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Moreno Valley	28063 White Sand Trl	2008	\$ 323.00	4	2	8/18/2023	\$ 650,000.00	20037	0.46	488-270-003
Moreno Valley	16481 Spirit Rd	1858	\$ 296.00	4	2	8/18/2023	\$ 550,000.00	6969	0.16	308-401-009
Moreno Valley	14739 Perris Blvd	1253	\$ 223.00	4	2	8/18/2023	\$ 280,000.00	7405	0.17	482-710-003
Moreno Valley	28773 Stevens Ave	1342	\$ 469.00	3	2	8/21/2023	\$ 630,000.00	20908	0.48	478-202-080
Moreno Valley	25881 Calle Fuego	1926	\$ 277.00	3	2	8/21/2023	\$ 535,000.00	5662	0.13	486-454-007
Moreno Valley	10029 Sand Crst	2258	\$ 265.00	4	2.75	8/21/2023	\$ 600,000.00	6534	0.15	260-231-032
Moreno Valley	24833 Enchanted Way	1040	\$ 427.00	3	1.75	8/21/2023	\$ 445,000.00	7405	0.17	475-232-003
Moreno Valley	24135 Barley Rd	1667	\$ 329.00	3	2	8/22/2023	\$ 550,000.00	7405	0.17	474-454-009
Moreno Valley	13628 Sesame Rd	3283	\$ 179.00	4	3.5	8/22/2023	\$ 590,000.00	7405	0.17	487-483-002
Moreno Valley	25147 Alpha St	1808	\$ 293.00	4	1.75	8/22/2023	\$ 530,000.00	6969	0.16	474-292-013
Moreno Valley	27791 Lafayette Way	2378	\$ 248.00	3	2.5	8/22/2023	\$ 590,000.00	7840	0.18	304-482-007
Moreno Valley	24548 Ormista Dr	1712	\$ 303.00	3	2.25	8/22/2023	\$ 520,000.00	7405	0.17	482-653-002
Moreno Valley	21959 Spring Crest Rd	1130	\$ 451.00	3	2	8/22/2023	\$ 510,000.00	7405	0.17	256-242-049
Moreno Valley	24823 Eugena Ave	1160	\$ 418.00	4	1.75	8/22/2023	\$ 485,000.00	6534	0.15	482-202-006
Moreno Valley	21791 Spring Crest Rd	916	\$ 534.00	2	1	8/22/2023	\$ 490,000.00	8712	0.2	256-242-037
Moreno Valley	26302 Primrose Way	1726	\$ 304.00	3	2	8/23/2023	\$ 525,000.00	10454	0.24	487-213-004
Moreno Valley	22867 Blushing Branch Ct	1798	\$ 322.00	4	2.5	8/23/2023	\$ 579,000.00	6534	0.15	259-401-007
Moreno Valley	23853 Betts Pl	900	\$ 344.00	2	1.75	8/23/2023	\$ 310,000.00	3484	0.08	296-251-017
Moreno Valley	25253 Minnetonka Ct	1490	\$ 338.00	3	2	8/23/2023	\$ 505,000.00	9147	0.21	484-211-008
Moreno Valley	23636 Whispering Winds Way	825	\$ 509.00	2	1	8/24/2023	\$ 420,000.00	4356	0.1	264-143-023
Moreno Valley	16571 War Cloud Dr	1931	\$ 277.00	3	2.5	8/24/2023	\$ 535,000.00	5662	0.13	312-141-002
Moreno Valley	22817 Sweet Pea Cir	1599	\$ 359.00	3	2.5	8/25/2023	\$ 575,000.00	7840	0.18	264-261-004
Moreno Valley	26875 Regency Way	3266	\$ 206.00	5	3	8/25/2023	\$ 675,000.00	8276	0.19	487-590-012
Moreno Valley	26450 Willowdale Ct	1916	\$ 307.00	4	2.5	8/25/2023	\$ 590,000.00	7405	0.17	487-303-020
Moreno Valley	11473 Perris Blvd	916	\$ 365.00	2	1	8/28/2023	\$ 334,500.00	25700	0.59	475-141-031
Moreno Valley	11955 Bayless St	1600	\$ 322.00	3	2.5	8/28/2023	\$ 516,000.00	3484	0.08	264-142-026
Moreno Valley	24585 Freeport Dr	1100	\$ 454.00	3	2	8/28/2023	\$ 500,000.00	6969	0.16	316-122-032
Moreno Valley	25231 Pico Vista Way	2453	\$ 277.00	4	1.75	8/29/2023	\$ 680,000.00	23522	0.54	474-063-004
Moreno Valley	25313 Minnetonka Ct	1608	\$ 329.00	4	2	8/29/2023	\$ 530,000.00	7840	0.18	484-211-015
Moreno Valley	25675 Horado Ln	1875	\$ 280.00	4	2.5	8/29/2023	\$ 525,000.00	5227	0.12	486-363-007

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Moreno Valley	13703 Black Elm Ct	1070	\$ 425.00	2	2	8/29/2023	\$ 455,000.00	4791	0.11	479-474-010
Moreno Valley	28359 Arborglenn Dr	2467	\$ 237.00	4	2.75	8/29/2023	\$ 585,000.00	6098	0.14	478-331-014
Moreno Valley	12135 Westerly Trl	2172	\$ 267.00	4	2.5	8/29/2023	\$ 580,000.00	6969	0.16	479-513-024
Moreno Valley	12950 Gorham St	1876	\$ 298.00	4	2	8/30/2023	\$ 560,000.00	7405	0.17	292-134-006
Moreno Valley	27118 Larkmead Ct	2180	\$ 366.00	4	2.5	8/30/2023	\$ 800,000.00	43560	1	488-210-010
Moreno Valley	24692 Sloan Ct	1537	\$ 323.00	4	1.75	8/30/2023	\$ 497,000.00	7840	0.18	482-452-037
Moreno Valley	16444 Vista Conejo Dr	2142	\$ 256.00	4	2.75	8/30/2023	\$ 550,000.00	5227	0.12	312-222-002
Moreno Valley	24580 Fanita Ct	2305	\$ 264.00	4	2.75	8/31/2023	\$ 610,000.00	7405	0.17	485-123-010
Moreno Valley	28313 Birdie St	2200	\$ 286.00	5	2.5	8/31/2023	\$ 630,000.00	8276	0.19	304-382-001
Moreno Valley	9862 Deer Creek Rd	1540	\$ 344.00	4	1.75	8/31/2023	\$ 530,000.00	5227	0.12	259-363-007
Moreno Valley	24281 Highland Mesa Ln	2172	\$ 283.00	4	2.75	8/31/2023	\$ 615,000.00	7840	0.18	474-622-020
Moreno Valley	12125 Brixton Ct	2253	\$ 295.00	4	3	8/31/2023	\$ 665,000.00	7405	0.17	291-501-016

Total Sales:	102
Average Sales Price:	\$537,389.22
Average Square Feet:	1805