



Moreno Valley

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	12369 Brewster Dr	1739	\$ 287.00	4	2.5	8/1/2025	\$ 500,000.00	7840	0.18	487-051-012
Moreno Valley	15616 Granada Dr	2326	\$ 221.00	4	2.25	8/1/2025	\$ 515,000.00	5662	0.13	486-352-060
Moreno Valley	25040 Yucca Dr	1224	\$ 424.00	3	1.75	8/1/2025	\$ 520,000.00	7405	0.17	484-111-022
Moreno Valley	15400 Canyonstone Dr	1577	\$ 310.00	3	2.25	8/4/2025	\$ 490,000.00	5227	0.12	485-162-005
Moreno Valley	23959 Creekwood Dr	2102	\$ 285.00	4	2.5	8/4/2025	\$ 601,000.00	6098	0.14	260-071-003
Moreno Valley	10075 Desert Mallow	2586	\$ 247.00	4	2.75	8/4/2025	\$ 640,000.00	6098	0.14	260-241-027
Moreno Valley	21748 Eucalyptus Ave	1098	\$ 441.00	3	2	8/4/2025	\$ 485,000.00	5662	0.13	291-090-034
Moreno Valley	28499 Forest Oaks Way	1764	\$ 277.00	3	2.5	8/4/2025	\$ 489,000.00	5227	0.12	304-122-024
Moreno Valley	26605 Rose Bud Ln	3133	\$ 210.00	4	3.5	8/4/2025	\$ 660,000.00	7840	0.18	487-341-013
Moreno Valley	12614 Torrey Pine Rd	2912	\$ 236.00	5	2.75	8/4/2025	\$ 688,000.00	9583	0.22	487-241-003
Moreno Valley	12035 Hinson St	1830	\$ 377.00	3	2	8/5/2025	\$ 690,000.00	21344	0.49	488-230-011
Moreno Valley	24731 Huntley Dr	1890	\$ 304.00	3	1.75	8/5/2025	\$ 575,000.00	10018	0.23	475-351-016
Moreno Valley	11533 Triumph Ln	1890	\$ 293.00	4	1.75	8/5/2025	\$ 555,000.00	6969	0.16	475-181-026
Moreno Valley	22920 Brompton St	2079	\$ 283.00	4	2.75	8/6/2025	\$ 590,000.00	5662	0.13	291-541-034
Moreno Valley	24909 Miners View Ln	1962	\$ 337.00	3	2	8/6/2025	\$ 662,500.00	13068	0.3	474-761-003
Moreno Valley	14795 San Jacinto Dr	2089	\$ 233.00	3	2.5	8/6/2025	\$ 487,500.00	6969	0.16	304-300-011
Moreno Valley	22775 Tea Rose Ln	1699	\$ 350.00	4	2.5	8/6/2025	\$ 595,000.00	8712	0.2	264-331-006
Moreno Valley	23586 Dracaea Ave	1198	\$ 250.00	2	2	8/7/2025	\$ 300,000.00	6969	0.16	296-083-017
Moreno Valley	22596 Kinross Ln	2039	\$ 257.00	3	2.5	8/7/2025	\$ 525,000.00	7405	0.17	291-432-002
Moreno Valley	12076 Racket Ct	1477	\$ 360.00	3	1.75	8/8/2025	\$ 532,500.00	8276	0.19	292-272-001
Moreno Valley	15192 Rio Grande Dr	2227	\$ -	4	2.5	8/8/2025	\$ 500.00	7405	0.17	486-055-007
Moreno Valley	26108 Arabian Ct	1460	\$ 352.00	3	2	8/11/2025	\$ 515,000.00	10890	0.25	308-531-016
Moreno Valley	13882 Azure St	1975	\$ 321.00	4	2.75	8/11/2025	\$ 635,500.00	5092	0.12	487-611-011
Moreno Valley	11911 Ivy Ln	1424	\$ 396.00	3	1.75	8/11/2025	\$ 565,000.00	13068	0.3	474-163-009
Moreno Valley	23408 Via Solana	1994	\$ 300.00	3	2.5	8/11/2025	\$ 600,000.00	10454	0.24	259-520-012
Moreno Valley	23770 Waterleaf Cir	1485	\$ 356.00	2	2	8/11/2025	\$ 530,000.00	6098	0.14	260-092-008
Moreno Valley	15545 Ocana Ln	2131	\$ 247.00	4	2.75	8/12/2025	\$ 527,500.00	5662	0.13	486-385-020
Moreno Valley	16015 Palomino Ln	2319	\$ 288.00	4	2.5	8/12/2025	\$ 670,000.00	14810	0.34	486-470-019
Moreno Valley	23939 Brittlebush Cir	1778	\$ 295.00	3	2	8/13/2025	\$ 525,000.00	6969	0.16	260-073-008
Moreno Valley	11637 Sable Way	1972	\$ 283.00	4	2.25	8/13/2025	\$ 560,000.00	7840	0.18	475-220-084



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Moreno Valley	26603 Scott Ln	1672	\$ 382.00	3	1.75	8/13/2025	\$ 640,000.00	47916	1.1	487-140-019
Moreno Valley	25105 Via Von Batsch	2070	\$ 333.00	3	2.5	8/13/2025	\$ 690,000.00	30491	0.7	474-120-050
Moreno Valley	14319 Blue Bonnet Ln	1772	\$ 332.00	3	1.75	8/14/2025	\$ 590,000.00	6534	0.15	478-461-010
Moreno Valley	15388 Calle Rosa Rd	2570	\$ 208.00	4	2.75	8/14/2025	\$ 535,000.00	5227	0.12	486-422-041
Moreno Valley	25388 Renoir Ave	1749	\$ 325.00	4	2.25	8/14/2025	\$ 570,000.00	8276	0.19	484-271-006
Moreno Valley	14225 Woodpark Dr	1804	\$ 318.00	4	3	8/14/2025	\$ 575,000.00	7405	0.17	484-042-012
Moreno Valley	14821 Briana St	1196	\$ 422.00	3	1.75	8/15/2025	\$ 505,000.00	4791	0.11	482-662-038
Moreno Valley	16702 Canoe Cv	1644	\$ 343.00	3	3	8/15/2025	\$ 564,500.00	8276	0.19	316-133-016
Moreno Valley	24409 Dunlavy Ct	1473	\$ 373.00	4	1.75	8/15/2025	\$ 550,000.00	8276	0.19	475-250-059
Moreno Valley	24372 Electra Ct	1381	\$ 372.00	3	2.25	8/15/2025	\$ 515,000.00	5227	0.12	485-181-006
Moreno Valley	13848 Golden Eagle Ct	1188	\$ 378.00	3	1	8/15/2025	\$ 450,000.00	7405	0.17	296-273-001
Moreno Valley	24538 Meadow Grass Way	1074	\$ 481.00	3	1.75	8/15/2025	\$ 517,000.00	7405	0.17	474-512-001
Moreno Valley	24561 Sinaloa St	1092	\$ 439.00	3	1.75	8/15/2025	\$ 480,000.00	7840	0.18	481-063-012
Moreno Valley	22710 Wimpole St	1975	\$ 313.00	4	3	8/15/2025	\$ 620,000.00	6098	0.14	291-532-014
Moreno Valley	13969 Chervil Ct	2350	\$ 252.00	7	3	8/18/2025	\$ 593,000.00	7840	0.18	479-632-003
Moreno Valley	13557 Collie Ct	2201	\$ 352.00	5	2.75	8/18/2025	\$ 775,000.00	23958	0.55	487-551-006
Moreno Valley	12038 Diego Ct	1388	\$ 372.00	3	2	8/18/2025	\$ 517,000.00	9583	0.22	479-690-006
Moreno Valley	26337 Dracaea Ave	1322	\$ 411.00	3	2	8/18/2025	\$ 544,000.00	7405	0.17	487-422-029
Moreno Valley	24476 Filaree Ave	1381	\$ 372.00	3	2.25	8/18/2025	\$ 515,000.00	4791	0.11	485-053-026
Moreno Valley	11922 Wild Flax Ln	1474	\$ 366.00	3	2.5	8/18/2025	\$ 540,000.00	3920	0.09	264-143-034
Moreno Valley	13749 Dahl Way	1738	\$ 316.00	5	1.75	8/19/2025	\$ 550,000.00	7405	0.17	482-320-016
Moreno Valley	14374 Farmwood Dr	1707	\$ 313.00	3	2	8/19/2025	\$ 535,000.00	7405	0.17	484-135-006
Moreno Valley	24358 Fitz St	854	\$ 485.00	2	1	8/19/2025	\$ 415,000.00	5227	0.12	485-195-039
Moreno Valley	25584 Dracaea Ave	1233	\$ 391.00	3	1.75	8/20/2025	\$ 482,500.00	7840	0.18	479-453-017
Moreno Valley	10109 Mallow Dr	2284	\$ 271.00	4	3	8/20/2025	\$ 619,000.00	6534	0.15	260-302-015
Moreno Valley	16074 Coyote Springs Ct	2572	\$ 235.00	4	2.5	8/21/2025	\$ 605,000.00	9147	0.21	486-471-020
Moreno Valley	24341 Dunlavy Ct	2198	\$ 282.00	5	3	8/21/2025	\$ 620,000.00	10454	0.24	475-250-081
Moreno Valley	12746 Shadybend Dr	1764	\$ 266.00	4	2.75	8/21/2025	\$ 470,000.00	7405	0.17	292-052-022
Moreno Valley	13067 Alexis Dr	1295	\$ 386.00	3	1.75	8/22/2025	\$ 500,000.00	8276	0.19	296-044-002
Moreno Valley	26490 Mapleridge Way	1762	\$ 334.00	3	2.25	8/22/2025	\$ 590,000.00	8276	0.19	487-300-006



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Moreno Valley	25394 Ramblewood Ct	1689	\$ 319.00	3	2	8/22/2025	\$ 540,000.00	7405	0.17	484-101-025
Moreno Valley	28131 Belleterre Ave	1637	\$ 337.00	2	2	8/25/2025	\$ 553,000.00	5662	0.13	304-052-023
Moreno Valley	24356 Finley Dr	1296	\$ 420.00	3	1.75	8/25/2025	\$ 545,000.00	7405	0.17	482-314-005
Moreno Valley	22533 Kinross Ln	1486	\$ 356.00	3	1.75	8/25/2025	\$ 530,000.00	7405	0.17	291-431-024
Moreno Valley	27185 Ocean Dunes St	2819	\$ 228.00	3	2.75	8/25/2025	\$ 645,000.00	6098	0.14	304-164-005
Moreno Valley	22713 Scotia Ln	924	\$ 346.00	2	1	8/25/2025	\$ 320,000.00	7405	0.17	291-344-022
Moreno Valley	26810 Sugarite Canyon Dr	3755	\$ 191.00	5	3	8/25/2025	\$ 720,000.00	7405	0.17	308-590-001
Moreno Valley	10120 Via Indigo	2917	\$ 245.00	5	3	8/25/2025	\$ 715,000.00	10018	0.23	260-450-022
Moreno Valley	10665 Village Rd	1712	\$ 338.00	4	1.75	8/25/2025	\$ 579,000.00	6534	0.15	260-171-005
Moreno Valley	27109 Woodglen Ln	2961	\$ 227.00	5	2.75	8/25/2025	\$ 674,000.00	6534	0.15	488-133-031
Moreno Valley	14203 Cypress Sands Ln	917	\$ 463.00	2	1	8/26/2025	\$ 425,000.00	3920	0.09	484-060-014
Moreno Valley	23739 Hazelwood Dr	1716	\$ 370.00	4	2.5	8/26/2025	\$ 635,000.00	7405	0.17	260-153-012
Moreno Valley	12216 Hythe St	1139	\$ 432.00	3	1.75	8/26/2025	\$ 493,000.00	4356	0.1	291-361-010
Moreno Valley	11671 Defiance Way	1309	\$ 374.00	3	1.75	8/27/2025	\$ 490,000.00	7840	0.18	475-211-004
Moreno Valley	15280 Dunes Way	2677	\$ 239.00	5	3.25	8/27/2025	\$ 640,000.00	7405	0.17	304-153-015
Moreno Valley	28483 Grandview Dr	1842	\$ 268.00	3	2	8/27/2025	\$ 495,000.00	6969	0.16	304-310-043
Moreno Valley	11395 Knoll Vista St	2789	\$ 244.00	4	2.5	8/27/2025	\$ 681,500.00	30056	0.69	473-271-002
Moreno Valley	25930 Parsley Ave	1437	\$ 368.00	4	2.5	8/27/2025	\$ 530,000.00	4791	0.11	484-321-017
Moreno Valley	13083 Raenette Way	2216	\$ 265.00	4	2.5	8/27/2025	\$ 589,000.00	7405	0.17	479-521-007
Moreno Valley	11060 Rocky Ridge Rd	1308	\$ 431.00	3	1.5	8/27/2025	\$ 565,000.00	4791	0.11	264-072-014
Moreno Valley	12707 Tigers Eye Way	1733	\$ 282.00	3	2.5	8/27/2025	\$ 490,000.00	2178	0.05	488-430-038
Moreno Valley	24610 Webster Ave	1056	\$ 435.00	3	1.75	8/27/2025	\$ 460,000.00	10018	0.23	481-161-024
Moreno Valley	26124 Windemere Way	2051	\$ 224.00	4	2	8/27/2025	\$ 461,000.00	7405	0.17	487-493-019
Moreno Valley	25172 Yucca Dr	1116	\$ 367.00	3	1.75	8/27/2025	\$ 410,000.00	6969	0.16	484-112-020
Moreno Valley	26606 Danube Way	2432	\$ 261.00	3	2.5	8/28/2025	\$ 635,000.00	7840	0.18	487-532-001
Moreno Valley	24349 Kurt Ct	1819	\$ 296.00	4	2.25	8/28/2025	\$ 540,000.00	8712	0.2	485-052-061
Moreno Valley	16179 Nippet Ln	1578	\$ 313.00	3	2.5	8/28/2025	\$ 495,000.00	7405	0.17	312-042-021
Moreno Valley	13634 Shannon St	2531	\$ 286.00	4	2.25	8/28/2025	\$ 725,000.00	10454	0.24	488-460-003
Moreno Valley	12880 Tamara Dr	1536	\$ 358.00	3	1.75	8/28/2025	\$ 550,000.00	7840	0.18	479-271-011
Moreno Valley	10197 Via Apolina	1783	\$ 311.00	4	2.5	8/28/2025	\$ 555,000.00	5227	0.12	260-061-035



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Moreno Valley	12695 Bluntleaf Ct	958	\$ 482.00	2	1	8/29/2025	\$ 462,000.00	7405	0.17	479-401-033
Moreno Valley	26350 Cape Mendocino Ct	1602	\$ 330.00	3	2	8/29/2025	\$ 530,000.00	7405	0.17	487-431-042
Moreno Valley	24694 Darkstar Dr	2278	\$ 353.00	4	2.5	8/29/2025	\$ 805,000.00	13068	0.3	474-581-008
Moreno Valley	24327 Dunlavy Ct	2198	\$ 286.00	5	3	8/29/2025	\$ 630,000.00	10454	0.24	475-250-080
Moreno Valley	25780 Jumano Dr	1410	\$ 366.00	4	2	8/29/2025	\$ 517,000.00	5662	0.13	486-381-015
Moreno Valley	22760 Mountain View Rd	1809	\$ 334.00	4	2.5	8/29/2025	\$ 605,000.00	6098	0.14	260-351-006
Moreno Valley	22146 Naples Dr	2117	\$ 321.00	4	2.5	8/29/2025	\$ 680,000.00	11761	0.27	264-381-017
Moreno Valley	25304 Old Farm St	1186	\$ 413.00	3	1.75	8/29/2025	\$ 490,000.00	7405	0.17	479-291-005
Moreno Valley	25827 Parsley Ave	1314	\$ 386.00	3	2	8/29/2025	\$ 508,000.00	4791	0.11	484-301-017
Moreno Valley	10228 Via Apolina	1600	\$ 326.00	3	2.5	8/29/2025	\$ 522,000.00	5227	0.12	260-062-021
Moreno Valley	25303 Yolanda Ave	1500	\$ 386.00	4	1.5	8/29/2025	\$ 579,000.00	7405	0.17	486-111-002

Total Sales:	101
Average Sales Price:	\$553,608.91
Average Square Feet:	1799

Deemed reliable but not guaranteed

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