



# Riverside

## Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	12945 Big Valley Ct	2070	\$ 392.00	3	2	8/1/2025	\$ 813,000.00	7405	0.17	270-610-013
Riverside	2712 Boundary Ln	1178	\$ 568.00	3	1.75	8/1/2025	\$ 670,000.00	7840	0.18	138-343-029
Riverside	3729 Donald Ave	804	\$ 509.00	2	1	8/1/2025	\$ 410,000.00	6969	0.16	233-051-016
Riverside	3875 Everest Ave	816	\$ 471.00	2	1	8/1/2025	\$ 385,000.00	6098	0.14	191-332-031
Riverside	8167 Faircrest Rd	3756	\$ 220.00	5	3	8/1/2025	\$ 830,000.00	7840	0.18	276-303-004
Riverside	4899 1/2 Glenwood Dr	1321	\$ 378.00	2	1.75	8/1/2025	\$ 500,000.00	27442	0.63	187-070-039
Riverside	8433 Lindenhurst St	3624	\$ 230.00	5	2.5	8/1/2025	\$ 835,000.00	7405	0.17	284-122-003
Riverside	17477 Owl Tree Rd	2075	\$ 462.00	4	2	8/1/2025	\$ 960,000.00	99752	2.29	285-380-036
Riverside	16200 Setting Sun Cir	2257	\$ 338.00	4	2.5	8/1/2025	\$ 765,000.00	7405	0.17	135-470-033
Riverside	3642 Valencia Hill Dr	1570	\$ 350.00	3	1.75	8/1/2025	\$ 550,000.00	10454	0.24	251-241-010
Riverside	6318 Westview Dr	1780	\$ 359.00	3	2	8/1/2025	\$ 640,000.00	10454	0.24	252-202-021
Riverside	6095 Windemere Way	2127	\$ 386.00	4	2.25	8/1/2025	\$ 822,500.00	10890	0.25	252-241-007
Riverside	13037 York Mountain Dr	3520	\$ 276.00	5	4	8/1/2025	\$ 975,000.00	7840	0.18	270-650-025
Riverside	5154 34th St	1469	\$ 432.00	3	1.75	8/4/2025	\$ 635,000.00	10890	0.25	179-320-019
Riverside	4755 Beatty Dr	928	\$ 592.00	3	1	8/4/2025	\$ 550,000.00	6969	0.16	226-312-026
Riverside	10028 Judy Ct	1031	\$ 630.00	3	1.5	8/4/2025	\$ 650,000.00	9147	0.21	234-043-008
Riverside	7369 Linares Ave	2409	\$ 319.00	4	2.5	8/4/2025	\$ 769,000.00	8276	0.19	185-284-011
Riverside	6391 Stearns St	2589	\$ 268.00	4	2	8/4/2025	\$ 695,000.00	16117	0.37	226-072-004
Riverside	8661 Sugar Gum Rd	2028	\$ 360.00	4	2.5	8/4/2025	\$ 731,000.00	9147	0.21	294-253-030
Riverside	855 N University Dr	4000	\$ 21.00	5	3	8/4/2025	\$ 85,222.00	39204	0.9	253-161-011
Riverside	5557 Wentworth Dr	1914	\$ 381.00	3	1.75	8/4/2025	\$ 730,000.00	10454	0.24	168-192-017
Riverside	8561 56th St	1507	\$ 497.00	3	1.75	8/5/2025	\$ 750,000.00	21780	0.5	166-120-018
Riverside	4365 Alta Vista Dr	1891	\$ 383.00	3	1.75	8/5/2025	\$ 725,000.00	7840	0.18	217-100-046
Riverside	7189 Idyllwild Ln	1324	\$ 476.00	3	1.75	8/5/2025	\$ 631,500.00	6969	0.16	155-412-008
Riverside	20884 Iron Rail Dr	3230	\$ 241.00	4	2.5	8/5/2025	\$ 779,000.00	11325	0.26	255-561-002
Riverside	4303 Kansas Ave	960	\$ 479.00	3	1	8/5/2025	\$ 460,000.00	6969	0.16	221-122-009
Riverside	5940 Kitty Hawk Dr	1727	\$ 353.00	5	1.75	8/5/2025	\$ 610,000.00	9147	0.21	190-132-002
Riverside	3055 Ronald St	1278	\$ 446.00	4	1.75	8/5/2025	\$ 570,000.00	6534	0.15	235-052-032
Riverside	20793 Spring Mountain Rd	1749	\$ 408.00	4	2	8/5/2025	\$ 715,000.00	19044	0.44	257-600-002
Riverside	11244 Yucca Dr	1736	\$ 360.00	4	1.75	8/5/2025	\$ 625,000.00	8276	0.19	153-273-013

Deemed reliable but not guaranteed

**Riverside**

Deemed reliable but not guaranteed



# Riverside

## Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4492 12th St	3704	\$ 269.00	7	1.5	8/6/2025	\$ 1,000,000.00	15245	0.35	215-171-001
Riverside	10854 Beltramo Cir	3159	\$ 337.00	5	3	8/6/2025	\$ 1,065,000.00	25700	0.59	136-322-004
Riverside	4561 Beverly Ct	1292	\$ 549.00	3	1.5	8/6/2025	\$ 710,000.00	6534	0.15	218-153-004
Riverside	16774 Eagle Peak Rd	3266	\$ 413.00	4	3.5	8/6/2025	\$ 1,350,000.00	43995	1.01	273-600-016
Riverside	9757 Edenbrook Dr	1687	\$ 326.00	4	2.5	8/6/2025	\$ 550,000.00	2613	0.06	145-340-047
Riverside	3624 Nye Ave	1266	\$ 422.00	2	1	8/6/2025	\$ 535,000.00	20037	0.46	138-052-011
Riverside	6988 Paladora Ln	1817	\$ 382.00	3	1.75	8/6/2025	\$ 695,000.00	21780	0.5	174-092-014
Riverside	8872 San Vicente Ave	1278	\$ 469.00	3	1.75	8/6/2025	\$ 600,000.00	8276	0.19	193-042-001
Riverside	19427 Seeding Palace Cir	2889	\$ 259.00	5	3	8/6/2025	\$ 750,000.00	6969	0.16	255-710-071
Riverside	6861 Valencia St	1064	\$ 385.00	3	1	8/6/2025	\$ 410,000.00	9147	0.21	226-163-013
Riverside	6232 Country View Ln	1334	\$ 449.00	3	2	8/7/2025	\$ 600,000.00	9147	0.21	190-362-015
Riverside	9665 Larimar Ct	1919	\$ 336.00	3	2	8/7/2025	\$ 645,000.00	5248	0.12	266-780-012
Riverside	17891 Morning Rock Cir	1755	\$ 370.00	4	2.5	8/7/2025	\$ 650,000.00	7405	0.17	140-140-033
Riverside	6435 Norwood Ave	1043	\$ 556.00	2	1	8/7/2025	\$ 580,000.00	16117	0.37	154-300-004
Riverside	3733 Scenic Dr	1643	\$ 273.00	3	1.75	8/7/2025	\$ 450,000.00	15245	0.35	174-190-029
Riverside	16550 Village Meadow Dr	2486	\$ 345.00	3	2.5	8/7/2025	\$ 860,000.00	7840	0.18	140-320-024
Riverside	3955 Wayne Ct	1032	\$ 566.00	3	1	8/7/2025	\$ 585,000.00	8276	0.19	193-321-014
Riverside	9804 Ardisia St	1773	\$ 356.00	3	2.25	8/8/2025	\$ 632,000.00	3049	0.07	234-091-044
Riverside	1245 Blazewood St	1626	\$ 416.00	3	2	8/8/2025	\$ 678,000.00	10454	0.24	254-131-018
Riverside	8463 California Ave	1102	\$ 521.00	2	1	8/8/2025	\$ 575,000.00	14810	0.34	193-172-030
Riverside	288 Carlin Ln	1877	\$ 387.00	4	3	8/8/2025	\$ 727,000.00	28749	0.66	255-381-012
Riverside	8667 Colorado Ave	1221	\$ 473.00	3	1.5	8/8/2025	\$ 578,000.00	6534	0.15	191-174-017
Riverside	10069 Hershey Way	1441	\$ 437.00	4	1.75	8/8/2025	\$ 630,000.00	6534	0.15	155-423-019
Riverside	1239 Highridge St	2088	\$ 407.00	3	1.75	8/8/2025	\$ 850,000.00	31798	0.73	242-162-011
Riverside	4079 Margie Way	2050	\$ 373.00	3	2.5	8/8/2025	\$ 765,000.00	12632	0.29	183-480-010
Riverside	4209 Michael St	1038	\$ 491.00	3	1.75	8/8/2025	\$ 510,000.00	6098	0.14	221-141-001
Riverside	5833 Palencia Dr	1581	\$ 388.00	3	1.75	8/8/2025	\$ 615,000.00	7405	0.17	166-284-013
Riverside	15833 Ridgeway Ave	1680	\$ 449.00	3	1.75	8/8/2025	\$ 755,000.00	32670	0.75	280-080-019
Riverside	6030 William St	778	\$ 224.00	2	1	8/8/2025	\$ 175,000.00	5662	0.13	190-033-003
Riverside	553 Athens St	2043	\$ 391.00	4	3	8/11/2025	\$ 799,000.00	9147	0.21	253-351-020



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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	17550 Bretton Woods Pl	4986	\$ 346.00	6	4	8/11/2025	\$ 1,730,000.00	47480	1.09	273-480-029
Riverside	9849 Canada Way	1980	\$ 371.00	4	2	8/11/2025	\$ 735,000.00	10890	0.25	239-301-008
Riverside	6858 John Dr	1470	\$ 343.00	4	1.5	8/11/2025	\$ 505,000.00	3920	0.09	186-131-016
Riverside	4169 Mariposa Ave	1460	\$ 95.00	3	1.75	8/11/2025	\$ 140,000.00	44866	1.03	145-112-009
Riverside	18094 Olivenhain Dr	3803	\$ 260.00	5	4.5	8/11/2025	\$ 990,000.00	12632	0.29	266-691-008
Riverside	2151 Stonefield Pl	1340	\$ 514.00	3	1.75	8/11/2025	\$ 690,000.00	8276	0.19	243-252-010
Riverside	5969 Via Las Nubes	3475	\$ 241.00	5	2.75	8/11/2025	\$ 840,000.00	13068	0.3	272-270-008
Riverside	5891 Via Susana	4002	\$ 312.00	5	3	8/11/2025	\$ 1,250,000.00	96267	2.21	252-330-009
Riverside	19177 White Dove Ln	1834	\$ 368.00	4	2.75	8/11/2025	\$ 675,000.00	5662	0.13	276-142-006
Riverside	6758 Arlington Ave	1392	\$ 862.00	4	1.75	8/12/2025	\$ 1,200,000.00	32234	0.74	191-150-009
Riverside	6818 Arlington Ave	891	\$ 1,346.00	2	1	8/12/2025	\$ 1,200,000.00	11325	0.26	191-150-006
Riverside	3355 Debbie Ln	1404	\$ 426.00	4	1.75	8/12/2025	\$ 599,000.00	7405	0.17	246-144-010
Riverside	5395 Granada Ave	1049	\$ 543.00	3	1	8/12/2025	\$ 570,000.00	7840	0.18	190-332-028
Riverside	1250 Halifax Dr	2719	\$ 299.00	4	2	8/12/2025	\$ 815,000.00	19602	0.45	252-151-038
Riverside	4035 Madrona Rd	1358	\$ 287.00	3	1.75	8/12/2025	\$ 390,000.00	5662	0.13	193-292-023
Riverside	4485 Riverview Dr	1912	\$ 360.00	4	3	8/12/2025	\$ 690,000.00	12196	0.28	182-332-007
Riverside	3956 Royce St	1848	\$ 305.00	4	2.25	8/12/2025	\$ 565,000.00	6969	0.16	193-253-023
Riverside	8345 Sunshine Ln	4104	\$ 211.00	5	4	8/12/2025	\$ 870,000.00	16117	0.37	284-305-001
Riverside	10935 Thrush Dr	3997	\$ 202.00	4	4	8/12/2025	\$ 810,000.00	20908	0.48	149-281-027
Riverside	6400 Tournament Dr	1392	\$ 359.00	4	1.75	8/12/2025	\$ 500,000.00	7405	0.17	182-062-020
Riverside	4268 Baggett Dr	1110	\$ 554.00	3	1.75	8/13/2025	\$ 615,000.00	8276	0.19	143-213-012
Riverside	17183 Compass Dr	4677	\$ 272.00	5	4.25	8/13/2025	\$ 1,275,000.00	18295	0.42	270-550-002
Riverside	3832 Finly Ct	1036	\$ 530.00	3	1	8/13/2025	\$ 550,000.00	6969	0.16	206-202-007
Riverside	3704 La Sierra Ave	1739	\$ 339.00	3	2	8/13/2025	\$ 590,000.00	9147	0.21	132-053-035
Riverside	4944 Pinnacle St	2270	\$ 317.00	4	2.25	8/13/2025	\$ 720,000.00	8276	0.19	183-373-004
Riverside	11657 Queensborough St	1092	\$ 551.00	3	1.75	8/13/2025	\$ 602,000.00	8712	0.2	132-221-011
Riverside	8340 Rosemary Dr	2540	\$ 328.00	4	2.75	8/13/2025	\$ 834,000.00	12196	0.28	294-353-027
Riverside	4215 Sherman Dr	1502	\$ 439.00	4	1.75	8/13/2025	\$ 660,000.00	7840	0.18	193-072-030
Riverside	20636 Spring St	1854	\$ 366.00	3	2	8/13/2025	\$ 680,000.00	9147	0.21	255-441-004
Riverside	11567 Waterwell Ct	2706	\$ 312.00	4	2.75	8/13/2025	\$ 845,000.00	9583	0.22	142-550-039



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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	2127 10th St	1066	\$ 703.00	3	2	8/14/2025	\$ 750,000.00	6534	0.15	221-024-024
Riverside	6255 Barranca Dr	2051	\$ 351.00	3	3	8/14/2025	\$ 720,000.00	15681	0.36	243-344-001
Riverside	4267 Carnegie Ct	3743	\$ 249.00	4	3	8/14/2025	\$ 935,000.00	10454	0.24	141-370-007
Riverside	17071 Frankland Ln	1794	\$ 415.00	3	1.75	8/14/2025	\$ 745,000.00	43995	1.01	273-330-046
Riverside	2921 Gibson St	2211	\$ 317.00	4	3	8/14/2025	\$ 703,000.00	7405	0.17	233-313-021
Riverside	3150 Laurel Dr	1238	\$ 60.00	4	1.75	8/14/2025	\$ 75,500.00	8276	0.19	177-194-006
Riverside	5276 Old Mill Rd	1257	\$ 437.00	3	1.75	8/14/2025	\$ 550,000.00	6969	0.16	187-172-014
Riverside	19952 Paintbrush Ct	1470	\$ 415.00	3	1.75	8/14/2025	\$ 611,000.00	6268	0.14	266-770-025
Riverside	18318 Whitewater Way	3186	\$ 233.00	5	2.75	8/14/2025	\$ 743,000.00	7840	0.18	266-672-010
Riverside	1677 Catania Dr	2325	\$ 267.00	3	2.5	8/15/2025	\$ 622,500.00	3920	0.09	210-220-024
Riverside	975 Citrus St	1124	\$ 500.00	3	2	8/15/2025	\$ 563,000.00	6534	0.15	247-160-063
Riverside	3405 Comer Ave	676	\$ 821.00	2	1	8/15/2025	\$ 555,000.00	5662	0.13	211-091-008
Riverside	1500 Country Club Dr	1923	\$ 366.00	3	1.75	8/15/2025	\$ 704,000.00	16117	0.37	254-252-004
Riverside	4533 Filson St	1442	\$ 411.00	3	2.25	8/15/2025	\$ 593,000.00	2613	0.06	221-320-045
Riverside	8228 Greenpoint Ave	1371	\$ 274.00	3	1.75	8/15/2025	\$ 377,000.00	10454	0.24	155-381-023
Riverside	5084 Jones Ave	1158	\$ 496.00	3	1.5	8/15/2025	\$ 575,000.00	12196	0.28	147-182-004
Riverside	4775 Somerset Dr	1471	\$ 594.00	1	1	8/15/2025	\$ 875,000.00	11325	0.26	219-151-025
Riverside	3845 Westwood Dr	1515	\$ 448.00	2	1.75	8/15/2025	\$ 680,000.00	12196	0.28	227-281-005
Riverside	9770 Winterberry Dr	1687	\$ 340.00	4	2.5	8/15/2025	\$ 575,000.00	2613	0.06	145-340-048
Riverside	13067 Winterpark Way	1695	\$ 380.00	3	2.5	8/15/2025	\$ 645,000.00	6534	0.15	135-431-056
Riverside	4288 Witt Ave	2130	\$ 319.00	4	2.75	8/15/2025	\$ 680,000.00	8276	0.19	206-310-022
Riverside	8848 Alabama St	1130	\$ 517.00	3	2	8/18/2025	\$ 585,000.00	5227	0.12	155-461-004
Riverside	16577 Edge Gate Dr	3701	\$ 336.00	4	3.25	8/18/2025	\$ 1,245,000.00	98881	2.27	273-600-006
Riverside	3483 Farnham Pl	1140	\$ 565.00	4	1.75	8/18/2025	\$ 645,000.00	9147	0.21	233-062-009
Riverside	4495 Mission Inn Ave	1493	\$ 599.00	5	2.25	8/18/2025	\$ 895,000.00	9147	0.21	214-160-018
Riverside	21441 Nicholas Dr	1865	\$ 345.00	3	2	8/18/2025	\$ 645,000.00	6507	0.15	257-651-014
Riverside	8734 Ouida Dr	1540	\$ 402.00	4	1.75	8/18/2025	\$ 620,000.00	6969	0.16	193-212-004
Riverside	13504 Planet Ct	4070	\$ 358.00	4	3.25	8/18/2025	\$ 1,460,000.00	16117	0.37	270-520-012
Riverside	5614 Queen Palms Dr	2728	\$ 335.00	2	2.25	8/18/2025	\$ 915,000.00	7405	0.17	222-360-007
Riverside	4938 Rutile St	863	\$ 1,123.00	3	1	8/18/2025	\$ 970,000.00	12196	0.28	167-121-014

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Riverside	20727 Stony Brook Cir	2038	\$ 380.00	4	2.5	8/18/2025	\$ 775,000.00	6969	0.16	294-434-012
Riverside	1987 Sycamore Hill Dr	4466	\$ 369.00	5	3.5	8/18/2025	\$ 1,650,000.00	28314	0.65	243-150-013
Riverside	4564 Vincent Way	2504	\$ 249.00	3	2.5	8/18/2025	\$ 625,000.00	3484	0.08	207-220-020
Riverside	16671 Zest Ct	3615	\$ 318.00	5	3.25	8/18/2025	\$ 1,150,000.00	13939	0.32	269-570-019
Riverside	749 Apache Trl	1773	\$ 363.00	3	1.75	8/19/2025	\$ 645,000.00	8276	0.19	253-172-011
Riverside	3035 Bautista St	972	\$ 643.00	3	1	8/19/2025	\$ 625,000.00	6969	0.16	235-042-030
Riverside	2202 Black Oak Pl	2042	\$ 300.00	4	2.5	8/19/2025	\$ 613,000.00	10890	0.25	243-280-015
Riverside	20800 Brana Rd	3270	\$ 244.00	4	3	8/19/2025	\$ 800,000.00	9147	0.21	294-502-001
Riverside	3751 Broadmoor St	1216	\$ 476.00	3	1.75	8/19/2025	\$ 579,000.00	6534	0.15	233-110-027
Riverside	11488 Brookrun Ct	3789	\$ 249.00	5	4	8/19/2025	\$ 945,000.00	7840	0.18	142-510-015
Riverside	18988 Dallas Ave	1281	\$ 495.00	3	1	8/19/2025	\$ 635,000.00	15681	0.36	267-132-014
Riverside	18196 Friendly Ln	3480	\$ 264.00	5	3.25	8/19/2025	\$ 919,000.00	7840	0.18	266-681-013
Riverside	9336 Golden Lantern Rd	2870	\$ 196.00	4	2.5	8/19/2025	\$ 565,000.00	10018	0.23	266-660-019
Riverside	11267 Huguley Dr	993	\$ 579.00	3	1	8/19/2025	\$ 575,000.00	20473	0.47	146-141-009
Riverside	3446 Meadowview Dr	1429	\$ 426.00	3	1.75	8/19/2025	\$ 610,000.00	7405	0.17	135-202-023
Riverside	5055 Blanchard Dr	1284	\$ 482.00	3	1.75	8/20/2025	\$ 620,000.00	8276	0.19	226-141-009
Riverside	4861 Brookhill Ter	1608	\$ 217.00	3	1.75	8/20/2025	\$ 350,000.00	19602	0.45	166-290-008
Riverside	4304 Byrne Rd	1416	\$ 353.00	3	1.75	8/20/2025	\$ 500,000.00	22651	0.52	183-062-026
Riverside	7347 Diamond St	1236	\$ 509.00	5	1	8/20/2025	\$ 630,000.00	7840	0.18	230-302-019
Riverside	8514 Hickory Ln	1404	\$ 441.00	4	1.75	8/20/2025	\$ 620,000.00	10890	0.25	193-312-001
Riverside	8960 Indiana Ave	1188	\$ 446.00	3	1.75	8/20/2025	\$ 530,000.00	6534	0.15	233-211-003
Riverside	2350 Shadow Hill Dr	2042	\$ 298.00	4	2.25	8/20/2025	\$ 610,000.00	13068	0.3	222-231-004
Riverside	5216 Triesian Way	2342	\$ 234.00	4	2.5	8/20/2025	\$ 550,000.00	7840	0.18	181-324-007
Riverside	5655 Via Mensabe	1575	\$ 463.00	4	1.75	8/20/2025	\$ 730,000.00	20473	0.47	254-222-008
Riverside	4278 Via San Luis	896	\$ 574.00	2	1	8/20/2025	\$ 515,000.00	6534	0.15	227-084-019
Riverside	2880 Woodbine St	1146	\$ 462.00	3	1.75	8/20/2025	\$ 530,000.00	5227	0.12	219-204-002
Riverside	5416 Civetta Ln	1737	\$ 328.00	4	2	8/21/2025	\$ 570,000.00	6969	0.16	149-280-054
Riverside	3517 Ganador Ct	1209	\$ 421.00	2	1.75	8/21/2025	\$ 510,000.00	6534	0.15	132-241-018
Riverside	3867 Roblyn St	1254	\$ 326.00	3	1.75	8/21/2025	\$ 410,000.00	6534	0.15	193-303-020
Riverside	1251 Shakespeare Dr	1594	\$ 427.00	3	2.5	8/21/2025	\$ 682,000.00	9147	0.21	252-273-013

Deemed reliable but not guaranteed

**Riverside**

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# Riverside

## Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	3960 5th St	1308	\$ 441.00	2	1	8/22/2025	\$ 578,000.00	8276	0.19	214-202-003
Riverside	20697 Bison Mesa Rd	2528	\$ 316.00	6	3	8/22/2025	\$ 799,000.00	8093	0.19	257-630-007
Riverside	11372 Bridgeway Ct	2449	\$ 299.00	4	3	8/22/2025	\$ 733,000.00	6098	0.14	142-590-006
Riverside	284 Celeste Dr	1630	\$ 398.00	3	1.75	8/22/2025	\$ 649,000.00	7405	0.17	251-170-021
Riverside	4765 Central Ave	833	\$ 654.00	2	1	8/22/2025	\$ 545,000.00	8712	0.2	226-282-027
Riverside	18623 Chickory Dr	2095	\$ 436.00	4	2.75	8/22/2025	\$ 915,000.00	51400	1.18	285-390-037
Riverside	4411 Emerson St	1032	\$ 484.00	2	1	8/22/2025	\$ 500,500.00	6969	0.16	225-031-015
Riverside	16402 Ginger Creek Dr	4633	\$ 409.00	5	4.25	8/22/2025	\$ 1,895,000.00	40946	0.94	273-580-012
Riverside	18041 Mariposa Ave	1952	\$ 327.00	4	1.75	8/22/2025	\$ 640,000.00	40510	0.93	267-020-002
Riverside	8976 Morning Hills Dr	3014	\$ 311.00	4	2.5	8/22/2025	\$ 940,000.00	11325	0.26	294-531-061
Riverside	2242 Oak Crest Dr	2042	\$ 355.00	4	2.25	8/22/2025	\$ 725,000.00	18730	0.43	222-244-004
Riverside	5231 Peony Ct	1849	\$ 405.00	4	2.5	8/22/2025	\$ 750,000.00	7553	0.17	217-224-020
Riverside	6401 Percival Dr	2849	\$ 336.00	5	3	8/22/2025	\$ 960,000.00	16117	0.37	235-201-002
Riverside	15801 Rancho Viejo Dr	2978	\$ 370.00	5	2.25	8/22/2025	\$ 1,103,000.00	27007	0.62	245-381-004
Riverside	1326 Rosehill Dr	1455	\$ 446.00	3	2	8/22/2025	\$ 649,500.00	9147	0.21	254-031-023
Riverside	7985 Stella St	1815	\$ 382.00	4	2.25	8/22/2025	\$ 695,000.00	6969	0.16	231-112-005
Riverside	17150 Vita Way	5270	\$ 292.00	6	4	8/22/2025	\$ 1,540,000.00	24829	0.57	270-540-015
Riverside	3708 Briscoe St	1200	\$ 475.00	3	1.75	8/25/2025	\$ 570,000.00	6534	0.15	218-282-015
Riverside	5710 Burlingame Dr	1153	\$ 537.00	3	1.5	8/25/2025	\$ 620,000.00	8276	0.19	190-094-028
Riverside	11359 Dole Ct	1456	\$ 437.00	3	2.5	8/25/2025	\$ 637,000.00	11325	0.26	168-100-029
Riverside	17648 Fan Palm Ln	2626	\$ 281.00	4	2	8/25/2025	\$ 738,000.00	9583	0.22	270-320-067
Riverside	7219 Font Ave	1325	\$ 460.00	3	1.75	8/25/2025	\$ 610,000.00	12196	0.28	185-112-028
Riverside	4214 Harrison St	912	\$ 581.00	2	1.75	8/25/2025	\$ 530,000.00	9147	0.21	145-151-053
Riverside	183 Iowa Ave					8/25/2025	\$ 500,000.00	11761	0.27	247-020-004
Riverside	5772 Marabe Way	2209	\$ 302.00	4	3	8/25/2025	\$ 669,000.00	2613	0.06	149-440-074
Riverside	1835 Martin Luther King Blvd	715	\$ 783.00	2	1	8/25/2025	\$ 560,000.00	7840	0.18	221-172-065
Riverside	6117 Martinez Ave	1536	\$ 345.00	3	1.75	8/25/2025	\$ 530,000.00	8712	0.2	185-282-019
Riverside	16032 New Canaan Ct	4917	\$ 345.00	5	4.25	8/25/2025	\$ 1,699,000.00	113255	2.6	273-580-034
Riverside	6381 Omega St	2424	\$ 292.00	3	2.75	8/25/2025	\$ 710,000.00	10890	0.25	252-220-024
Riverside	9142 San Luis Obispo Ln	3186	\$ 258.00	5	2.75	8/25/2025	\$ 825,000.00	10890	0.25	266-542-023

Deemed reliable but not guaranteed

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	2863 Shenandoah Rd	2211	\$ 158.00	4	1.75	8/25/2025	\$ 350,000.00	8712	0.2	223-255-003
Riverside	5615 Tomal Ln	1491	\$ 469.00	4	1.75	8/25/2025	\$ 700,000.00	21344	0.49	165-070-020
Riverside	5870 Winnciff Dr	1768	\$ 405.00	4	1.75	8/25/2025	\$ 716,500.00	33541	0.77	185-120-053
Riverside	3551 Brynhurst Dr	1143	\$ 402.00	3	1.75	8/26/2025	\$ 460,000.00	6534	0.15	231-133-005
Riverside	5731 Camino Real	1462	\$ 434.00	3	1.75	8/26/2025	\$ 635,000.00	9583	0.22	185-061-001
Riverside	7960 Carlyle Dr	1695	\$ 341.00	3	2.5	8/26/2025	\$ 579,000.00	5662	0.13	163-362-013
Riverside	1664 Coteau Dr	4192	\$ 262.00	3	2.25	8/26/2025	\$ 1,100,000.00	166834	3.83	245-060-004
Riverside	962 Kilmarnock Way	2480	\$ 312.00	4	3	8/26/2025	\$ 775,000.00	7405	0.17	276-223-004
Riverside	21543 Milam Dr	2824	\$ 279.00	5	3	8/26/2025	\$ 789,000.00	7326	0.17	257-671-003
Riverside	6255 Mitchell Ave	1947	\$ 328.00	4	2	8/26/2025	\$ 640,000.00	29185	0.67	150-020-026
Riverside	16850 Nandina Ave	3760	\$ 571.00	3	2.5	8/26/2025	\$ 2,150,000.00	39639	0.91	273-610-045
Riverside	16600 Porter Ave	2004	\$ 312.00	4	1.75	8/26/2025	\$ 626,000.00	54014	1.24	274-220-013
Riverside	230 E Blaine St	1512	\$ 330.00	4	1.75	8/27/2025	\$ 500,000.00	7405	0.17	258-093-006
Riverside	16189 Devore Cir	3794	\$ 250.00	4	2.5	8/27/2025	\$ 950,000.00	21780	0.5	136-500-018
Riverside	8570 Harmony Ln	1368	\$ 442.00	3	1.75	8/27/2025	\$ 605,000.00	10454	0.24	193-313-007
Riverside	5576 Jurupa Ave	1760	\$ 51.00	4	2.25	8/27/2025	\$ 90,000.00	67953	1.56	190-040-033
Riverside	10041 Ontario St	1563	\$ 446.00	4	1.75	8/27/2025	\$ 697,500.00	6969	0.16	155-414-010
Riverside	10616 Portsmouth Ct	1404	\$ 438.00	4	1.75	8/27/2025	\$ 615,000.00	7840	0.18	138-323-029
Riverside	11246 Schuyler Ave	1418	\$ 282.00	3	1.75	8/27/2025	\$ 400,000.00	6534	0.15	142-381-004
Riverside	6932 Sundown Dr	1133	\$ 517.00	3	1.75	8/27/2025	\$ 586,000.00	7405	0.17	182-471-026
Riverside	6483 Adair Ave	1036	\$ 569.00	3	1	8/28/2025	\$ 590,000.00	6969	0.16	155-161-022
Riverside	9001 Admiralty Cir	1352	\$ 428.00	3	2	8/28/2025	\$ 579,000.00	4356	0.1	193-062-056
Riverside	3677 Gloreen Ct	1757	\$ 341.00	4	2.25	8/28/2025	\$ 600,000.00	9147	0.21	231-123-006
Riverside	4145 Jackson St	1296	\$ 435.00	4	1.75	8/28/2025	\$ 564,000.00	6098	0.14	193-181-006
Riverside	7670 Lakeside Dr	1983	\$ 416.00	4	2.25	8/28/2025	\$ 825,000.00	20037	0.46	185-031-005
Riverside	7293 Macy Ct	1441	\$ 471.00	4	1.75	8/28/2025	\$ 679,000.00	6969	0.16	155-442-017
Riverside	17648 Mcdowell Valley Dr	3809	\$ 297.00	4	4.5	8/28/2025	\$ 1,134,500.00	12196	0.28	270-660-006
Riverside	11821 Minuteman Dr	1330	\$ 466.00	4	1.75	8/28/2025	\$ 620,000.00	6969	0.16	132-251-006
Riverside	3909 Oakwood Pl	1590	\$ 455.00	3	1.75	8/28/2025	\$ 725,000.00	6969	0.16	218-231-008
Riverside	2394 Old Heritage Rd	4708	\$ 292.00	5	4	8/28/2025	\$ 1,375,000.00	19602	0.45	136-370-005

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Riverside	5183 Peony Ct	1849	\$ 383.00	4	2.5	8/28/2025	\$ 710,000.00	7008	0.16	217-224-023
Riverside	2993 Priscilla St	1570	\$ 385.00	4	1.75	8/28/2025	\$ 605,000.00	9147	0.21	235-062-026
Riverside	14460 Quailridge Dr	2004	\$ 334.00	3	2	8/28/2025	\$ 670,000.00	18295	0.42	271-181-046
Riverside	4880 Sierra St	2079	\$ 384.00	5	2.5	8/28/2025	\$ 800,000.00	18730	0.43	226-231-021
Riverside	5665 46th St	1401	\$ 499.00	4	2	8/29/2025	\$ 700,000.00	101930	2.34	181-311-001
Riverside	13438 Ambrosia Ct	4425	\$ 284.00	5	3.25	8/29/2025	\$ 1,260,000.00	14810	0.34	270-510-005
Riverside	8393 Anthony St	3301	\$ 242.00	4	2.5	8/29/2025	\$ 800,000.00	5671	0.13	257-660-007
Riverside	3710 Banbury Dr	1338	\$ 433.00	4	1.75	8/29/2025	\$ 580,000.00	6969	0.16	138-092-008
Riverside	8066 Bolton Ave	1107	\$ 3.00	3	1.75	8/29/2025	\$ 3,500.00	8276	0.19	145-323-007
Riverside	6735 Calais Ct	3430	\$ 320.00	3	2.75	8/29/2025	\$ 1,100,000.00	43560	1	243-310-011
Riverside	11715 Carmine St	1651	\$ 405.00	3	2	8/29/2025	\$ 670,000.00	10890	0.25	141-142-021
Riverside	6355 Jade St	1038	\$ 414.00	3	1.75	8/29/2025	\$ 430,000.00	6969	0.16	182-092-017
Riverside	21443 Megan Ct	1732	\$ 357.00	3	2	8/29/2025	\$ 620,000.00	8241	0.19	257-651-018
Riverside	2675 Millsweet Pl	2158	\$ 465.00	3	1.75	8/29/2025	\$ 1,005,000.00	41817	0.96	136-220-003
Riverside	16683 Minneola Ave	4830	\$ 241.00	5	4.25	8/29/2025	\$ 1,165,000.00	13068	0.3	269-610-004
Riverside	801 Navajo Dr	2727	\$ 309.00	4	1.75	8/29/2025	\$ 845,000.00	10018	0.23	253-181-015
Riverside	9540 Primrose Dr	1114	\$ 520.00	3	1	8/29/2025	\$ 580,000.00	7840	0.18	234-150-001
Riverside	8626 Stark St	1103	\$ 553.00	3	1	8/29/2025	\$ 610,000.00	11761	0.27	231-174-008
Riverside	15705 Streamview Ct	3198	\$ 276.00	5	3	8/29/2025	\$ 885,000.00	40075	0.92	273-561-002
Riverside	4166 Strong St	1403	\$ 302.00	3	2	8/29/2025	\$ 425,000.00	41817	0.96	207-150-050
Riverside	13782 Sweet Ave	4644	\$ 279.00	5	3.25	8/29/2025	\$ 1,300,000.00	11761	0.27	269-591-009
Riverside	6627 Western Ave	1250	\$ 524.00	2	1	8/29/2025	\$ 655,000.00	17859	0.41	154-071-003



**Lawyers Title**

## **Riverside**

Sales Comparables - August 2025

<b>Total Sales:</b>	232
<b>Average Sales Price:</b>	\$717,841.47
<b>Average Square Feet:</b>	2014