



## Moreno Valley

Sales Comparables - December 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	26377 Cape Mendocino Ct	1602	\$ 330.00	3	2	12/1/2025	\$ 529,000.00	7405	0.17	487-431-051
Moreno Valley	9737 Espada Creek Rd	2645	\$ 271.00	4	3	12/2/2025	\$ 717,000.00	13939	0.32	259-500-009
Moreno Valley	29100 Gifford Ave	1553	\$ 347.00	3	1.75	12/2/2025	\$ 540,000.00	9147	0.21	478-192-036
Moreno Valley	13130 Scotty Ln	1488	\$ 2,096.00	4	2	12/2/2025	\$ 3,120,000.00	10018	0.23	482-080-004
Moreno Valley	13150 Scotty Ln	1488	\$ 2,096.00	4	2	12/2/2025	\$ 3,120,000.00	10018	0.23	482-080-006
Moreno Valley	13160 Scotty Ln	1488	\$ 2,096.00	4	2	12/2/2025	\$ 3,120,000.00	9147	0.21	482-080-007
Moreno Valley	23752 Timber Bluff Ct	2222	\$ 238.00	4	2.5	12/2/2025	\$ 530,000.00	7405	0.17	260-212-030
Moreno Valley	26118 Biloxi Dr	1304	\$ 391.00	3	1.75	12/3/2025	\$ 510,000.00	4791	0.11	487-360-003
Moreno Valley	28945 Williams Ave	690	\$ 644.00	2	1	12/3/2025	\$ 445,000.00	8712	0.2	478-174-039
Moreno Valley	10641 Breezy Meadow Dr	2303	\$ 255.00	3	2.75	12/4/2025	\$ 588,000.00	8712	0.2	260-181-013
Moreno Valley	12073 Diego Ct	1851	\$ 334.00	4	2.5	12/4/2025	\$ 620,000.00	7840	0.18	479-690-011
Moreno Valley	15675 Granada Dr	2492	\$ 228.00	5	3	12/4/2025	\$ 569,000.00	5227	0.12	486-364-021
Moreno Valley	11671 Kayal Ave	2185	\$ 279.00	4	3	12/4/2025	\$ 610,000.00	8276	0.19	474-180-023
Moreno Valley	22564 Kinross Ln	2039	\$ 259.00	3	2.5	12/4/2025	\$ 530,000.00	9147	0.21	291-432-005
Moreno Valley	27454 Englewood St	1501	\$ 359.00	3	2	12/5/2025	\$ 540,000.00	5662	0.13	304-181-009
Moreno Valley	21200 Lands End	2052	\$ 294.00	4	3	12/5/2025	\$ 605,000.00	11761	0.27	256-272-027
Moreno Valley	24328 Millsap Dr	1949	\$ 277.00	4	2	12/5/2025	\$ 540,000.00	7840	0.18	482-531-007
Moreno Valley	10479 Sagecrest Dr	2026	\$ 320.00	4	3	12/5/2025	\$ 649,000.00	6969	0.16	474-471-041
Moreno Valley	15403 Theresa Ave	854	\$ 515.00	2	1	12/5/2025	\$ 440,000.00	4791	0.11	485-171-012
Moreno Valley	16614 Via Alegria	2462	\$ 258.00	4	2.75	12/5/2025	\$ 636,000.00	6534	0.15	312-192-013
Moreno Valley	16505 Vista Conejo Dr	2306	\$ 249.00	5	2.75	12/5/2025	\$ 575,000.00	5227	0.12	312-221-012
Moreno Valley	16696 Withers Way	2145	\$ 279.00	5	3	12/5/2025	\$ 600,000.00	7405	0.17	308-511-014
Moreno Valley	27443 Big Horn Ave	2821	\$ 235.00	3	4	12/8/2025	\$ 665,000.00	9147	0.21	486-503-017
Moreno Valley	22545 Canaleto Way	2512	\$ 258.00	5	3	12/8/2025	\$ 650,000.00	8276	0.19	260-422-001
Moreno Valley	13799 Chara St	1730	\$ 317.00	3	2.5	12/8/2025	\$ 550,000.00	8712	0.2	479-623-004
Moreno Valley	14761 Pete Dye St	1443	\$ 370.00	3	2	12/8/2025	\$ 535,000.00	6098	0.14	304-090-021
Moreno Valley	10117 Thrasher Cir	2150	\$ 271.00	3	2.5	12/8/2025	\$ 584,000.00	6534	0.15	260-302-001
Moreno Valley	24871 Tiger Ave	2200	\$ 269.00	5	3	12/8/2025	\$ 592,000.00	3998	0.09	485-260-050
Moreno Valley	16850 Via Lunado	1464	\$ 324.00	2	2	12/8/2025	\$ 475,000.00	6098	0.14	312-212-006
Moreno Valley	17251 Calle Rio Vis	2693	\$ 217.00	4	2.5	12/9/2025	\$ 585,000.00	9147	0.21	312-280-007



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Moreno Valley	23161 Denver Ct	1296	\$ 377.00	3	1.75	12/9/2025	\$ 489,000.00	7405	0.17	296-034-027
Moreno Valley	28600 Grandview Dr	2089	\$ 203.00	3	2.5	12/9/2025	\$ 425,000.00	6534	0.15	304-310-027
Moreno Valley	24457 Liolios Way	854	\$ 562.00	2	1	12/9/2025	\$ 480,000.00	5227	0.12	485-191-006
Moreno Valley	12789 Raenette Way	2260	\$ 243.00	4	2.5	12/9/2025	\$ 550,000.00	7405	0.17	479-352-037
Moreno Valley	13638 Regis Dr	1833	\$ 304.00	4	2	12/9/2025	\$ 559,000.00	7405	0.17	487-492-009
Moreno Valley	24256 Dolan Dr	1342	\$ 435.00	4	1.75	12/10/2025	\$ 585,000.00	6969	0.16	482-241-008
Moreno Valley	16188 Emma Ln	2169	\$ 207.00	4	3	12/10/2025	\$ 450,000.00	8276	0.19	316-064-001
Moreno Valley	15375 Paseo Carmel	1468	\$ 272.00	3	1.75	12/10/2025	\$ 400,000.00	7405	0.17	486-152-001
Moreno Valley	13658 Pattilynn Dr	1021	\$ 465.00	3	1.75	12/10/2025	\$ 475,000.00	5227	0.12	296-182-001
Moreno Valley	27668 Longmeadow Ct	2841	\$ 183.00	3	3	12/11/2025	\$ 520,000.00	9147	0.21	304-512-019
Moreno Valley	14716 Grandview Dr	1510	\$ 314.00	2	2	12/12/2025	\$ 475,000.00	7840	0.18	304-320-038
Moreno Valley	24490 Janet Kay Dr	1112	\$ 449.00	3	1.75	12/12/2025	\$ 500,000.00	9583	0.22	482-306-011
Moreno Valley	14614 Newburgh Rd	3558	\$ 202.00	5	3.5	12/12/2025	\$ 720,000.00	7840	0.18	304-482-016
Moreno Valley	26110 Primrose Way	1726	\$ 324.00	3	2	12/12/2025	\$ 560,000.00	11761	0.27	487-191-002
Moreno Valley	12940 Shawnee St	3133	\$ 221.00	4	3.5	12/12/2025	\$ 695,000.00	7405	0.17	487-321-014
Moreno Valley	26219 Charismatic Ct	2626	\$ 224.00	3	2.5	12/15/2025	\$ 590,000.00	5227	0.12	308-540-029
Moreno Valley	24785 El Dorado St	1316	\$ 410.00	3	2	12/15/2025	\$ 540,000.00	11325	0.26	475-070-033
Moreno Valley	24233 Millsap Dr	1553	\$ 225.00	4	1.75	12/15/2025	\$ 350,000.00	6969	0.16	482-372-002
Moreno Valley	13591 Rundell Dr	1474	\$ 339.00	4	1.75	12/15/2025	\$ 500,000.00	6969	0.16	296-232-029
Moreno Valley	23621 Suncrest Ave	1000	\$ 392.00	3	2	12/15/2025	\$ 392,000.00	6969	0.16	296-124-007
Moreno Valley	16175 La Fortuna Ln	1106	\$ 461.00	2	2	12/16/2025	\$ 510,000.00	5662	0.13	312-072-028
Moreno Valley	14241 Stonehurst Dr	1580	\$ 256.00	4	1.75	12/16/2025	\$ 405,000.00	7405	0.17	482-501-028
Moreno Valley	14369 Tradewinds Pl	3666	\$ 145.00	5	4.5	12/16/2025	\$ 533,125.00	7405	0.17	486-541-005
Moreno Valley	25175 Kalmia Ave	2157	\$ 338.00	4	2.25	12/17/2025	\$ 730,000.00	108900	2.5	474-590-031
Moreno Valley	13241 Oak Dell St	1015	\$ 443.00	2	2	12/17/2025	\$ 450,000.00	4356	0.1	291-372-016
Moreno Valley	23395 Old Valley Dr	1170	\$ 448.00	3	1.75	12/17/2025	\$ 525,000.00	7405	0.17	292-092-047
Moreno Valley	14921 Pete Dye St	2181	\$ 256.00	4	2.5	12/17/2025	\$ 560,000.00	5662	0.13	304-090-005
Moreno Valley	11412 Pickford Way	1132	\$ 465.00	3	2	12/17/2025	\$ 527,000.00	7405	0.17	264-252-007
Moreno Valley	12574 Shadybend Dr	1302	\$ 396.00	3	1.75	12/17/2025	\$ 516,000.00	7405	0.17	292-043-012
Moreno Valley	10206 Sycamore Canyon Rd	1424	\$ 396.00	3	2	12/17/2025	\$ 565,000.00	8276	0.19	260-372-008



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Moreno Valley	29110 Carillo Ct	3058	\$ 222.00	3	3	12/18/2025	\$ 680,000.00	41817	0.96	473-220-070
Moreno Valley	25682 Dittany St	1060	\$ 485.00	3	1.75	12/18/2025	\$ 515,000.00	7405	0.17	479-581-026
Moreno Valley	25980 Dracaea Ave	1560	\$ 358.00	4	2.5	12/18/2025	\$ 560,000.00	8276	0.19	479-572-001
Moreno Valley	21963 Winding Rd	1504	\$ 355.00	3	1.75	12/18/2025	\$ 535,000.00	15245	0.35	256-280-006
Moreno Valley	15323 Avenida Fiesta	1772	\$ 299.00	4	2	12/19/2025	\$ 530,000.00	6098	0.14	308-470-014
Moreno Valley	13407 Brad St	2135	\$ 250.00	3	2.5	12/19/2025	\$ 535,000.00	6534	0.15	487-412-008
Moreno Valley	25944 Harriet Ave	1622	\$ 320.00	4	1.75	12/19/2025	\$ 520,000.00	7405	0.17	486-021-004
Moreno Valley	25125 Morning Dove Way	1520	\$ 371.00	3	2.5	12/19/2025	\$ 565,000.00	6098	0.14	312-081-044
Moreno Valley	23356 Protea Ct	1323	\$ 389.00	4	1.75	12/19/2025	\$ 515,000.00	7840	0.18	296-212-052
Moreno Valley	25297 Charity Ct	3026	\$ 224.00	4	2.75	12/22/2025	\$ 680,000.00	8276	0.19	479-670-033
Moreno Valley	23921 Ironwood Ave	1060	\$ 417.00	3	1	12/22/2025	\$ 443,000.00	7840	0.18	292-193-002
Moreno Valley	13100 Palisade Pl	2331	\$ 268.00	4	2.5	12/22/2025	\$ 625,000.00	8712	0.2	291-522-016
Moreno Valley	23760 Redbark Dr	1441	\$ 362.00	3	1.75	12/22/2025	\$ 522,500.00	7840	0.18	260-134-007
Moreno Valley	14907 Rembrandt Dr	1080	\$ 392.00	2	1.75	12/22/2025	\$ 423,500.00	7405	0.17	484-262-004
Moreno Valley	10189 Via Apolina	1783	\$ 304.00	4	2.5	12/22/2025	\$ 542,500.00	5227	0.12	260-061-036
Moreno Valley	12178 Zinnia St	1590	\$ 408.00	3	2	12/22/2025	\$ 650,000.00	13503	0.31	292-212-005
Moreno Valley	13804 Bellcrest Ct	1838	\$ 312.00	4	3	12/23/2025	\$ 575,000.00	12196	0.28	296-271-016
Moreno Valley	13162 Brentwood Ln	2135	\$ 295.00	4	2.5	12/23/2025	\$ 630,000.00	6534	0.15	291-521-007
Moreno Valley	13791 Chervil Ct	1609	\$ 376.00	4	2	12/23/2025	\$ 605,000.00	11325	0.26	479-622-007
Moreno Valley	15318 Dunes Way	2407	\$ 240.00	4	2.5	12/23/2025	\$ 580,000.00	5227	0.12	304-153-020
Moreno Valley	24331 Finley Dr	1336	\$ 415.00	3	2	12/23/2025	\$ 555,000.00	7405	0.17	482-313-024
Moreno Valley	12258 Formby Dr	1042	\$ 409.00	3	1.75	12/23/2025	\$ 427,000.00	6969	0.16	291-391-010
Moreno Valley	11897 Graham St	1308	\$ 416.00	3	1.5	12/23/2025	\$ 545,000.00	3484	0.08	264-151-015
Moreno Valley	15605 Jacara Ln	1978	\$ 273.00	4	2	12/23/2025	\$ 540,000.00	6534	0.15	486-351-020
Moreno Valley	22713 Scotia Ln	924	\$ 544.00	2	1	12/23/2025	\$ 503,000.00	7405	0.17	291-344-022
Moreno Valley	23614 Tonada Ln	1443	\$ 346.00	3	2	12/23/2025	\$ 500,000.00	5227	0.12	260-114-005
Moreno Valley	22813 Vought St	1379	\$ 387.00	4	2	12/23/2025	\$ 535,000.00	10018	0.23	291-234-006
Moreno Valley	22677 Westlake Dr	2331	\$ 265.00	4	2.5	12/23/2025	\$ 619,000.00	7405	0.17	291-523-003
Moreno Valley	13376 Barbara St	952	\$ 504.00	2	1	12/24/2025	\$ 480,000.00	7405	0.17	263-180-056
Moreno Valley	10429 Cloud Haven Dr	2159	\$ 316.00			12/24/2025	\$ 682,500.00	10890	0.25	474-742-013

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
Moreno Valley	22862 Scotia Ln	1080	\$ 467.00	3	1.75	12/24/2025	\$ 505,000.00	8276	0.19	291-331-016
Moreno Valley	27844 Solitude Ave	1895	\$ 324.00	4	2.5	12/24/2025	\$ 615,000.00	7849	0.18	486-591-015
Moreno Valley	13855 Calada Dr	1949	\$ 301.00	4	2	12/29/2025	\$ 588,000.00	7405	0.17	482-534-008
Moreno Valley	11561 Davis St	1982	\$ 252.00	3	1.75	12/29/2025	\$ 500,000.00	13503	0.31	475-182-045
Moreno Valley	21484 Dickinson Rd	2321	\$ 236.00	5	2.5	12/29/2025	\$ 550,000.00	7840	0.18	256-332-002
Moreno Valley	12062 Leif Ericson Dr	1434	\$ 359.00	4	2	12/29/2025	\$ 515,000.00	7840	0.18	479-431-012
Moreno Valley	8876 Pigeon Pass Rd	1209	\$ 545.00	1	1	12/29/2025	\$ 660,000.00	91911	2.11	259-220-030
Moreno Valley	23540 Swan St	1376	\$ 377.00	3	2	12/29/2025	\$ 520,000.00	7405	0.17	264-191-014
Moreno Valley	28140 Belleterre Ave	2077	\$ 240.00	3	2.5	12/30/2025	\$ 500,000.00	6534	0.15	304-051-008
Moreno Valley	25625 Pacato Rd	1411	\$ 339.00	3	2	12/30/2025	\$ 479,500.00	6969	0.16	486-403-029
Moreno Valley	16072 Palomino Ln	1860	\$ 306.00	3	2	12/30/2025	\$ 570,000.00	8712	0.2	486-471-013
Moreno Valley	26538 Pegasus Way	2895	\$ 160.00	3	3	12/30/2025	\$ 465,000.00	6969	0.16	487-530-013
Moreno Valley	13315 Tacoma Dr	1280	\$ 328.00	3	1	12/30/2025	\$ 420,000.00	8712	0.2	479-132-028
Moreno Valley	21329 Tennyson Rd	2052	\$ 258.00	4	3	12/30/2025	\$ 530,000.00	6969	0.16	256-312-012
Moreno Valley	26869 Claystone Dr	3273	\$ 198.00	4	2.5	12/31/2025	\$ 650,000.00	7840	0.18	487-332-003
Moreno Valley	28320 Grandview Dr	2089	\$ 239.00	3	2.5	12/31/2025	\$ 500,000.00	6098	0.14	304-300-034
Moreno Valley	23402 Harland Dr	1438	\$ 382.00	3	2	12/31/2025	\$ 550,000.00	8276	0.19	264-254-015
Moreno Valley	25376 Margaret Ave	1220	\$ 406.00	3	1.75	12/31/2025	\$ 495,500.00	6098	0.14	486-061-020
Moreno Valley	23426 Mariner Way	2696	\$ 226.00	5	2.75	12/31/2025	\$ 610,000.00	5662	0.13	260-470-013
Moreno Valley	11160 Pioneer Ridge Rd	2510	\$ 254.00	3	2.5	12/31/2025	\$ 640,000.00	20037	0.46	264-242-004
Moreno Valley	12202 Wind River Cir	2332	\$ 253.00	3	2.5	12/31/2025	\$ 590,000.00	7405	0.17	479-517-005



**Lawyers Title**

## **Moreno Valley**

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<b>Total Sales:</b>	111
<b>Average Sales Price:</b>	\$616,361.49
<b>Average Square Feet:</b>	1817