



## Moreno Valley

Sales Comparables - February 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	12840 Alona St	1264	\$ 356.00	3	2	2/1/2023	\$ 450,000.00	7405	0.17	292-124-007
Moreno Valley	15557 Avenger Dr	2320	\$ 275.00	4	3	2/1/2023	\$ 640,000.00	5466	0.13	485-251-009
Moreno Valley	25437 Dracaea Ave	1365	\$ 322.00	4	1.75	2/1/2023	\$ 440,000.00	7405	0.17	479-251-005
Moreno Valley	12035 Marigold Ave	1276	\$ 355.00	4	2	2/1/2023	\$ 454,000.00	7840	0.18	481-031-003
Moreno Valley	15471 Morongo Ct	1287	\$ 341.00	3	1.75	2/1/2023	\$ 440,000.00	7405	0.17	486-123-005
Moreno Valley	24290 Quapaw Trl	1316	\$ 246.00	3	1.75	2/1/2023	\$ 325,000.00	13939	0.32	475-321-021
Moreno Valley	15615 Lucia Ln	3732	\$ 183.00	5	3.75	2/2/2023	\$ 685,000.00	6534	0.15	486-373-012
Moreno Valley	23797 Parkland Ave	1600	\$ 287.00	3	2.5	2/2/2023	\$ 460,000.00	4791	0.11	264-221-007
Moreno Valley	13010 Tierra Canyon Dr	1437	\$ 330.00	3	1.75	2/2/2023	\$ 475,000.00	7405	0.17	296-042-029
Moreno Valley	13746 Red Mahogany Dr	1155	\$ 385.00	3	2	2/3/2023	\$ 445,000.00	4791	0.11	479-477-008
Moreno Valley	13103 Wild Sage Ln	1858	\$ 285.00	4	2	2/3/2023	\$ 530,000.00	6534	0.15	488-140-035
Moreno Valley	25591 Bay Ave	2191	\$ 223.00	5	2.5	2/6/2023	\$ 490,000.00	7405	0.17	479-651-006
Moreno Valley	23518 Blooming Meadow Rd	825	\$ 519.00	2	1	2/6/2023	\$ 428,500.00	3484	0.08	264-131-024
Moreno Valley	17859 Camino Del Rey	1757	\$ 270.00	3	2.5	2/6/2023	\$ 475,000.00	5227	0.12	312-342-004
Moreno Valley	22495 Country Crest Dr	2002	\$ 274.00	3	2	2/6/2023	\$ 549,000.00	16988	0.39	259-430-024
Moreno Valley	14211 Cypress Sands Ln	1334	\$ 374.00	3	2.5	2/6/2023	\$ 499,000.00	3920	0.09	484-060-013
Moreno Valley	29190 Williams Ave	1330	\$ 371.00	3	1.75	2/6/2023	\$ 494,000.00	7840	0.18	478-181-037
Moreno Valley	24889 Basswood St	1568	\$ 293.00	4	2	2/7/2023	\$ 460,000.00	7405	0.17	482-363-004
Moreno Valley	26481 Bay Ave	3605	\$ 174.00	5	4.5	2/7/2023	\$ 630,000.00	7405	0.17	487-570-002
Moreno Valley	25163 Branding Iron Way	1280	\$ 350.00	4	1.75	2/7/2023	\$ 449,000.00	7840	0.18	479-261-020
Moreno Valley	23661 David Ln	888	\$ 472.00	2	1	2/7/2023	\$ 420,000.00	8276	0.19	292-222-020
Moreno Valley	25031 Fran Lou Dr	2052	\$ 260.00	3	2.25	2/7/2023	\$ 535,000.00	16988	0.39	474-064-003
Moreno Valley	23867 Gamma St	1416	\$ 342.00	3	1.75	2/7/2023	\$ 485,000.00	7840	0.18	292-151-026
Moreno Valley	11710 Kitching St	1838	\$ 277.00	3	2	2/7/2023	\$ 510,000.00	23958	0.55	474-180-003
Moreno Valley	15612 Lariat Ln	1548	\$ 342.00	2	2	2/7/2023	\$ 530,000.00	6534	0.15	308-382-003
Moreno Valley	10714 Mendoza Rd	2044	\$ 222.00	4	2.75	2/7/2023	\$ 455,000.00	5662	0.13	260-112-007
Moreno Valley	11200 Perris Blvd	1783	\$ 190.00	2	1	2/7/2023	\$ 340,000.00	16988	0.39	474-062-001
Moreno Valley	26262 Shetland Ln	2922	\$ 95.00	5	2.75	2/7/2023	\$ 280,000.00	10018	0.23	308-510-005
Moreno Valley	24603 Sunnysridge Dr	1592	\$ 307.00	4	1.75	2/7/2023	\$ 490,000.00	7405	0.17	475-313-010
Moreno Valley	10360 Canyon Vista Rd	2415	\$ 261.00	4	2.25	2/8/2023	\$ 631,000.00	8712	0.2	474-621-002

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Moreno Valley	12920 Orleans Dr	1838	\$ 269.00	3	2.5	2/8/2023	\$ 495,000.00	5662	0.13	487-284-003
Moreno Valley	12761 Tamara Dr	1284	\$ 353.00	3	1.75	2/8/2023	\$ 454,000.00	8276	0.19	479-270-001
Moreno Valley	25589 Los Cabos Dr	2540	\$ 206.00	5	3	2/9/2023	\$ 525,000.00	5227	0.12	486-401-012
Moreno Valley	10073 Snipe Cir	2653	\$ 232.00	3	2.75	2/9/2023	\$ 618,000.00	6969	0.16	260-311-007
Moreno Valley	16839 Calle Pinata	1991	\$ 238.00	5	3.25	2/10/2023	\$ 475,000.00	5227	0.12	312-242-005
Moreno Valley	26264 Fir Ave	1994	\$ 270.00	4	2	2/10/2023	\$ 540,000.00	8712	0.2	487-210-008
Moreno Valley	16137 Nippet Ln	1578	\$ 335.00	3	2.5	2/10/2023	\$ 530,000.00	7405	0.17	312-042-024
Moreno Valley	28359 Arborglenn Dr	2467	\$ 175.00	4	2.75	2/14/2023	\$ 433,426.00	6098	0.14	478-331-014
Moreno Valley	12924 Bordeaux Ct	1838	\$ 273.00	3	2.5	2/14/2023	\$ 503,000.00	5227	0.12	487-294-021
Moreno Valley	28829 Dracaea Ave	3293	\$ 204.00	5	3.5	2/14/2023	\$ 675,000.00	17424	0.4	478-381-024
Moreno Valley	24412 Eucalyptus Ave	528	\$ 899.00	2	1	2/14/2023	\$ 475,000.00	19602	0.45	481-250-027
Moreno Valley	13914 Grant St	1348	\$ 201.00	3	1	2/14/2023	\$ 272,000.00	8712	0.2	291-200-005
Moreno Valley	13549 Meadowlands Ct	3759	\$ 167.00	6	3.5	2/14/2023	\$ 628,000.00	12196	0.28	478-291-014
Moreno Valley	22699 Mountain View Rd	1538	\$ 325.00	3	2.5	2/14/2023	\$ 500,000.00	5227	0.12	260-362-014
Moreno Valley	12926 Sunnyglen Dr	1295	\$ 355.00	3	1.75	2/14/2023	\$ 460,000.00	8276	0.19	292-091-011
Moreno Valley	23662 Swan St	1747	\$ 234.00	4	2.75	2/14/2023	\$ 410,000.00	7405	0.17	264-291-003
Moreno Valley	17131 Tack Ln	1617	\$ 312.00	3	2	2/14/2023	\$ 505,000.00	14374	0.33	308-520-014
Moreno Valley	11563 Triumph Ln	1786	\$ 271.00	3	2	2/14/2023	\$ 485,000.00	7405	0.17	475-181-023
Moreno Valley	16095 Abedul St	2793	\$ 184.00	5	2.75	2/15/2023	\$ 515,000.00	5227	0.12	312-050-010
Moreno Valley	16455 Ancladero Ct	1154	\$ 346.00	3	2	2/15/2023	\$ 400,000.00	5227	0.12	312-123-022
Moreno Valley	17701 Corte Soledad	1435	\$ 331.00	3	2	2/15/2023	\$ 475,000.00	7405	0.17	312-350-040
Moreno Valley	22085 Cottonwood Ave	981	\$ 1,427.00	3	1.75	2/15/2023	\$ 1,400,000.00	126324	2.9	291-130-010
Moreno Valley	25697 Delphinium Ave	1514	\$ 317.00	3	1.75	2/15/2023	\$ 480,000.00	7840	0.18	484-292-007
Moreno Valley	13737 Moreno Way	1116	\$ 434.00	3	2	2/15/2023	\$ 485,000.00	7405	0.17	482-364-002
Moreno Valley	27193 Arla St	2940	\$ 197.00	4	2.5	2/16/2023	\$ 580,000.00	8276	0.19	304-403-006
Moreno Valley	16642 Century St	2960	\$ 212.00	3	2.5	2/16/2023	\$ 628,000.00	8712	0.2	312-300-028
Moreno Valley	15777 Jalandie Ln	1521	\$ 335.00	3	2.5	2/16/2023	\$ 511,000.00	5227	0.12	485-202-021
Moreno Valley	11939 Venetian Dr	1303	\$ 378.00	3	2	2/16/2023	\$ 493,000.00	7405	0.17	474-641-022
Moreno Valley	23315 Woodpecker Path	1820	\$ 304.00	4	2.75	2/16/2023	\$ 555,000.00	9583	0.22	264-122-005
Moreno Valley	13269 Coffeetree St	1633	\$ 300.00	3	2.75	2/17/2023	\$ 490,000.00	6534	0.15	291-623-055

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Moreno Valley	12066 Franklin St	2325	\$ 236.00	4	2.5	2/17/2023	\$ 550,000.00	7405	0.17	479-501-048
Moreno Valley	13431 Hiawatha Ln	1824	\$ 271.00	5	1.75	2/17/2023	\$ 496,000.00	9147	0.21	482-152-004
Moreno Valley	13151 Pavillion Ct	1976	\$ 285.00	3	1.75	2/17/2023	\$ 565,000.00	7840	0.18	296-053-002
Moreno Valley	24348 Rimview Rd	1641	\$ 350.00	3	2.5	2/17/2023	\$ 575,000.00	8712	0.2	474-471-003
Moreno Valley	16381 Starview St	1678	\$ 306.00	3	2	2/17/2023	\$ 515,000.00	7840	0.18	316-093-013
Moreno Valley	23845 Betts Pl	1100	\$ 377.00	3	1.75	2/21/2023	\$ 415,000.00	3484	0.08	296-251-016
Moreno Valley	21834 Brill Rd	864	\$ 318.00	2	1	2/21/2023	\$ 275,000.00	10454	0.24	263-210-007
Moreno Valley	21474 Dickinson Rd	2126	\$ 280.00	3	3	2/21/2023	\$ 596,000.00	7840	0.18	256-332-003
Moreno Valley	24690 Patrician Ct	1844	\$ 279.00	4	2.75	2/21/2023	\$ 515,000.00	7405	0.17	485-064-020
Moreno Valley	24458 Quapaw Trl	1372	\$ 338.00	4	1.75	2/21/2023	\$ 465,000.00	7840	0.18	475-321-011
Moreno Valley	24671 Afton Way	1726	\$ 247.00	4	2.5	2/22/2023	\$ 428,000.00	7405	0.17	481-341-018
Moreno Valley	15720 Avenida De Circo	2107	\$ 263.00	3	2	2/22/2023	\$ 555,000.00	6969	0.16	308-271-008
Moreno Valley	24716 Merit Ct	1330	\$ 351.00	3	2	2/22/2023	\$ 468,000.00	7840	0.18	482-473-018
Moreno Valley	11546 Triumph Ln	1839	\$ 266.00	4	1.75	2/22/2023	\$ 490,000.00	7405	0.17	475-182-004
Moreno Valley	14320 Agave St	1395	\$ 372.00	4	1.75	2/23/2023	\$ 520,000.00	7405	0.17	484-113-009
Moreno Valley	23806 Betts Pl	900	\$ 427.00	2	1.75	2/23/2023	\$ 385,000.00	3484	0.08	296-253-039
Moreno Valley	24360 Carolee Ave	1381	\$ 304.00	3	2.25	2/23/2023	\$ 420,000.00	4791	0.11	485-173-023
Moreno Valley	25511 Elder Ave	1463	\$ 287.00	4	1.75	2/23/2023	\$ 420,000.00	7840	0.18	479-423-022
Moreno Valley	11077 Hubbard St	1302	\$ 345.00	2	1.75	2/23/2023	\$ 450,000.00	7405	0.17	475-352-038
Moreno Valley	23810 New England Dr	1497	\$ 300.00	3	1.75	2/23/2023	\$ 450,000.00	7405	0.17	296-291-013
Moreno Valley	12602 Peachleaf St	1807	\$ 249.00	3	2.5	2/23/2023	\$ 450,000.00	7405	0.17	479-382-018
Moreno Valley	24471 Sundial Way	1389	\$ 323.00	3	2	2/23/2023	\$ 450,000.00	7405	0.17	475-122-002
Moreno Valley	24035 Barley Rd	2528	\$ 237.00	4	2.75	2/24/2023	\$ 600,000.00	8276	0.19	474-462-018
Moreno Valley	26952 Claystone Dr	3266	\$ 194.00	5	3	2/24/2023	\$ 635,000.00	8276	0.19	487-580-004
Moreno Valley	22872 Mesa Springs Way	2152	\$ 255.00	3	2.5	2/24/2023	\$ 550,000.00	5227	0.12	260-283-008
Moreno Valley	23686 Swan St	1747	\$ 289.00	4	2.75	2/24/2023	\$ 505,000.00	7405	0.17	264-291-005
Moreno Valley	24446 Via Del Sol St	1495	\$ 267.00	3	1.75	2/24/2023	\$ 400,000.00	7405	0.17	482-320-003
Moreno Valley	12132 Amber Hill Trl	2042	\$ 257.00	4	2.75	2/27/2023	\$ 525,000.00	7405	0.17	479-513-004
Moreno Valley	28351 Black Oak St	1820	\$ 311.00	3	2	2/27/2023	\$ 567,000.00	51836	1.19	473-250-048
Moreno Valley	13690 Caspian Way	1474	\$ 291.00	3	2.25	2/27/2023	\$ 430,000.00	3920	0.09	296-185-022

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Moreno Valley	25661 Moonseed Dr	1124	\$ 422.00	3	2	2/27/2023	\$ 475,000.00	7840	0.18	479-455-001
Moreno Valley	10685 Breezy Meadow Dr	2113	\$ 257.00	4	2.5	2/28/2023	\$ 543,500.00	6098	0.14	260-181-018
Moreno Valley	13053 Creekside Way	2151	\$ 251.00	5	3	2/28/2023	\$ 540,000.00	6534	0.15	488-121-021
Moreno Valley	25066 Graduar Ct	2592	\$ 239.00	5	2.75	2/28/2023	\$ 620,000.00	10018	0.23	474-391-015
Moreno Valley	11412 Greyson Rd	2569	\$ 216.00	4	2.75	2/28/2023	\$ 555,000.00	11325	0.26	256-460-001
Moreno Valley	10487 Saltbush Cir	1441	\$ 345.00	3	1.75	2/28/2023	\$ 497,500.00	7405	0.17	474-511-016
Moreno Valley	23961 Staghorn Cir	3270	\$ 223.00	4	3.5	2/28/2023	\$ 730,000.00	10018	0.23	260-291-002
Moreno Valley	15405 Via Rio	2208	\$ 224.00	5	3	2/28/2023	\$ 495,000.00	7405	0.17	308-451-006

<b>Total Sales:</b>	98
<b>Average Sales Price:</b>	\$506,233.94
<b>Average Square Feet:</b>	1818