



Eastvale
Sales Comparables - February 2026

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|----------|--------------------|-------|----------------|-----|------|-----------|--------------|-----------|--------|-------------|
| Eastvale | 6567 Moonriver St | 3186 | \$301.00 | 3 | 2.5 | 2/25/2026 | \$960,000.00 | 7405 | 0.17 | 152-534-015 |
| Eastvale | 6452 Caxton St | 2406 | \$382.00 | 3 | 2.5 | 2/27/2026 | \$920,000.00 | 8276 | 0.19 | 152-522-006 |
| Eastvale | 4706 Vanderham Way | 2104 | \$370.00 | 3 | 2.5 | 2/27/2026 | \$780,000.00 | 3920 | 0.09 | 160-501-031 |

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|-----------------------------|--------------|
| Total Sales: | 3 |
| Average Sales Price: | \$886,666.67 |
| Average Square Feet: | 2565 |

Deemed reliable but not guaranteed

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