

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	16182 Abedul St	2793	\$ 207.00	5	2.75	7/28/2023	\$ 580,000.00	5227	0.12	312-050-028
Moreno Valley	14246 Appleblossom Ln	1759	\$ 321.00	3	2.25	7/20/2023	\$ 565,000.00	9583	0.22	484-042-010
Moreno Valley	27344 Arla St	3305	\$ 199.00	5	2.5	7/31/2023	\$ 660,000.00	8712	0.2	304-410-008
Moreno Valley	11843 Aslan Ct	1600	\$ 331.00	3	2.5	7/7/2023	\$ 530,000.00	6534	0.15	264-164-066
Moreno Valley	24096 Aylesbury Dr	765	\$ 562.00	2	1	7/28/2023	\$ 430,000.00	5227	0.12	482-600-039
Moreno Valley	16795 Baltic Ct	2503	\$ 231.00	5	3	7/21/2023	\$ 580,000.00	8712	0.2	316-141-007
Moreno Valley	25777 Basil Ct	884	\$ 492.00	2	1	7/11/2023	\$ 435,000.00	6098	0.14	484-311-033
Moreno Valley	25321 Bay Ave	1356	\$ 357.00	4	1.75	7/10/2023	\$ 485,000.00	7405	0.17	479-291-038
Moreno Valley	25481 Bianca Ct	2521	\$ 269.00	3	2.5	7/21/2023	\$ 679,000.00	11761	0.27	474-720-018
Moreno Valley	28363 Birdie St	2200	\$ 277.00	5	2.5	7/20/2023	\$ 610,000.00	11325	0.26	304-382-006
Moreno Valley	13575 Black Elm Ct	1526	\$ 301.00	3	2.5	7/21/2023	\$ 460,000.00	6098	0.14	479-482-049
Moreno Valley	22447 Black Gum St	2095	\$ 262.00	3	2	7/13/2023	\$ 550,000.00	6969	0.16	291-635-029
Moreno Valley	28411 Black Oak St	2188	\$ 342.00	3	2.5	7/21/2023	\$ 750,000.00	54450	1.25	473-250-019
Moreno Valley	13682 Blue Spruce Ct	1434	\$ 341.00	3	2.5	7/20/2023	\$ 490,000.00	4791	0.11	479-476-005
Moreno Valley	13860 Boeing St	1248	\$ 360.00	3	1.75	7/28/2023	\$ 450,000.00	6969	0.16	291-262-019
Moreno Valley	10391 Brookmead Dr	2160	\$ 268.00	4	2.5	7/31/2023	\$ 580,000.00	6969	0.16	260-203-003
Moreno Valley	26683 Calle Luna	2021	\$ 272.00	4	2	7/13/2023	\$ 550,000.00	5227	0.12	308-460-001
Moreno Valley	26981 Campus Point Dr	2432	\$ 252.00	3	2.5	7/12/2023	\$ 615,000.00	9147	0.21	487-450-041
Moreno Valley	24426 Carolee Ave	1064	\$ 81.00	3	1.75	7/24/2023	\$ 87,174.00	5227	0.12	485-173-030
Moreno Valley	23469 Challis Ct	1220	\$ 352.00	3	1.75	7/31/2023	\$ 430,000.00	3484	0.08	296-175-019
Moreno Valley	26964 Cimarron Canyon Dr	4176	\$ 173.00	5	4	7/14/2023	\$ 725,000.00	6534	0.15	308-592-004
Moreno Valley	23623 Cinnamon Creek Ct	1308	\$ 366.00	3	1.5	7/19/2023	\$ 480,000.00	4356	0.1	264-143-020
Moreno Valley	25842 Coriander Ct	996	\$ 386.00	2	1	7/21/2023	\$ 385,000.00	5662	0.13	484-311-025
Moreno Valley	24241 Craig Dr	1776	\$ 259.00	4	1.75	7/28/2023	\$ 460,000.00	13068	0.3	482-561-021
Moreno Valley	10327 Crossing Green Cir	1226	\$ 407.00	3	2	7/14/2023	\$ 500,000.00	5227	0.12	260-322-018
Moreno Valley	25266 Delphinium Ave	1490	\$ 342.00	3	2	7/13/2023	\$ 510,000.00	7405	0.17	484-212-040
Moreno Valley	10062 Deville Dr	2567	\$ 255.00	4	2.75	7/20/2023	\$ 655,000.00	6969	0.16	260-510-005
Moreno Valley	21432 Dickinson Rd	1731	\$ 326.00	3	2	7/28/2023	\$ 565,000.00	7840	0.18	256-332-007
Moreno Valley	12959 Dolomite Ln	2047	\$ 266.00	4	2.5	7/20/2023	\$ 545,000.00	4791	0.11	488-122-016
Moreno Valley	21410 Douglas Ct	1420	\$ 359.00	3	2.5	7/10/2023	\$ 510,000.00	4356	0.1	256-213-017



## Moreno Valley

Sales Comparables - July 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	24275 Dracaea Ave	932	\$ 429.00	3	1	7/21/2023	\$ 400,000.00	4356	0.1	482-571-006
Moreno Valley	23275 Dunhill Dr	1211	\$ 388.00	3	1.75	7/24/2023	\$ 470,000.00	7405	0.17	296-161-013
Moreno Valley	24534 Dunlavy Ct	2516	\$ 238.00	4	2.75	7/28/2023	\$ 600,000.00	9583	0.22	475-361-016
Moreno Valley	25267 El Greco Dr	1528	\$ 333.00	3	1.75	7/21/2023	\$ 510,000.00	7405	0.17	484-261-009
Moreno Valley	24330 Electra Ct	1577	\$ 301.00	3	2.25	7/12/2023	\$ 475,000.00	6969	0.16	485-181-001
Moreno Valley	24750 Fair Dawn Ln	2481	\$ 292.00	4	2.5	7/6/2023	\$ 725,000.00	13068	0.3	474-576-009
Moreno Valley	10797 Fenton Rd	2528	\$ 241.00	4	2.75	7/17/2023	\$ 610,000.00	7405	0.17	474-461-008
Moreno Valley	24446 Filaree Ave	1862	\$ 281.00	3	2.25	7/10/2023	\$ 525,000.00	4791	0.11	485-053-023
Moreno Valley	28370 Forest Oaks Way	2089	\$ 270.00	4	2.75	7/13/2023	\$ 565,000.00	5662	0.13	304-121-019
Moreno Valley	25117 Fran Lou Dr	2520	\$ 257.00	3	2.5	7/17/2023	\$ 650,000.00	15681	0.36	474-064-007
Moreno Valley	25920 Fran Lou Dr	2251	\$ 162.00	3	2	7/14/2023	\$ 365,000.00	55756	1.28	474-320-002
Moreno Valley	24377 Gabriel St	1577	\$ 328.00	3	2.25	7/25/2023	\$ 517,500.00	5662	0.13	485-052-007
Moreno Valley	12410 Graham St	1622	\$ 295.00	3	1.5	7/12/2023	\$ 480,000.00	10018	0.23	292-230-002
Moreno Valley	13914 Grant St	1348	\$ 333.00	3	1	7/6/2023	\$ 449,500.00	8712	0.2	291-200-005
Moreno Valley	12387 Grenville Ave	1681	\$ 333.00	3	2.5	7/11/2023	\$ 560,000.00	7405	0.17	487-022-013
Moreno Valley	12649 Heartleaf St	1807	\$ 308.00	3	2.5	7/11/2023	\$ 558,000.00	7405	0.17	479-381-002
Moreno Valley	12293 Heritage Dr	2039	\$ 297.00	3	2.5	7/12/2023	\$ 606,500.00	7405	0.17	291-431-008
Moreno Valley	13346 Hildegard St	1120	\$ 339.00	3	1.75	7/3/2023	\$ 380,000.00	8712	0.2	263-180-030
Moreno Valley	12101 Hinson St	2328	\$ 283.00	4	2	7/12/2023	\$ 660,000.00	21344	0.49	488-230-008
Moreno Valley	24751 Hudson St	1905	\$ 296.00	4	2	7/12/2023	\$ 565,000.00	5000	0.11	485-252-007
Moreno Valley	12201 Hythe St	852	\$ 522.00	2	1	7/13/2023	\$ 445,000.00	4356	0.1	291-362-021
Moreno Valley	12644 Indian St	1171	\$ 328.00	3	1	7/21/2023	\$ 385,000.00	6098	0.14	481-171-002
Moreno Valley	12638 Juneberry Ct	2141	\$ 273.00	4	2.25	7/6/2023	\$ 585,000.00	9147	0.21	479-382-005
Moreno Valley	10327 Lake Summit Dr	2102	\$ 279.00	4	2.5	7/13/2023	\$ 588,000.00	10018	0.23	260-073-022
Moreno Valley	12150 Leahy Dr	1400	\$ 396.00	4	1.75	7/31/2023	\$ 555,000.00	11761	0.27	481-062-014
Moreno Valley	23819 Lone Pine Dr	2222	\$ 261.00	4	2.5	7/25/2023	\$ 580,000.00	4791	0.11	260-211-015
Moreno Valley	12173 Lorez Dr	2002	\$ 264.00	4	2	7/19/2023	\$ 530,000.00	7405	0.17	479-661-006
Moreno Valley	23187 Mansfield Ln	1624	\$ 320.00	3	2.5	7/25/2023	\$ 520,000.00	5227	0.12	264-323-012
Moreno Valley	14160 Martinique Dr	1723	\$ 301.00	3	2.5	7/19/2023	\$ 520,000.00	3920	0.09	484-060-069
Moreno Valley	13180 Mohican Dr	1143	\$ 415.00	3	1.75	7/31/2023	\$ 475,000.00	4356	0.1	487-352-016



## Moreno Valley

Sales Comparables - July 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	23311 Montalvo Rd	2384	\$ 287.00	3	3	7/20/2023	\$ 685,000.00	10454	0.24	259-491-001
Moreno Valley	24630 Moontide Ln	1389	\$ 374.00	3	2	7/31/2023	\$ 520,000.00	10018	0.23	475-134-001
Moreno Valley	24825 Newgarden St	1915	\$ 274.00	3	2	7/19/2023	\$ 525,000.00	6969	0.16	316-061-019
Moreno Valley	15449 Paseo Cortez	1287	\$ 388.00	3	1.75	7/24/2023	\$ 500,000.00	7405	0.17	486-134-003
Moreno Valley	24691 Patrician Ct	1844	\$ 242.00	4	2.75	7/19/2023	\$ 446,700.00	7405	0.17	485-064-029
Moreno Valley	12551 Penske St	2400	\$ 255.00	4	2.75	7/26/2023	\$ 612,000.00	10454	0.24	292-023-017
Moreno Valley	26035 Pinzon Ct	1641	\$ 301.00	3	2.5	7/13/2023	\$ 494,000.00	7840	0.18	487-041-013
Moreno Valley	24141 Poppystone Dr	1577	\$ 301.00	3	2.25	7/7/2023	\$ 475,000.00	5227	0.12	485-153-008
Moreno Valley	25563 Rancho Tierra Dr	1287	\$ 380.00	3	1.75	7/7/2023	\$ 490,000.00	7405	0.17	486-124-010
Moreno Valley	27323 Red Rock Rd					7/17/2023	\$ 565,000.00	2178	0.05	488-420-036
Moreno Valley	10628 Ridgefield Ter	2113	\$ 275.00	4	2.5	7/6/2023	\$ 582,500.00	7405	0.17	260-171-011
Moreno Valley	12062 Riparian Way	1244	\$ 385.00	2	1	7/31/2023	\$ 480,000.00	7405	0.17	291-344-025
Moreno Valley	10352 River Run Cir	2644	\$ 236.00	4	3	7/12/2023	\$ 625,000.00	6534	0.15	260-251-008
Moreno Valley	24114 Royale St	2210	\$ 261.00	4	3	7/26/2023	\$ 578,000.00	7840	0.18	475-342-022
Moreno Valley	16591 Saddlebrook Ln	1500	\$ 6.00	3	2	7/28/2023	\$ 10,000.00	5227	0.12	312-144-010
Moreno Valley	25533 San Antonio St	2474	\$ 256.00	4	3.25	7/26/2023	\$ 635,000.00	8712	0.2	474-675-009
Moreno Valley	26455 Sand Palm Ct	3931	\$ 142.00	5	4.25	7/14/2023	\$ 560,000.00	9147	0.21	487-310-031
Moreno Valley	25478 Santa Barbara St	2121	\$ 261.00	3	2.25	7/7/2023	\$ 555,000.00	11761	0.27	474-403-008
Moreno Valley	13148 Shirebourn Rd	1061	\$ 464.00	3	1.75	7/24/2023	\$ 492,500.00	8712	0.2	479-112-002
Moreno Valley	10635 Silverleaf Cir	1709	\$ 336.00	3	2.5	7/28/2023	\$ 575,000.00	5227	0.12	260-221-035
Moreno Valley	24565 Skyrock Dr	1954	\$ 281.00	3	2.5	7/21/2023	\$ 550,500.00	6969	0.16	475-083-004
Moreno Valley	16359 Skywood Ct	1678	\$ 318.00	3	2	7/31/2023	\$ 535,000.00	7405	0.17	316-094-011
Moreno Valley	25985 Soaring Seagull Ln	2572	\$ 237.00	4	2.5	7/21/2023	\$ 610,000.00	12196	0.28	486-480-040
Moreno Valley	23621 Suncrest Ave	1000	\$ 440.00	3	2	7/21/2023	\$ 440,000.00	7405	0.17	296-124-007
Moreno Valley	15735 Touraine Ct	1911	\$ 329.00	4	3.5	7/14/2023	\$ 630,000.00	15245	0.35	304-172-001
Moreno Valley	10285 Via Apolina	1783	\$ 311.00	4	2.5	7/26/2023	\$ 555,000.00	5227	0.12	260-061-026
Moreno Valley	27740 Via De La Real	1749	\$ 320.00	4	1.75	7/11/2023	\$ 560,000.00	6534	0.15	304-370-012
Moreno Valley	24446 Via Del Sol St	1495	\$ 340.00	3	1.75	7/10/2023	\$ 509,000.00	7405	0.17	482-320-003
Moreno Valley	23372 Via Sausalito	1600	\$ 350.00	3	2.5	7/18/2023	\$ 560,000.00	5227	0.12	260-063-035
Moreno Valley	13121 Zenobia Ct	1647	\$ 333.00	4	3	7/5/2023	\$ 550,000.00	10454	0.24	479-573-022



## Moreno Valley

Sales Comparables - July 2023

<b>Total Sales:</b>	90
<b>Average Sales Price:</b>	\$529,009.71
<b>Average Square Feet:</b>	1834