



Moreno Valley

Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	15737 Belleza Cir	3215	\$ 199.00	5	2.75	7/1/2025	\$ 640,000.00	6534	0.15	308-272-036
Moreno Valley	15196 Candice Ct	1052	\$ 446.00	3	1.75	7/1/2025	\$ 470,000.00	8712	0.2	486-061-018
Moreno Valley	24324 Carman Ln	1794	\$ 334.00	4	2.75	7/1/2025	\$ 600,000.00	7840	0.18	485-213-013
Moreno Valley	11010 Davis St	1000	\$ 469.00	2	1.5	7/1/2025	\$ 469,000.00	7840	0.18	475-321-034
Moreno Valley	10044 Desert Mallow	2258	\$ 260.00	4	2.75	7/1/2025	\$ 589,000.00	5662	0.13	260-241-034
Moreno Valley	15560 La Entrada Dr	2386	\$ 255.00	5	2.75	7/1/2025	\$ 610,000.00	5227	0.12	486-385-009
Moreno Valley	24071 Orange Creek Cir	2528	\$ 243.00	4	2.75	7/1/2025	\$ 615,000.00	7405	0.17	474-463-012
Moreno Valley	9656 Pebble Brook Dr	1950	\$ 276.00	4	3	7/1/2025	\$ 540,000.00	6534	0.15	259-393-010
Moreno Valley	14780 Pete Dye St	1632	\$ 324.00	3	2	7/2/2025	\$ 530,000.00	5227	0.12	304-090-024
Moreno Valley	13508 Bearberry Dr	1060	\$ 401.00	3	1.75	7/3/2025	\$ 426,000.00	9583	0.22	479-581-021
Moreno Valley	25872 Delphinium Ave	1265	\$ 197.00	3	1.75	7/3/2025	\$ 250,000.00	7405	0.17	484-181-011
Moreno Valley	24834 Eugena Ave	972	\$ 426.00	3	1.75	7/3/2025	\$ 415,000.00	7840	0.18	482-201-007
Moreno Valley	13605 Plato Dr	1317	\$ 381.00	3	2.5	7/3/2025	\$ 503,000.00	4356	0.1	296-151-022
Moreno Valley	11924 Welby Pl	1359	\$ 441.00	4	2	7/3/2025	\$ 600,000.00	6534	0.15	475-293-050
Moreno Valley	13906 Azure St	2537	\$ 293.00	5	4.5	7/7/2025	\$ 743,500.00	5884	0.14	487-611-009
Moreno Valley	11050 Davis St	1460	\$ 376.00	3	1.75	7/7/2025	\$ 550,000.00	7840	0.18	475-321-030
Moreno Valley	12705 Foreman Ave	1616	\$ 349.00	4	1.75	7/7/2025	\$ 565,000.00	7405	0.17	479-061-003
Moreno Valley	13665 Pattilynn Dr	1220	\$ 401.00	3	1.75	7/7/2025	\$ 490,000.00	3920	0.09	296-174-033
Moreno Valley	16342 Heather Glen Rd	1507	\$ 345.00	3	2.5	7/8/2025	\$ 520,000.00	5662	0.13	312-095-007
Moreno Valley	25845 Horado Ln	1904	\$ 296.00	4	3	7/8/2025	\$ 564,000.00	5227	0.12	486-374-011
Moreno Valley	24383 Katrina Ave	1064	\$ 399.00	3	1.75	7/8/2025	\$ 425,000.00	4791	0.11	485-145-005
Moreno Valley	22690 Mountain View Rd	1809	\$ 312.00	4	2.5	7/8/2025	\$ 565,000.00	5662	0.13	260-351-013
Moreno Valley	27602 Rockwood Ave	2841	\$ 232.00	3	3	7/8/2025	\$ 660,000.00	7405	0.17	304-471-045
Moreno Valley	26603 Sage Brush Ct	2661	\$ 239.00	4	2.75	7/8/2025	\$ 638,000.00	9583	0.22	487-532-012
Moreno Valley	25176 Silent Creek Rd	1186	\$ 421.00	3	1.75	7/8/2025	\$ 500,000.00	6969	0.16	479-281-004
Moreno Valley	23607 Dracaea Ave	1334	\$ 393.00	3	1.75	7/9/2025	\$ 525,000.00	6969	0.16	296-112-014
Moreno Valley	12820 Gerrard St	2079	\$ 259.00	4	2.75	7/9/2025	\$ 540,000.00	4791	0.11	291-538-023
Moreno Valley	10059 Rock Hl	2586	\$ 261.00	4	2.75	7/9/2025	\$ 676,000.00	6969	0.16	260-241-016
Moreno Valley	11398 Trust Way	2707	\$ 247.00	3	2	7/9/2025	\$ 670,000.00	75794	1.74	473-150-091
Moreno Valley	16454 Welsh Ct	1858	\$ 322.00	4	2	7/9/2025	\$ 600,000.00	10890	0.25	308-401-027



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Moreno Valley	22587 Westlake Dr	2135	\$ 288.00	4	2.5	7/9/2025	\$ 615,000.00	6098	0.14	291-523-012
Moreno Valley	15279 Canyonstone Dr	1403	\$ 377.00	3	2.25	7/10/2025	\$ 530,000.00	6969	0.16	485-153-025
Moreno Valley	12074 Flintlock Trl	1792	\$ 298.00	3	2	7/10/2025	\$ 535,000.00	7405	0.17	479-501-027
Moreno Valley	25125 Morning Dove Way	1520	\$ 276.00	3	2.5	7/10/2025	\$ 420,000.00	6098	0.14	312-081-044
Moreno Valley	12062 Zinnia St	1516	\$ 343.00	4	1.75	7/10/2025	\$ 520,000.00	8276	0.19	292-203-002
Moreno Valley	29014 Cantabria Ct	2912	\$ 219.00	5	3	7/11/2025	\$ 640,000.00	7840	0.18	304-433-020
Moreno Valley	26740 Ironwood Ave	2532	\$ 258.00	3	2.75	7/11/2025	\$ 655,000.00	50094	1.15	474-272-024
Moreno Valley	11237 Saddle Ridge Rd	2068	\$ 246.00	4	2	7/11/2025	\$ 510,000.00	21344	0.49	264-311-004
Moreno Valley	10025 Thornbird Ct	2150	\$ 279.00	3	2.5	7/11/2025	\$ 600,000.00	4791	0.11	260-312-011
Moreno Valley	10691 Canyon Vista Rd	2415	\$ 298.00	4	2.25	7/14/2025	\$ 720,000.00	16552	0.38	474-602-015
Moreno Valley	24363 Delphinium Ave	1080	\$ 495.00	3	1.75	7/14/2025	\$ 535,000.00	7405	0.17	482-384-029
Moreno Valley	13420 Nutmeg St	1200	\$ 347.00	4	1.75	7/14/2025	\$ 417,000.00	7405	0.17	479-593-004
Moreno Valley	26914 Honors Way	2889	\$ 214.00	3	3	7/15/2025	\$ 620,000.00	7840	0.18	487-450-006
Moreno Valley	16075 Palomino Ln	2319	\$ 269.00	4	2.5	7/15/2025	\$ 625,000.00	9583	0.22	486-470-029
Moreno Valley	13687 Rena Ct	1045	\$ 444.00	2	2	7/15/2025	\$ 465,000.00	6534	0.15	296-161-030
Moreno Valley	25293 Bay Ave	1186	\$ 345.00	3	1.75	7/16/2025	\$ 410,000.00	7840	0.18	479-291-036
Moreno Valley	25535 Catalejo Ln	1816	\$ 305.00	4	2.75	7/16/2025	\$ 555,000.00	6098	0.14	486-352-022
Moreno Valley	25690 Onate Dr	1443	\$ 359.00	3	2	7/16/2025	\$ 519,000.00	7405	0.17	479-616-004
Moreno Valley	23446 Swan St	1793	\$ 334.00	4	2.75	7/16/2025	\$ 600,000.00	8712	0.2	264-191-006
Moreno Valley	25815 Basil Ct	884	\$ 526.00	2	1	7/17/2025	\$ 465,000.00	4791	0.11	484-311-029
Moreno Valley	26191 Kalmia Ave	2374	\$ 311.00	3	1.75	7/17/2025	\$ 740,000.00	41817	0.96	474-220-011
Moreno Valley	16810 Mediterranean Dr	2160	\$ 287.00	4	3	7/17/2025	\$ 620,000.00	7840	0.18	316-153-014
Moreno Valley	22075 Naples Dr	1737	\$ 356.00	4	2.5	7/17/2025	\$ 620,000.00	6098	0.14	264-372-011
Moreno Valley	16293 Skywood Ct	2197	\$ 270.00	4	2.25	7/17/2025	\$ 595,000.00	7405	0.17	316-094-005
Moreno Valley	10746 Vista Ln	2696	\$ 287.00	4	2.5	7/17/2025	\$ 775,000.00	22215	0.51	474-760-020
Moreno Valley	15785 April Ct	1130	\$ 428.00	3	1.75	7/18/2025	\$ 484,000.00	5227	0.12	485-201-017
Moreno Valley	24155 Aylesbury Dr	896	\$ 491.00	2	2	7/18/2025	\$ 440,000.00	4356	0.1	482-600-013
Moreno Valley	28402 Championship Dr	3284	\$ 187.00	3	2.5	7/18/2025	\$ 615,000.00	7840	0.18	304-132-017
Moreno Valley	15343 Oakham Ct	2086	\$ 302.00	4	2	7/18/2025	\$ 630,000.00	9147	0.21	485-131-014
Moreno Valley	25946 Via Elegante	2541	\$ 222.00	4	2.5	7/18/2025	\$ 565,000.00	5227	0.12	312-351-035



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Moreno Valley	14347 Annadale Dr	1695	\$ 332.00	3	2	7/21/2025	\$ 563,000.00	5662	0.13	478-320-006
Moreno Valley	22600 Downing St	1595	\$ 258.00	3	2	7/21/2025	\$ 413,000.00	6969	0.16	291-551-002
Moreno Valley	12922 Glenmere Dr	1890	\$ 306.00	4	1.75	7/21/2025	\$ 580,000.00	7405	0.17	292-092-030
Moreno Valley	15696 Patricia St	936	\$ 511.00	2	1.75	7/21/2025	\$ 479,000.00	5662	0.13	486-182-007
Moreno Valley	15735 Prestancia Ct	1501	\$ 339.00	3	2	7/21/2025	\$ 510,000.00	10018	0.23	304-183-026
Moreno Valley	13163 Wild Sage Ln	3218	\$ 223.00	6	3	7/21/2025	\$ 720,000.00	7840	0.18	488-140-002
Moreno Valley	15021 Bay Hill Dr	2209	\$ 296.00	3	2.5	7/22/2025	\$ 655,000.00	9147	0.21	304-381-003
Moreno Valley	13582 Blue Spruce Ct	1155	\$ 432.00	3	2	7/22/2025	\$ 500,000.00	7840	0.18	479-482-031
Moreno Valley	9450 Manor Mountain Ct	3790	\$ 366.00	3	3.25	7/22/2025	\$ 1,390,000.00	196891	4.52	471-172-019
Moreno Valley	24345 Moonraker Ln	1683	\$ 297.00	4	1.75	7/22/2025	\$ 500,000.00	7405	0.17	475-171-010
Moreno Valley	24675 Northern Dancer Dr	1963	\$ 259.00	5	3	7/22/2025	\$ 509,000.00	7405	0.17	316-122-007
Moreno Valley	13279 Coffeetree St	1795	\$ 311.00	3	2.25	7/23/2025	\$ 560,000.00	4791	0.11	291-623-054
Moreno Valley	11575 Lasselle St	2120	\$ 391.00	3	2	7/23/2025	\$ 830,000.00	30056	0.69	474-200-019
Moreno Valley	10460 Meadow Lark Ave	1811	\$ 339.00	3	2	7/23/2025	\$ 615,000.00	6969	0.16	260-480-073
Moreno Valley	28169 Arborglenn Dr	2462	\$ 255.00	5	3.5	7/24/2025	\$ 629,000.00	4791	0.11	478-320-010
Moreno Valley	23036 Montalvo Rd	2401	\$ 274.00	3	3	7/24/2025	\$ 660,000.00	8276	0.19	259-451-018
Moreno Valley	9957 Pasatiempo Pl	2646	\$ 260.00	4	3	7/24/2025	\$ 690,000.00	7840	0.18	259-481-002
Moreno Valley	24131 Powell Pl	1346	\$ 408.00	3	2	7/24/2025	\$ 550,000.00	7405	0.17	482-343-023
Moreno Valley	26295 Bogoso Ln	2257	\$ 241.00	4	3	7/25/2025	\$ 545,000.00	5227	0.12	486-423-004
Moreno Valley	13005 Sweetspice St	2327	\$ 249.00	4	2.5	7/25/2025	\$ 580,000.00	9147	0.21	479-524-029
Moreno Valley	25932 Andre Ct	2321	\$ 243.00	4	3	7/28/2025	\$ 565,000.00	7405	0.17	479-564-002
Moreno Valley	15429 Bandy Ct	854	\$ 509.00	2	1	7/28/2025	\$ 435,000.00	5227	0.12	485-173-034
Moreno Valley	12820 Pan Am Blvd	1502	\$ 359.00	3	2	7/28/2025	\$ 540,000.00	5662	0.13	291-541-017
Moreno Valley	13688 Pecan Pl	1568	\$ 344.00	4	2	7/28/2025	\$ 540,000.00	7405	0.17	482-364-013
Moreno Valley	25167 Wendy Way	1459	\$ 315.00	4	2.5	7/28/2025	\$ 460,000.00	3920	0.09	486-192-007
Moreno Valley	12621 Candlewood Ln	1994	\$ 310.00	4	2	7/29/2025	\$ 620,000.00	7840	0.18	487-202-019
Moreno Valley	14802 Cloverfield Rd	1107	\$ 451.00	3	2	7/29/2025	\$ 500,000.00	7405	0.17	482-423-007
Moreno Valley	13031 Eyota Dr	1143	\$ 402.00	3	1.75	7/29/2025	\$ 460,000.00	4791	0.11	487-352-040
Moreno Valley	11142 Miners Trl	1600	\$ 312.00	3	2.5	7/29/2025	\$ 500,000.00	3920	0.09	264-233-006
Moreno Valley	24141 Stonebridge Ct	852	\$ 536.00	2	1	7/29/2025	\$ 457,500.00	5227	0.12	485-152-033



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Moreno Valley	12940 Valley Springs Dr	1848	\$ 319.00	4	1.75	7/29/2025	\$ 590,000.00	7405	0.17	292-092-009
Moreno Valley	14371 Wilmot St	3061	\$ 235.00	4	2.25	7/29/2025	\$ 720,000.00	7405	0.17	478-462-001
Moreno Valley	25651 Dracaea Ave	1655	\$ 256.00	4	2	7/30/2025	\$ 425,000.00	7405	0.17	479-641-001
Moreno Valley	25213 Elder Ave	1304	\$ 371.00	3	1.75	7/30/2025	\$ 485,000.00	10018	0.23	479-301-003
Moreno Valley	12936 Glenmere Dr	1198	\$ 363.00	3	2	7/30/2025	\$ 435,000.00	7405	0.17	292-092-031
Moreno Valley	22826 Scotia Ln	924	\$ 528.00	2	1	7/30/2025	\$ 488,000.00	7405	0.17	291-342-014
Moreno Valley	13740 Searson Dr	1335	\$ 367.00	3	1.75	7/30/2025	\$ 490,000.00	7405	0.17	482-654-001
Moreno Valley	27645 Corte Del Sol	3255	\$ 204.00	5	3.75	7/31/2025	\$ 665,000.00	7840	0.18	304-220-020
Moreno Valley	24062 Eucalyptus Ave	1236	\$ 331.00	3	1	7/31/2025	\$ 410,000.00	21780	0.5	481-270-034
Moreno Valley	12198 Graham St	950	\$ 473.00	2	1	7/31/2025	\$ 450,000.00	12196	0.28	292-213-010
Moreno Valley	16414 Heather Glen Rd	1507	\$ 337.00	3	2.5	7/31/2025	\$ 509,000.00	5227	0.12	312-095-016
Moreno Valley	12144 Lorez Dr	2370	\$ 202.00	4	2	7/31/2025	\$ 480,000.00	8712	0.2	479-662-032
Moreno Valley	25589 San Antonio St	2151	\$ 241.00	3	2.25	7/31/2025	\$ 520,000.00	8712	0.2	474-675-005
Moreno Valley	24027 Sandbow St	1509	\$ 374.00	4	2	7/31/2025	\$ 565,000.00	7405	0.17	475-112-002

Total Sales:	104
Average Sales Price:	\$560,730.77
Average Square Feet:	1835

Deemed reliable but not guaranteed

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