



## Moreno Valley

Sales Comparables - June 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	24289 Old Country Rd	2101	\$ 223.00	4	2.5	6/1/2023	\$ 470,000.00	10018	0.23	474-442-003
Moreno Valley	24108 Poppystone Dr	1577	\$ 298.00	3	2.25	6/1/2023	\$ 470,000.00	5227	0.12	485-151-011
Moreno Valley	22692 Abington Pl	1464	\$ 306.00	3	2	6/2/2023	\$ 448,000.00	7840	0.18	291-300-009
Moreno Valley	22921 Chambray Dr	852	\$ 489.00	2	1	6/2/2023	\$ 417,000.00	5227	0.12	291-334-018
Moreno Valley	23834 Cold Spg	1016	\$ 408.00	3	1	6/2/2023	\$ 415,000.00	5662	0.13	264-091-021
Moreno Valley	24352 Katrina Ave	1064	\$ 432.00	3	1.75	6/2/2023	\$ 460,000.00	5227	0.12	485-142-031
Moreno Valley	13014 Larkhaven Dr	1681	\$ 297.00	3	1.75	6/2/2023	\$ 500,000.00	7405	0.17	296-074-014
Moreno Valley	25325 Mountain Cliff Dr	1690	\$ 307.00	3	1.75	6/2/2023	\$ 520,000.00	35719	0.82	474-130-012
Moreno Valley	22949 Mountain View Rd	1809	\$ 290.00	4	2.5	6/2/2023	\$ 525,000.00	5662	0.13	260-193-012
Moreno Valley	12043 Ponce De Leon Dr	1633	\$ 300.00	4	2.5	6/2/2023	\$ 490,000.00	7840	0.18	479-432-019
Moreno Valley	24027 Sandbow St	1509	\$ 298.00	4	2	6/2/2023	\$ 450,000.00	7405	0.17	475-112-002
Moreno Valley	14685 Shady Valley Way	2378	\$ 256.00	3	2.5	6/2/2023	\$ 610,000.00	8276	0.19	304-500-005
Moreno Valley	13107 Shirebourn Rd	1195	\$ 225.00	3	1.75	6/2/2023	\$ 270,000.00	7405	0.17	479-101-005
Moreno Valley	24715 Sunday Dr	1302	\$ 364.00	3	1.75	6/2/2023	\$ 475,000.00	8276	0.19	475-352-033
Moreno Valley	12279 Baltimore Ave	1633	\$ 325.00	4	2.5	6/5/2023	\$ 531,000.00	9147	0.21	487-012-005
Moreno Valley	23222 Dynasty Ct	1174	\$ 436.00	3	1.75	6/5/2023	\$ 512,000.00	8712	0.2	296-192-005
Moreno Valley	10671 Mendoza Rd	2286	\$ 256.00	5	2.75	6/5/2023	\$ 586,000.00	6534	0.15	260-111-012
Moreno Valley	10636 Ridgefield Ter	2002	\$ 284.00	4	2.5	6/5/2023	\$ 570,000.00	5227	0.12	260-171-010
Moreno Valley	26440 Santa Rosa Dr	2107	\$ 267.00	3	2	6/5/2023	\$ 563,500.00	6969	0.16	308-273-012
Moreno Valley	15359 Zaharias St	2535	\$ 220.00	4	3.25	6/5/2023	\$ 560,000.00	5227	0.12	304-152-030
Moreno Valley	15352 Avenida Fiesta	2021	\$ 269.00	4	2	6/6/2023	\$ 545,000.00	5227	0.12	308-461-003
Moreno Valley	26110 Primrose Way	1726	\$ 321.00	3	2	6/6/2023	\$ 555,000.00	11761	0.27	487-191-002
Moreno Valley	16211 Starview St	2197	\$ 232.00	4	2.25	6/6/2023	\$ 510,000.00	7405	0.17	316-061-002
Moreno Valley	23065 Imperial Dr	2282	\$ 273.00	4	2.75	6/7/2023	\$ 625,000.00	8712	0.2	260-510-010
Moreno Valley	13376 Hildegard St	1212	\$ 391.00	3	1	6/8/2023	\$ 475,000.00	12632	0.29	263-180-028
Moreno Valley	25665 Sierra Leone St	1885	\$ 278.00	3	2	6/8/2023	\$ 525,000.00	6534	0.15	312-192-004
Moreno Valley	25626 Vespucci Ave	1443	\$ 384.00	3	2	6/8/2023	\$ 555,000.00	7405	0.17	479-603-010
Moreno Valley	16299 Abedul St	1329	\$ 383.00	3	2	6/9/2023	\$ 510,000.00	5662	0.13	312-111-005
Moreno Valley	24135 Barley Rd	1667	\$ 251.00	3	2	6/9/2023	\$ 420,000.00	7405	0.17	474-454-009
Moreno Valley	22551 Bay Ave	1248	\$ 376.00	3	1.75	6/9/2023	\$ 470,000.00	6969	0.16	291-262-011

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Moreno Valley	14958 Blueberry Rd	1818	\$ 291.00	4	1.75	6/9/2023	\$ 530,000.00	7405	0.17	482-352-008
Moreno Valley	26430 Bodega Ct	1602	\$ 293.00	3	2	6/9/2023	\$ 470,000.00	7405	0.17	487-380-022
Moreno Valley	10701 Canyon Vista Rd	1926	\$ 306.00	4	2.5	6/9/2023	\$ 590,000.00	9583	0.22	474-602-016
Moreno Valley	26221 Le Mans Dr	1587	\$ 311.00	3	2.5	6/9/2023	\$ 495,000.00	6098	0.14	487-283-020
Moreno Valley	11200 Perris Blvd	1783	\$ 330.00	2	1	6/9/2023	\$ 589,000.00	16988	0.39	474-062-001
Moreno Valley	12710 Willow Tree Ave	2141	\$ 256.00	4	2.25	6/9/2023	\$ 550,000.00	7840	0.18	479-363-004
Moreno Valley	24348 Comfort Ct	1660	\$ 292.00	4	2.75	6/12/2023	\$ 485,000.00	7405	0.17	482-382-017
Moreno Valley	23462 Harland Dr	1025	\$ 444.00	2	2	6/12/2023	\$ 456,000.00	7840	0.18	264-254-020
Moreno Valley	24344 Mount Russell Dr	1612	\$ 334.00	3	2.5	6/12/2023	\$ 540,000.00	6969	0.16	482-444-001
Moreno Valley	25231 Pico Vista Way	2453	\$ 207.00	4	1.75	6/12/2023	\$ 510,000.00	23086	0.53	474-063-004
Moreno Valley	22921 Springdale Dr	1809	\$ 300.00	4	2.5	6/12/2023	\$ 543,000.00	5227	0.12	260-191-003
Moreno Valley	10026 Deville Dr	2567	\$ 266.00	4	2.75	6/13/2023	\$ 685,000.00	7405	0.17	260-510-002
Moreno Valley	11091 Old Perris Blvd	2602	\$ 238.00	3	2.5	6/13/2023	\$ 620,000.00	37461	0.86	475-050-006
Moreno Valley	24020 Quapaw Trl	1316	\$ 379.00	4	1.75	6/13/2023	\$ 500,000.00	7405	0.17	475-321-026
Moreno Valley	22897 Springtree Way	2361	\$ 208.00	4	2.5	6/13/2023	\$ 492,000.00	6098	0.14	259-381-022
Moreno Valley	28067 Vintner Ln	2975	\$ 198.00	3	2.5	6/13/2023	\$ 590,000.00	10018	0.23	304-560-027
Moreno Valley	14151 Agave St	1598	\$ 347.00	3	1.75	6/14/2023	\$ 555,000.00	7840	0.18	484-041-008
Moreno Valley	23119 Donahue Ct	2400	\$ 214.00	4	2.75	6/14/2023	\$ 515,000.00	7405	0.17	292-032-022
Moreno Valley	11949 Hartland Pl	1655	\$ 323.00	4	2.5	6/14/2023	\$ 535,000.00	6098	0.14	264-301-039
Moreno Valley	13591 Ramsdell Dr	1342	\$ 341.00	4	1.75	6/14/2023	\$ 458,000.00	7405	0.17	482-241-016
Moreno Valley	9779 Sycamore Canyon Rd	1250	\$ 412.00	3	1.75	6/14/2023	\$ 515,000.00	5227	0.12	259-361-006
Moreno Valley	24735 Valley Ranch Rd	1641	\$ 417.00	3	1.75	6/14/2023	\$ 685,000.00	96267	2.21	471-300-008
Moreno Valley	25358 Alpha St	1581	\$ 376.00	3	2	6/15/2023	\$ 595,000.00	11761	0.27	474-331-006
Moreno Valley	23425 Dome St	1021	\$ 445.00	2	1.75	6/15/2023	\$ 455,000.00	3484	0.08	296-185-010
Moreno Valley	17443 Kentucky Derby Dr	2778	\$ 215.00	3	2.5	6/15/2023	\$ 600,000.00	7405	0.17	308-561-004
Moreno Valley	13166 Pan Am Blvd	1015	\$ 449.00	2	2	6/15/2023	\$ 456,000.00	4791	0.11	291-373-004
Moreno Valley	29177 Stevens Ave	1125	\$ 422.00	3	1.75	6/15/2023	\$ 475,000.00	9147	0.21	478-192-042
Moreno Valley	23565 Sweet Clover Cir	2279	\$ 236.00	3	2.75	6/15/2023	\$ 540,000.00	6969	0.16	260-173-017
Moreno Valley	25290 Bay Ave	1070	\$ 271.00	2	2	6/16/2023	\$ 290,000.00	4791	0.11	479-472-020
Moreno Valley	17340 Cremello Way	2494	\$ 166.00	3	2.5	6/16/2023	\$ 415,000.00	8276	0.19	308-552-005

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Moreno Valley	11313 Edmonson Ave	2191	\$ 228.00	4	2.5	6/16/2023	\$ 500,000.00	23522	0.54	473-401-002
Moreno Valley	11579 Frankhale Rd	1489	\$ 379.00	3	2.5	6/16/2023	\$ 565,000.00	7405	0.17	256-313-012
Moreno Valley	14510 Joshua Tree Ave	1408	\$ 340.00	3	1.75	6/16/2023	\$ 480,000.00	7405	0.17	482-332-001
Moreno Valley	14156 Montego Bay Dr	1525	\$ 334.00	3	2.5	6/16/2023	\$ 510,000.00	3920	0.09	484-072-088
Moreno Valley	9740 Pebble Brook Dr	1623	\$ 334.00	3	2.5	6/16/2023	\$ 542,500.00	6534	0.15	259-393-016
Moreno Valley	11925 Yellow Iris Way	1595	\$ 360.00	3	2.5	6/16/2023	\$ 575,000.00	8712	0.2	264-263-002
Moreno Valley	24225 Brodiaea Ave	1524	\$ 311.00	4	1.75	6/19/2023	\$ 475,000.00	6969	0.16	482-342-003
Moreno Valley	13421 Alpine St	2592	\$ 241.00	5	3.5	6/20/2023	\$ 625,000.00	8276	0.19	479-680-004
Moreno Valley	14730 Aruba Pl	1942	\$ 272.00	4	1.75	6/20/2023	\$ 530,000.00	7405	0.17	484-192-006
Moreno Valley	25065 Billie Dr	1320	\$ 321.00	3	1.75	6/20/2023	\$ 424,000.00	7405	0.17	484-231-013
Moreno Valley	21231 Gallant Fox Dr	2243	\$ 275.00	4	2.5	6/20/2023	\$ 617,000.00	7405	0.17	256-291-027
Moreno Valley	23105 Ranger St	2514	\$ 248.00	4	3	6/20/2023	\$ 625,000.00	20908	0.48	264-243-006
Moreno Valley	27456 Red Rock Rd	1542	\$ 333.00	3	2.5	6/20/2023	\$ 515,000.00	2178	0.05	488-440-031
Moreno Valley	29062 Williams Ave	1432	\$ 336.00	3	1.75	6/20/2023	\$ 482,000.00	7840	0.18	478-181-027
Moreno Valley	13075 Windhaven Dr	3218	\$ 186.00	6	3	6/20/2023	\$ 600,000.00	6534	0.15	488-121-011
Moreno Valley	28808 Avalon Ave	2241	\$ 83.00	3	2.5	6/21/2023	\$ 186,500.00	8276	0.19	304-440-005
Moreno Valley	11885 Davis St	2045	\$ 288.00	3	1.75	6/21/2023	\$ 590,000.00	21344	0.49	475-272-048
Moreno Valley	27010 Dracaea Ave	1858	\$ 33.00	4	2	6/21/2023	\$ 63,000.00	10454	0.24	488-131-021
Moreno Valley	15475 Brasa Ln	1382	\$ 363.00	3	2.25	6/22/2023	\$ 502,000.00	5227	0.12	486-431-002
Moreno Valley	16523 Colt Way	2803	\$ 219.00	5	3	6/22/2023	\$ 615,000.00	6969	0.16	308-390-019
Moreno Valley	24501 Oneida St	1437	\$ 264.00	4	1.75	6/22/2023	\$ 380,000.00	7405	0.17	482-123-007
Moreno Valley	8555 Pigeon Pass Rd	1924	\$ 356.00	3	2	6/22/2023	\$ 685,000.00	72309	1.66	257-200-004
Moreno Valley	25960 Zorra Ln	1630	\$ 291.00	3	2	6/22/2023	\$ 475,000.00	6534	0.15	312-223-006
Moreno Valley	13165 Adeline Ave	1682	\$ 338.00	4	1.75	6/23/2023	\$ 570,000.00	7405	0.17	296-033-015
Moreno Valley	25780 Brumelia Ct	2147	\$ 214.00	4	2.75	6/23/2023	\$ 460,000.00	7840	0.18	479-541-003
Moreno Valley	24489 Gabriel St	1577	\$ 307.00	3	2.25	6/23/2023	\$ 485,000.00	4791	0.11	485-052-015
Moreno Valley	10601 Cloud Haven Dr	2347	\$ 297.00			6/27/2023	\$ 699,000.00	10018	0.23	474-751-017
Moreno Valley	25407 Steffy Cir	1747	\$ 171.00	4	2.75	6/27/2023	\$ 300,000.00	7405	0.17	479-113-029
Moreno Valley	15566 Carmel Verde Ln	1816	\$ 286.00	4	2.75	6/28/2023	\$ 520,000.00	5227	0.12	486-352-026
Moreno Valley	25751 Cayenne Ct	1200	\$ 404.00	4	1.75	6/28/2023	\$ 485,000.00	8276	0.19	479-595-014

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Moreno Valley	15157 Charlee Ct	1622	\$ 308.00	4	1.75	6/28/2023	\$ 500,000.00	7840	0.18	486-025-001
Moreno Valley	23243 Golden Eye Ln	2003	\$ 258.00	4	3	6/28/2023	\$ 517,500.00	7840	0.18	264-362-013
Moreno Valley	23231 Bay Ave	820	\$ 524.00	2	1	6/30/2023	\$ 430,000.00	5662	0.13	296-184-003
Moreno Valley	22769 Downing St	1200	\$ 253.00	3	2	6/30/2023	\$ 304,000.00	5227	0.12	291-538-005
Moreno Valley	28560 Grandview Dr	1842	\$ 293.00	3	2	6/30/2023	\$ 540,000.00	6534	0.15	304-310-023
Moreno Valley	24699 Heath Ct	1581	\$ 332.00	4	2	6/30/2023	\$ 525,000.00	7405	0.17	485-072-019
Moreno Valley	25429 Hemlock Ave	1304	\$ 360.00	3	1.75	6/30/2023	\$ 470,000.00	4356	0.1	479-312-014
Moreno Valley	12620 Morrison St	3680	\$ 192.00	5	4.25	6/30/2023	\$ 708,000.00	7840	0.18	487-230-018
Moreno Valley	16440 Silverbirch Rd	1711	\$ 312.00	3	2.5	6/30/2023	\$ 535,000.00	5662	0.13	312-082-032
Moreno Valley	29230 Stevens Ave	1400	\$ 380.00	3	1.75	6/30/2023	\$ 533,000.00	19602	0.45	478-191-036
Moreno Valley	13270 Sunfield Dr	1556	\$ 347.00	4	1.75	6/30/2023	\$ 540,000.00	7405	0.17	296-112-011
Moreno Valley	26005 Windemere Way	2051	\$ 258.00	4	2	6/30/2023	\$ 530,000.00	7405	0.17	487-494-001

<b>Total Sales:</b>	102
<b>Average Sales Price:</b>	\$509,607.84
<b>Average Square Feet:</b>	1777