



Moreno Valley

Sales Comparables - March 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	12565 Ninebark St	1796	\$278.00	3	2.5	3/1/2023	\$500,000.00	7840	0.18	479-413-007
Moreno Valley	25008 Northern Dancer Dr	1811	\$273.00	4	2.5	3/2/2023	\$495,000.00	7405	0.17	312-156-001
Moreno Valley	14247 Cholla Dr	1462	\$82.00	4	2.5	3/2/2023	\$120,500.00	7405	0.17	484-121-025
Moreno Valley	24794 Lorna Dr	1320	\$393.00	3	1.75	3/2/2023	\$520,000.00	7840	0.18	482-591-013
Moreno Valley	24409 Dorner Dr	1342	\$353.00	4	1.75	3/2/2023	\$475,000.00	8276	0.19	482-170-036
Moreno Valley	24144 Forsyte St	1568	\$344.00	4	1.75	3/3/2023	\$540,000.00	7405	0.17	475-341-009
Moreno Valley	11423 Sandstone Pl	1509	\$331.00	4	2	3/3/2023	\$500,000.00	7405	0.17	475-111-033
Moreno Valley	24625 Moontide Ln	1487	\$287.00	5	2	3/3/2023	\$427,000.00	9583	0.22	475-133-024
Moreno Valley	13376 Hildegard St	1212	\$292.00	3	1	3/3/2023	\$355,000.00	12632	0.29	263-180-028
Moreno Valley	23948 Creekwood Dr	2532	\$238.00	4	2.75	3/3/2023	\$605,000.00	8712	0.2	260-073-014
Moreno Valley	13886 Redlands Blvd	1296	\$289.00	3	1.5	3/6/2023	\$375,000.00	9147	0.21	478-181-056
Moreno Valley	24600 Zuppardo Way	2580	\$242.00	4	3	3/6/2023	\$625,000.00	10018	0.23	475-311-021
Moreno Valley	13023 Bagatelle St	1302	\$284.00	3	1.75	3/6/2023	\$370,000.00	7405	0.17	296-021-002
Moreno Valley	15449 Canyonstone Dr	1733	\$288.00	3	2.25	3/7/2023	\$500,000.00	6534	0.15	485-161-045
Moreno Valley	15220 Adobe Way	2721	\$209.00	5	2.5	3/7/2023	\$570,000.00	5662	0.13	304-370-039
Moreno Valley	10958 Quail Glen Rd	2071	\$258.00	4	2.75	3/7/2023	\$536,000.00	7840	0.18	260-154-027
Moreno Valley	12834 Ruby Ct	936	\$480.00	3	1	3/7/2023	\$450,000.00	9147	0.21	481-260-018
Moreno Valley	25272 Kalmia Ave	2488	\$237.00	4	2.75	3/7/2023	\$590,000.00	11325	0.26	474-333-021
Moreno Valley	10182 Lake Summit Dr	2577	\$252.00	4	2.75	3/8/2023	\$650,000.00	10018	0.23	260-292-019
Moreno Valley	13371 Yuba Pass Rd	1732	\$301.00	4	2	3/9/2023	\$523,000.00	7405	0.17	487-431-020
Moreno Valley	24442 Robinwood Dr	1633	\$336.00	3	2	3/9/2023	\$549,000.00	7405	0.17	474-443-018
Moreno Valley	24329 Atwood Ave	1084	\$253.00	3	1	3/9/2023	\$275,000.00	3049	0.07	482-080-042
Moreno Valley	24538 Meadow Grass Way	1074	\$428.00	3	1.75	3/9/2023	\$460,000.00	7405	0.17	474-512-001
Moreno Valley	25258 Turquoise Ln	2720	\$223.00	5	3	3/9/2023	\$607,000.00	9583	0.22	479-663-019
Moreno Valley	25637 Calabria Dr	1329	\$343.00	3	2	3/10/2023	\$456,000.00	10018	0.23	312-123-003
Moreno Valley	22860 Springmist Dr	2198	\$270.00	4	2.5	3/10/2023	\$595,000.00	5227	0.12	260-282-009
Moreno Valley	16455 Zocalo Pl	1901	\$278.00	4	2.75	3/10/2023	\$530,000.00	6534	0.15	312-222-026
Moreno Valley	22035 Witchhazel Ave	1633	\$303.00	3	2.75	3/10/2023	\$495,000.00	3920	0.09	291-624-004
Moreno Valley	27275 Willow Leaf Rd	3666	\$169.00	5	4.5	3/13/2023	\$620,000.00	6969	0.16	486-510-012
Moreno Valley	25824 Cayenne Ct	1509	\$334.00	4	2.25	3/13/2023	\$505,000.00	7840	0.18	479-595-007



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Moreno Valley	13685 Rockcrest Dr	1171	\$414.00	3	2	3/13/2023	\$485,000.00	8276	0.19	296-263-005
Moreno Valley	12315 Lasselle St	1739	\$316.00	4	2.5	3/14/2023	\$550,000.00	8276	0.19	487-044-002
Moreno Valley	23927 Creekwood Dr	2167	\$269.00	4	2.75	3/14/2023	\$583,000.00	6098	0.14	260-081-028
Moreno Valley	9757 Tamalpais Pl	2646	\$254.00	4	3	3/14/2023	\$674,000.00	13068	0.3	259-470-011
Moreno Valley	11843 Aslan Ct	1600	\$219.00	3	2.5	3/14/2023	\$351,000.00	6534	0.15	264-164-066
Moreno Valley	15410 Legendary Dr	2683	\$218.00	4	3	3/15/2023	\$585,000.00	6534	0.15	304-520-015
Moreno Valley	23291 Bairndale Dr	1931	\$271.00	4	2.5	3/15/2023	\$525,000.00	7840	0.18	482-536-010
Moreno Valley	13636 Thunderbird Dr	1674	\$286.00	5	1.75	3/15/2023	\$480,000.00	6969	0.16	291-233-035
Moreno Valley	24248 Old Country Rd	2220	\$261.00	4	2.5	3/15/2023	\$580,000.00	7405	0.17	474-441-011
Moreno Valley	13198 Pawnee Dr	1304	\$334.00	3	1.75	3/15/2023	\$436,000.00	4791	0.11	487-361-025
Moreno Valley	13633 Vellanto Way	1679	\$315.00	4	1.75	3/16/2023	\$530,000.00	7405	0.17	482-641-021
Moreno Valley	14485 Philo St	1522	\$327.00	4	2	3/16/2023	\$499,000.00	7405	0.17	482-596-002
Moreno Valley	15326 Swarens Ct	1629	\$283.00	4	2.75	3/16/2023	\$461,500.00	7840	0.18	485-101-034
Moreno Valley	24798 Dolphin Way	1925	\$290.00	4	3	3/16/2023	\$560,000.00	4917	0.11	485-261-012
Moreno Valley	13378 Ninebark St	1200	\$404.00	4	1.75	3/16/2023	\$485,000.00	8276	0.19	479-592-001
Moreno Valley	25775 Pizzaro Ct	1381	\$351.00	3	2.5	3/17/2023	\$485,000.00	9583	0.22	479-431-019
Moreno Valley	13970 Elmwood Ct	1070	\$425.00	2	2	3/17/2023	\$455,000.00	7405	0.17	479-462-046
Moreno Valley	10938 Tea Bark Rd	1878	\$263.00	3	2.5	3/17/2023	\$495,000.00	7405	0.17	474-443-021
Moreno Valley	14355 Tradewinds Pl	3337	\$196.00	4	4	3/17/2023	\$655,000.00	7405	0.17	486-541-004
Moreno Valley	12396 Tuscola St	1571	\$197.00	4	1.75	3/17/2023	\$310,000.00	7840	0.18	479-422-042
Moreno Valley	11654 Honey Holw	1376	\$385.00	3	2	3/17/2023	\$530,000.00	7405	0.17	264-193-004
Moreno Valley	24551 Jasmine Ct	1074	\$465.00	3	1.75	3/17/2023	\$500,000.00	8276	0.19	474-531-014
Moreno Valley	13100 Theodore St	1700	\$710.00	3	2	3/17/2023	\$1,207,500.00	114998	2.64	422-070-029
Moreno Valley	16222 Greenfield St	1915	\$255.00	3	2	3/20/2023	\$490,000.00	6969	0.16	316-061-015
Moreno Valley	25932 Harriet Ave	1285	\$352.00	3	1.75	3/21/2023	\$453,000.00	7405	0.17	486-021-003
Moreno Valley	25831 Coriander Ct	1089	\$399.00	3	2	3/21/2023	\$435,000.00	4791	0.11	484-311-007
Moreno Valley	25739 Via Wanda Pl	1907	\$262.00	4	2.5	3/21/2023	\$500,000.00	6969	0.16	312-233-013
Moreno Valley	23608 Tarara Dr	2286	\$227.00	5	2.75	3/21/2023	\$520,000.00	10890	0.25	260-124-017
Moreno Valley	28775 Campbell Ave	2085	\$236.00	4	2.5	3/21/2023	\$493,500.00	20037	0.46	478-132-031
Moreno Valley	24999 Brodiaea Ave	1608	\$292.00	4	2	3/21/2023	\$470,000.00	7840	0.18	482-614-001

Deemed reliable but not guaranteed

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Moreno Valley	14717 Unity Ct	1510	\$307.00	3	2.25	3/21/2023	\$464,000.00	5662	0.13	482-690-034
Moreno Valley	15293 Theresa Ave	854	\$225.00	2	1	3/21/2023	\$192,500.00	4356	0.1	485-144-008
Moreno Valley	15596 Carmel Verde Ln	2039	\$234.00	4	2.75	3/21/2023	\$478,000.00	5227	0.12	486-352-029
Moreno Valley	25851 Coriander Ct	996	\$366.00	2	1	3/21/2023	\$365,000.00	4791	0.11	484-311-005
Moreno Valley	15116 Pepper Ct	595	\$512.00	2	1.75	3/21/2023	\$305,000.00	5662	0.13	485-033-051
Moreno Valley	26295 Walker Pass Dr	1602	\$315.00	3	2	3/22/2023	\$505,000.00	7405	0.17	487-432-004
Moreno Valley	16227 Abedul St	2793	\$193.00	5	2.75	3/22/2023	\$540,000.00	5227	0.12	312-111-011
Moreno Valley	13780 Darwin Dr	2684	\$225.00	3	2.5	3/22/2023	\$605,000.00	10018	0.23	487-572-038
Moreno Valley	15762 Sheryl Ln	1521	\$328.00	3	2.5	3/22/2023	\$500,000.00	5227	0.12	485-202-002
Moreno Valley	14183 Jamaica Sands Ln	1098	\$428.00	2	2	3/23/2023	\$470,000.00	4356	0.1	484-072-100
Moreno Valley	17693 Camino San Simeon	1435	\$313.00	3	2	3/23/2023	\$450,000.00	6969	0.16	312-340-032
Moreno Valley	12721 Heartleaf St	2141	\$280.00	4	2.25	3/23/2023	\$600,000.00	7405	0.17	479-381-008
Moreno Valley	22659 Parkham St	1595	\$307.00	3	2	3/23/2023	\$490,000.00	6534	0.15	291-553-003
Moreno Valley	15645 Isleta Ln	1904	\$259.00	4	3	3/23/2023	\$495,000.00	6534	0.15	486-371-004
Moreno Valley	10077 Cartagena Dr	2377	\$240.00	4	3	3/23/2023	\$571,000.00	7405	0.17	260-382-008
Moreno Valley	12248 Fenimore Dr	2230	\$309.00	3	2	3/23/2023	\$690,000.00	20908	0.48	488-242-006
Moreno Valley	12209 Hythe St	1139	\$377.00	3	1.75	3/23/2023	\$430,000.00	4356	0.1	291-362-020
Moreno Valley	15348 Theresa Ave	854	\$444.00	2	1	3/24/2023	\$380,000.00	5227	0.12	485-142-020
Moreno Valley	24688 Qualton Ct	1679	\$296.00	4	1.75	3/24/2023	\$498,000.00	7405	0.17	482-653-037
Moreno Valley	22926 Brookhollow Way	1798	\$327.00	4	2.5	3/24/2023	\$588,000.00	11761	0.27	259-381-025
Moreno Valley	22190 Empress St	2299	\$243.00	4	2.5	3/24/2023	\$560,000.00	4791	0.11	291-613-018
Moreno Valley	22740 Brompton St	1200	\$395.00	3	2	3/24/2023	\$474,000.00	5227	0.12	291-533-018
Moreno Valley	14876 Briana St	996	\$286.00	3	2	3/24/2023	\$285,000.00	4791	0.11	482-661-014
Moreno Valley	25213 Sugar Hill Rd	1186	\$379.00	3	1.75	3/27/2023	\$450,000.00	6969	0.16	479-293-007
Moreno Valley	14929 Curry St	884	\$401.00	2	1	3/27/2023	\$355,000.00	4791	0.11	484-322-003
Moreno Valley	13415 James St	2581	\$139.00	6	3.75	3/27/2023	\$360,000.00	4791	0.11	487-413-008
Moreno Valley	13965 Pepper St	752	\$106.00	2	1	3/27/2023	\$80,000.00	12632	0.29	291-191-021
Moreno Valley	25358 Oakstone Ct	1185	\$405.00	3	1.75	3/27/2023	\$480,000.00	7405	0.17	484-132-019
Moreno Valley	16240 Via Ultimo	2641	\$195.00	6	2.75	3/27/2023	\$515,000.00	6969	0.16	486-443-010
Moreno Valley	10892 Cloud Haven Dr	2391	\$282.00	4	2.5	3/28/2023	\$675,000.00	13503	0.31	474-552-002



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Moreno Valley	16604 War Cloud Dr	2360	\$245.00	6	2.75	3/28/2023	\$580,000.00	5662	0.13	312-154-015
Moreno Valley	15402 Abazo Dr	1879	\$295.00	4	2	3/28/2023	\$555,000.00	6098	0.14	486-421-034
Moreno Valley	15783 Ninya Ave	2016	\$273.00	4	2.5	3/29/2023	\$552,000.00	7405	0.17	486-201-004
Moreno Valley	10028 Sycamore Canyon Rd	1950	\$292.00	4	3	3/29/2023	\$570,000.00	10890	0.25	259-411-037
Moreno Valley	25675 Sweetleaf St	1807	\$309.00	3	2.5	3/29/2023	\$559,000.00	7405	0.17	479-383-010
Moreno Valley	10300 Canyon Vista Rd	2172	\$298.00	4	2.75	3/29/2023	\$648,000.00	8712	0.2	474-621-008
Moreno Valley	24303 Dorner Dr	1636	\$323.00	4	1.75	3/29/2023	\$530,000.00	7405	0.17	482-243-007
Moreno Valley	12295 Arenisca Verde Dr	1423	\$335.00	4	1.75	3/29/2023	\$478,000.00	5227	0.12	479-312-061
Moreno Valley	11964 Dream St	1474	\$339.00	3	2.5	3/29/2023	\$500,000.00	3484	0.08	264-153-005
Moreno Valley	11673 Navel Ave	3444	\$182.00	5	3	3/29/2023	\$630,000.00	7840	0.18	474-731-023
Moreno Valley	25189 Dana Ln	1335	\$337.00	3	2	3/30/2023	\$450,000.00	4356	0.1	486-193-014
Moreno Valley	25090 Ocotillo Ave	1743	\$266.00	4	1.75	3/30/2023	\$465,000.00	6969	0.16	484-111-007
Moreno Valley	24331 Electra Ct	854	\$495.00	2	1	3/30/2023	\$423,000.00	5227	0.12	485-182-015
Moreno Valley	13190 Oak Dell St	766	\$381.00	2	1	3/30/2023	\$292,000.00	3484	0.08	291-371-007
Moreno Valley	9657 Pebble Brook Dr	2361	\$237.00	4	2.5	3/30/2023	\$560,500.00	6098	0.14	259-394-007
Moreno Valley	24374 Barley Rd	2528	\$211.00	4	2.75	3/30/2023	\$535,000.00	7405	0.17	474-431-033
Moreno Valley	24634 Webster Ave	732	\$528.00	2	1	3/30/2023	\$386,500.00	7405	0.17	481-161-025
Moreno Valley	24124 Fir Ave					3/31/2023	\$140,000.00	18295	0.42	481-130-022
Moreno Valley	16936 Maile Ln	1691	\$326.00	4	2.75	3/31/2023	\$551,500.00	6969	0.16	312-182-024
Moreno Valley	26904 Snow Canyon Cir	3771	\$168.00	5	3	3/31/2023	\$636,000.00	5662	0.13	308-582-007
Moreno Valley	15492 Bandy Ct	1577	\$310.00	3	2.25	3/31/2023	\$490,000.00	12632	0.29	485-175-016
Moreno Valley	13050 Windhaven Dr	3218	\$195.00	6	3	3/31/2023	\$630,000.00	6098	0.14	488-120-028



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Total Sales:	112
Average Sales Price:	\$496,553.57
Average Square Feet:	1771