



## Moreno Valley

Sales Comparables - November 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	13408 Alpine St	2561	\$ 226.00	4	3	11/16/2023	\$ 580,000.00	7840	0.18	479-681-009
Moreno Valley	26308 Alturas Creek Dr	1774	\$ 298.00	4	2	11/9/2023	\$ 530,000.00	7405	0.17	487-422-018
Moreno Valley	12756 Argo Pl	1220	\$ 382.00	2	2	11/16/2023	\$ 467,000.00	7840	0.18	292-151-039
Moreno Valley	25315 Aspen Glen Ave	2960	\$ 223.00	4	3.5	11/14/2023	\$ 663,000.00	7405	0.17	312-313-003
Moreno Valley	28722 Avalon Ave	2524	\$ 221.00	3	2.5	11/9/2023	\$ 560,000.00	8712	0.2	304-111-009
Moreno Valley	16323 Avenida De Loring	1018	\$ 461.00	3	2	11/15/2023	\$ 470,000.00	6098	0.14	312-112-021
Moreno Valley	12279 Baltimore Ave	1633	\$ 352.00	4	2.5	11/14/2023	\$ 575,000.00	9147	0.21	487-012-005
Moreno Valley	15190 Batton St	1373	\$ 273.00	3	1.75	11/7/2023	\$ 375,000.00	7405	0.17	485-072-006
Moreno Valley	25678 Bay Ave	1060	\$ 349.00	3	1.75	11/17/2023	\$ 370,000.00	7405	0.17	479-582-043
Moreno Valley	13348 Ben Cliff Dr	868	\$ 478.00	2	1	11/6/2023	\$ 415,000.00	7840	0.18	479-132-071
Moreno Valley	14065 Brandt Dr	1608	\$ 292.00	4	1.75	11/30/2023	\$ 470,000.00	8276	0.19	482-441-007
Moreno Valley	10270 Canyon Vista Rd	2415	\$ 271.00	4	2.75	11/7/2023	\$ 655,000.00	7405	0.17	474-631-001
Moreno Valley	24799 Chippendale St	1231	\$ 398.00	3	2	11/20/2023	\$ 490,000.00	7405	0.17	482-582-014
Moreno Valley	14237 Cholla Dr	1238	\$ 391.00	3	1.75	11/3/2023	\$ 485,000.00	6969	0.16	484-121-026
Moreno Valley	23685 Cold Spg	825	\$ 557.00	2	1	11/30/2023	\$ 460,000.00	5227	0.12	264-083-012
Moreno Valley	13584 Collie Ct	2439	\$ 102.00	3	2.5	11/3/2023	\$ 250,000.00	40946	0.94	487-551-015
Moreno Valley	24663 Constellation Way	1964	\$ 112.00	3	2	11/9/2023	\$ 220,000.00	8276	0.19	316-073-017
Moreno Valley	25905 Coriander Ct	1314	\$ 292.00	3	2	11/9/2023	\$ 385,000.00	4791	0.11	484-321-066
Moreno Valley	12030 Drury Ln	2253	\$ 284.00	4	3	11/13/2023	\$ 640,000.00	7405	0.17	291-492-014
Moreno Valley	25290 El Greco Dr	1528	\$ 317.00	3	1.75	11/30/2023	\$ 485,000.00	7405	0.17	484-263-009
Moreno Valley	15358 Eleanor Ln	1123	\$ 260.00	3	1.75	11/8/2023	\$ 292,000.00	7405	0.17	486-082-028
Moreno Valley	24266 Elm Creek Cir	1667	\$ 329.00	3	2	11/9/2023	\$ 550,000.00	7405	0.17	474-431-015
Moreno Valley	22330 Farragut Ave	792	\$ 492.00	2	1	11/15/2023	\$ 390,000.00	6969	0.16	291-181-034
Moreno Valley	25130 Filaree Ave	1303	\$ 391.00	3	1.75	11/20/2023	\$ 510,000.00	6969	0.16	486-081-008
Moreno Valley	16672 Fox Trot Ln	3267	\$ 214.00	6	2.75	11/6/2023	\$ 700,000.00	18730	0.43	308-510-003
Moreno Valley	21905 Glen View Dr	1385	\$ 360.00	3	2	11/6/2023	\$ 499,000.00	7840	0.18	256-242-011
Moreno Valley	15814 Hammett Ct	3755	\$ 169.00	5	3	11/13/2023	\$ 635,000.00	6534	0.15	304-581-013
Moreno Valley	25292 Judith Pl	1616	\$ 259.00	4	1.75	11/1/2023	\$ 420,000.00	7405	0.17	479-062-043
Moreno Valley	26324 Kalmia Ave	2425	\$ 284.00	4	1.75	11/14/2023	\$ 690,000.00	20908	0.48	474-220-040
Moreno Valley	25865 Lake Shore Ln	2319	\$ 263.00	4	2.5	11/2/2023	\$ 611,000.00	7840	0.18	486-480-011



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Moreno Valley	14305 Landon Rd	3091	\$ 228.00	4	2.25	11/16/2023	\$ 705,000.00	6969	0.16	486-540-004
Moreno Valley	28468 Larksong Way	2237	\$ 277.00	3	2.5	11/8/2023	\$ 620,000.00	9147	0.21	478-440-013
Moreno Valley	12777 Lateen Dr	1747	\$ 323.00	3	2	11/13/2023	\$ 565,000.00	7405	0.17	292-126-006
Moreno Valley	15315 Legendary Dr	3089	\$ 197.00	4	3	11/30/2023	\$ 611,000.00	6098	0.14	304-521-012
Moreno Valley	24955 Lorna Dr	1320	\$ 352.00	3	1.75	11/9/2023	\$ 465,000.00	7405	0.17	482-592-022
Moreno Valley	23469 Mariner Way	2366	\$ 266.00	4	2.5	11/9/2023	\$ 630,000.00	4791	0.11	260-472-014
Moreno Valley	22134 Naples Dr	1988	\$ 301.00	4	2.25	11/3/2023	\$ 600,000.00	11761	0.27	264-373-001
Moreno Valley	13064 Oak Dell St	1300	\$ 334.00	3	2	11/30/2023	\$ 435,000.00	3484	0.08	291-371-022
Moreno Valley	24501 Oneida St	1437	\$ 382.00	4	1.75	11/14/2023	\$ 550,000.00	7405	0.17	482-123-007
Moreno Valley	16086 Palomino Ln	1860	\$ 282.00	3	2	11/8/2023	\$ 525,000.00	6969	0.16	486-471-011
Moreno Valley	13561 Pecan Pl	1568	\$ 98.00	4	2	11/30/2023	\$ 154,000.00	8276	0.19	482-391-009
Moreno Valley	16035 Peninsula Ct	2319	\$ 163.00	4	2.5	11/17/2023	\$ 380,000.00	7405	0.17	486-480-023
Moreno Valley	15024 Pine Valley Cir	2685	\$ 210.00	4	2.5	11/3/2023	\$ 565,000.00	10454	0.24	304-391-007
Moreno Valley	26053 Pinzon Ct	1641	\$ 319.00	3	2.5	11/13/2023	\$ 525,000.00	8712	0.2	487-041-011
Moreno Valley	24033 Powell Pl	1498	\$ 76.00	4	1.75	11/15/2023	\$ 115,000.00	6969	0.16	482-343-030
Moreno Valley	27352 Red Rock Rd					11/16/2023	\$ 504,000.00	2178	0.05	488-440-018
Moreno Valley	12254 Riparian Way	975	\$ 425.00	2	1	11/8/2023	\$ 415,000.00	6969	0.16	291-393-007
Moreno Valley	12820 Ross St	1206	\$ 292.00	4	1	11/3/2023	\$ 353,000.00	7840	0.18	481-222-005
Moreno Valley	25618 San Antonio St	1774	\$ 317.00	3	2	11/17/2023	\$ 562,500.00	11325	0.26	474-674-011
Moreno Valley	14140 San Cristobal Bay Dr	1915	\$ 263.00	4	2.5	11/7/2023	\$ 505,000.00	3920	0.09	484-072-042
Moreno Valley	12800 Shawnee St	3133	\$ 207.00	4	3.5	11/2/2023	\$ 650,000.00	10890	0.25	487-321-004
Moreno Valley	22243 Sweetgum Ave	1719	\$ 308.00	3	2	11/8/2023	\$ 530,000.00	5227	0.12	291-613-030
Moreno Valley	9929 Sycamore Canyon Rd	1867	\$ 318.00	4	2.75	11/2/2023	\$ 595,000.00	4791	0.11	259-361-029
Moreno Valley	26561 Thoroughbred Ln	1548	\$ 335.00	2	2	11/13/2023	\$ 520,000.00	5227	0.12	308-383-007
Moreno Valley	23653 Tonada Ln	1749	\$ 297.00	4	2	11/6/2023	\$ 520,000.00	6534	0.15	260-125-001
Moreno Valley	12603 Twinberry Dr	3026	\$ 208.00	4	2.75	11/17/2023	\$ 630,000.00	7405	0.17	487-200-011
Moreno Valley	21385 Tyler Rd	2347	\$ 269.00	3	3	11/13/2023	\$ 632,000.00	7405	0.17	256-452-014
Moreno Valley	21423 Tyler Rd	2569	\$ 256.00	4	2.75	11/6/2023	\$ 660,000.00	6969	0.16	256-452-017
Moreno Valley	10482 Valley Crest Cir	2164	\$ 38.00	4	2.5	11/20/2023	\$ 82,500.00	7840	0.18	260-391-016
Moreno Valley	24376 Via Del Sol St	1696	\$ 294.00	3	1.75	11/30/2023	\$ 500,000.00	7405	0.17	482-294-009



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Moreno Valley	27080 Vinewood Pl	3458	\$ 248.00	4	3.25	11/6/2023	\$ 860,000.00	80150	1.84	488-180-010
Moreno Valley	12560 Willow Tree Ave	1466	\$ 344.00	4	1.75	11/20/2023	\$ 505,000.00	6969	0.16	479-363-014
Moreno Valley	22850 Wimpole St	1975	\$ 232.00	4	3	11/20/2023	\$ 459,690.00	5662	0.13	291-542-004

<b>Total Sales:</b>	63
<b>Average Sales Price:</b>	\$504,296.67
<b>Average Square Feet:</b>	1906

Deemed reliable but not guaranteed

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