



## Moreno Valley

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	13155 Acacia Ave	1719	\$ 325.00	3	2	10/1/2025	\$ 560,000.00	4791	0.11	291-611-001
Moreno Valley	13905 Caspian Way	1630	\$ 306.00	3	2.5	10/1/2025	\$ 500,000.00	8712	0.2	296-212-063
Moreno Valley	16465 Quarter Horse Rd	3238	\$ 108.00	5	2.5	10/1/2025	\$ 350,000.00	7840	0.18	308-420-032
Moreno Valley	15024 Rio Grande Dr	1554	\$ 299.00	3	1.75	10/1/2025	\$ 465,000.00	7405	0.17	486-043-002
Moreno Valley	27929 Auburn Ln	2378	\$ 261.00	3	2.5	10/2/2025	\$ 621,000.00	8276	0.19	304-501-003
Moreno Valley	23633 Breezy Meadow Ct	2193	\$ 276.00	5	2.75	10/2/2025	\$ 606,000.00	8712	0.2	260-151-024
Moreno Valley	23880 Brittlebush Cir	2167	\$ 258.00	4	2.75	10/2/2025	\$ 560,000.00	7840	0.18	260-083-005
Moreno Valley	29230 Gifford Ave	1324	\$ 415.00	3	1.75	10/2/2025	\$ 550,000.00	19602	0.45	478-192-056
Moreno Valley	13071 Kiowa Dr	1300	\$ 373.00	3	2	10/2/2025	\$ 485,000.00	3920	0.09	291-381-020
Moreno Valley	25501 Sand Creek Trl	1485	\$ 353.00	4	2	10/2/2025	\$ 525,000.00	7405	0.17	479-601-011
Moreno Valley	23606 Tonada Ln	2179	\$ 21.00	5	2.75	10/2/2025	\$ 46,000.00	9147	0.21	260-114-007
Moreno Valley	25196 Aleppo Way	1403	\$ 370.00	3	2	10/3/2025	\$ 520,000.00	7405	0.17	484-222-010
Moreno Valley	14133 Austene Cir	1847	\$ 324.00	4	1.75	10/3/2025	\$ 600,000.00	14374	0.33	482-501-009
Moreno Valley	25768 Parsley Ave	1089	\$ 298.00	3	2	10/3/2025	\$ 325,000.00	4791	0.11	484-303-028
Moreno Valley	14346 Arborglenn Dr	2042	\$ 269.00	3	2.5	10/6/2025	\$ 550,000.00	5227	0.12	478-330-022
Moreno Valley	27469 Arla St	2716	\$ 76.00	4	2.5	10/6/2025	\$ 207,000.00	6969	0.16	304-411-003
Moreno Valley	21770 Calle Prima	2002	\$ 294.00	4	2	10/6/2025	\$ 590,000.00	8276	0.19	256-343-005
Moreno Valley	26297 Leafwood Dr	2175	\$ 275.00	4	2.75	10/6/2025	\$ 600,000.00	10454	0.24	487-074-009
Moreno Valley	11649 Sable Way	1972	\$ 293.00	4	2.25	10/6/2025	\$ 579,500.00	7840	0.18	475-220-085
Moreno Valley	9615 Shadow Springs Dr	2361	\$ 237.00	4	2.5	10/6/2025	\$ 560,000.00	6534	0.15	259-382-002
Moreno Valley	16170 Space Dr	1329	\$ 379.00	3	2	10/6/2025	\$ 505,000.00	7405	0.17	312-042-013
Moreno Valley	10166 Beachcomber St	2418	\$ 277.00	4	2.75	10/7/2025	\$ 670,000.00	6969	0.16	260-471-006
Moreno Valley	10794 Hill Grass Dr	1472	\$ 360.00	3	2.25	10/7/2025	\$ 530,000.00	7405	0.17	474-524-013
Moreno Valley	11755 Kayal Ave	1930	\$ 313.00	3	2	10/7/2025	\$ 605,000.00	7405	0.17	474-653-002
Moreno Valley	25077 Morning Dove Way	1711	\$ 318.00	3	2.5	10/7/2025	\$ 545,000.00	5227	0.12	312-081-036
Moreno Valley	11404 Tropic Ct	1950	\$ 274.00	4	1.75	10/7/2025	\$ 535,000.00	16552	0.38	474-291-024
Moreno Valley	22656 Ashford Cir	1390	\$ 381.00	4	1.75	10/8/2025	\$ 530,000.00	13068	0.3	291-392-008
Moreno Valley	14830 Cliffrose Ct	1213	\$ 391.00	2	1.75	10/8/2025	\$ 475,000.00	8712	0.2	482-384-003
Moreno Valley	28920 Kimberly Ave	1817	\$ 316.00	4	2	10/8/2025	\$ 575,000.00	7840	0.18	478-166-027
Moreno Valley	10640 Pepper Ridge Ln	1709	\$ 304.00	3	2.5	10/8/2025	\$ 520,000.00	4791	0.11	260-221-030



## Moreno Valley

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	21221 Shakespeare Ct	1489	\$ 372.00	3	2.5	10/8/2025	\$ 555,000.00	8712	0.2	256-273-005
Moreno Valley	14350 Agave St	1395	\$ 293.00	4	1.75	10/9/2025	\$ 410,000.00	7405	0.17	484-113-012
Moreno Valley	11726 Blue Lupin Ln	1994	\$ 333.00	4	3	10/9/2025	\$ 665,000.00	9147	0.21	264-343-003
Moreno Valley	25088 Dracaea Ave	925	\$ 91.00	2	1	10/9/2025	\$ 85,000.00	10454	0.24	479-120-025
Moreno Valley	24293 Dunlavy Ct	1893	\$ 324.00	4	2	10/9/2025	\$ 615,000.00	8712	0.2	475-250-077
Moreno Valley	25328 Fay Ave	2005	\$ 306.00	4	1.75	10/9/2025	\$ 615,000.00	6969	0.16	486-102-022
Moreno Valley	24596 Skyrock Dr	1954	\$ 279.00	3	2.5	10/9/2025	\$ 546,000.00	7405	0.17	475-082-013
Moreno Valley	29233 Stevens Ave	1565	\$ 414.00	4	1.75	10/9/2025	\$ 649,000.00	19602	0.45	478-192-055
Moreno Valley	24811 Sundial Way	1486	\$ 373.00	4	1.75	10/9/2025	\$ 555,000.00	8276	0.19	475-132-012
Moreno Valley	10029 Rock HI	2586	\$ 247.00	4	2.75	10/10/2025	\$ 640,000.00	9147	0.21	260-241-018
Moreno Valley	22500 Southwalk St	1644	\$ 343.00	3	2.5	10/10/2025	\$ 564,000.00	6098	0.14	291-562-018
Moreno Valley	9694 Sycamore Canyon Rd	1867	\$ 304.00	4	2.75	10/10/2025	\$ 569,000.00	5662	0.13	259-371-026
Moreno Valley	25804 Timo St	1730	\$ 330.00	3	2.5	10/10/2025	\$ 571,000.00	7840	0.18	479-622-036
Moreno Valley	24165 Badger Springs Trl	1264	\$ 387.00	3	2	10/14/2025	\$ 490,000.00	7405	0.17	475-333-004
Moreno Valley	15453 La Casa Dr	2975	\$ 215.00	4	2.75	10/14/2025	\$ 640,000.00	7405	0.17	304-350-029
Moreno Valley	11964 Fouch Ln	1394	\$ 430.00	3	3	10/15/2025	\$ 600,000.00	11761	0.27	475-300-015
Moreno Valley	26159 Oshua Dr	1352	\$ 358.00	3	2	10/15/2025	\$ 485,000.00	3920	0.09	487-361-055
Moreno Valley	25392 Todd Dr	1616	\$ 306.00	4	1.75	10/15/2025	\$ 495,500.00	7840	0.18	479-060-032
Moreno Valley	13960 Covey Quail Ln	1512	\$ 334.00	3	1.75	10/16/2025	\$ 506,000.00	6969	0.16	482-631-033
Moreno Valley	28738 Handel Ct	2215	\$ 318.00	5	2	10/16/2025	\$ 705,000.00	24393	0.56	478-312-005
Moreno Valley	24657 Atwood Ave	880	\$ 670.00	3	1	10/17/2025	\$ 590,000.00	41382	0.95	482-070-010
Moreno Valley	28837 Big Pine Way	1842	\$ 282.00	3	2	10/17/2025	\$ 520,000.00	5662	0.13	304-290-026
Moreno Valley	10920 Fenton Rd	2220	\$ 270.00	4	2.5	10/17/2025	\$ 600,000.00	7840	0.18	474-452-002
Moreno Valley	24331 Finley Dr	1336	\$ 321.00	3	2	10/17/2025	\$ 430,000.00	7405	0.17	482-313-024
Moreno Valley	25969 Magnifica Ct	2954	\$ 211.00	3	2.5	10/17/2025	\$ 625,000.00	10890	0.25	312-290-018
Moreno Valley	24125 Pleasant Run Rd	2528	\$ 221.00	4	2.75	10/17/2025	\$ 559,000.00	7405	0.17	474-451-015
Moreno Valley	14916 Cliffrose Ct	1818	\$ 324.00	4	1.75	10/20/2025	\$ 590,000.00	7840	0.18	482-353-011
Moreno Valley	12571 Heartleaf St	1755	\$ 260.00	3	2	10/20/2025	\$ 457,500.00	7405	0.17	479-384-019
Moreno Valley	25945 Magnifica Ct	2954	\$ 198.00	3	2.5	10/20/2025	\$ 585,000.00	6098	0.14	312-290-015
Moreno Valley	14281 Travers Ct	1498	\$ 392.00	4	1.75	10/20/2025	\$ 588,532.00	10018	0.23	482-341-018



## Moreno Valley

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	27214 Englewood St	1691	\$ 328.00	4	2.5	10/21/2025	\$ 555,000.00	5662	0.13	304-171-004
Moreno Valley	24337 Myers Ave	1413	\$ 141.00	2	2	10/21/2025	\$ 200,000.00	19166	0.44	481-250-006
Moreno Valley	11634 Sable Way	2452	\$ 264.00	4	2.25	10/21/2025	\$ 649,000.00	7405	0.17	475-220-083
Moreno Valley	25211 Dana Ln	1851	\$ 291.00	3	2	10/22/2025	\$ 540,000.00	4356	0.1	486-193-011
Moreno Valley	12939 Fontainebleau Dr	1282	\$ 413.00	3	2	10/22/2025	\$ 530,000.00	5227	0.12	487-291-014
Moreno Valley	25231 Fran Lou Dr	2346	\$ 266.00	4	1.75	10/22/2025	\$ 625,000.00	15681	0.36	474-065-004
Moreno Valley	13223 Lakota St	1015	\$ 477.00	2	2	10/22/2025	\$ 485,000.00	3484	0.08	291-372-008
Moreno Valley	26054 Peck St	1935	\$ 333.00	4	2.5	10/22/2025	\$ 644,500.00	4356	0.1	487-410-029
Moreno Valley	24414 Ranch View Cir	2172	\$ 333.00	4	2.75	10/22/2025	\$ 725,000.00	9583	0.22	474-631-011
Moreno Valley	14808 San Jacinto Dr	2089	\$ 246.00	3	2.5	10/22/2025	\$ 515,000.00	9147	0.21	304-300-058
Moreno Valley	27216 Bark Ln	3666	\$ 124.00	5	4.5	10/23/2025	\$ 457,000.00	7840	0.18	486-490-032
Moreno Valley	13711 Bearberry Dr	1509	\$ 357.00	4	2.25	10/23/2025	\$ 540,000.00	7405	0.17	479-581-004
Moreno Valley	15168 Jacquetta Ave	1265	\$ 386.00	3	1.75	10/23/2025	\$ 489,000.00	7405	0.17	486-032-005
Moreno Valley	12312 Marmont Pl	1431	\$ 433.00	4	1.75	10/23/2025	\$ 620,000.00	16552	0.38	479-300-027
Moreno Valley	24537 Meadow Grass Way	1707	\$ 336.00	4	2.5	10/23/2025	\$ 575,000.00	7405	0.17	474-513-017
Moreno Valley	10228 Via Pavon	1783	\$ 314.00	4	2.5	10/23/2025	\$ 560,000.00	5227	0.12	260-061-045
Moreno Valley	22610 Mountain View Rd	1129	\$ 469.00	3	2	10/24/2025	\$ 530,000.00	6534	0.15	260-351-020
Moreno Valley	25563 Santa Barbara St	1774	\$ 315.00	3	2	10/24/2025	\$ 559,500.00	9147	0.21	474-681-008
Moreno Valley	13508 Bearberry Dr	1060	\$ 504.00	3	1.75	10/27/2025	\$ 535,000.00	9583	0.22	479-581-021
Moreno Valley	12040 Kristen Ct	1236	\$ 345.00	3	1.75	10/27/2025	\$ 427,000.00	10454	0.24	292-193-004
Moreno Valley	16135 Rancho Del Lago	1253	\$ 407.00	3	2	10/27/2025	\$ 510,000.00	5227	0.12	312-061-023
Moreno Valley	25933 Andre Ct	2060	\$ 228.00	3	2.5	10/28/2025	\$ 470,000.00	7405	0.17	479-564-013
Moreno Valley	22670 Downing St	1595	\$ 344.00	3	2	10/28/2025	\$ 550,000.00	6534	0.15	291-551-009
Moreno Valley	23326 Elfin Pl	1600	\$ 359.00	3	2.5	10/28/2025	\$ 575,000.00	3484	0.08	264-162-002
Moreno Valley	25473 Juanita Ave	1178	\$ 398.00	3	1.75	10/28/2025	\$ 470,000.00	7405	0.17	486-112-016
Moreno Valley	22527 Mountain View Rd	2233	\$ 251.00	4	2.75	10/28/2025	\$ 562,000.00	6969	0.16	260-402-001
Moreno Valley	14620 Unity Ct	1660	\$ 358.00	4	2.75	10/28/2025	\$ 595,000.00	7405	0.17	482-331-038
Moreno Valley	21768 Winding Rd	916	\$ 513.00	2	1	10/28/2025	\$ 470,000.00	9583	0.22	256-221-034
Moreno Valley	21645 Alcorn Dr	1443	\$ 420.00	3	2.5	10/29/2025	\$ 607,000.00	8276	0.19	256-253-023
Moreno Valley	24889 El Braso Dr	2107	\$ 301.00	4	1.75	10/29/2025	\$ 635,000.00	7840	0.18	485-114-009



## Moreno Valley

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	15414 Gemstone Ct	1381	\$ 343.00	3	2.25	10/29/2025	\$ 475,000.00	5662	0.13	485-161-039
Moreno Valley	26906 Nucia Dr	3297	\$ 181.00	5	2.75	10/29/2025	\$ 600,000.00	5227	0.12	308-582-044
Moreno Valley	23125 Park View Ct	1748	\$ 371.00	3	2	10/29/2025	\$ 650,000.00	7405	0.17	259-541-003
Moreno Valley	12914 Coralberry St	1796	\$ 325.00	3	2.5	10/30/2025	\$ 585,000.00	7405	0.17	479-531-018
Moreno Valley	25861 Flint Dr	1080	\$ 462.00	2	1.75	10/30/2025	\$ 500,000.00	7840	0.18	484-083-008
Moreno Valley	24116 Kernwood Dr	1959	\$ 280.00	4	2.25	10/30/2025	\$ 550,000.00	6534	0.15	475-272-008
Moreno Valley	25403 Las Palomas Dr	1330	\$ 394.00	3	1.75	10/30/2025	\$ 525,000.00	4791	0.11	479-311-026
Moreno Valley	16532 Sir Barton Way	1931	\$ 294.00	3	2.5	10/30/2025	\$ 569,000.00	5227	0.12	312-143-002
Moreno Valley	27340 Willow Leaf Rd	3666	\$ 190.00	5	4.5	10/30/2025	\$ 700,000.00	7405	0.17	486-510-019
Moreno Valley	11328 Green Glen St	1509	\$ 215.00	4	2	10/31/2025	\$ 325,000.00	7840	0.18	475-100-051
Moreno Valley	10731 Park Rim Cir	2415	\$ 267.00	4	2.25	10/31/2025	\$ 645,000.00	7840	0.18	474-602-009
Moreno Valley	25119 Pebble Creek Way	1443	\$ 384.00	3	2.5	10/31/2025	\$ 555,000.00	6969	0.16	312-172-009
Moreno Valley	11598 Prosperity Ln	1397	\$ 143.00	3	1.75	10/31/2025	\$ 200,000.00	7405	0.17	475-160-035
Moreno Valley	22690 Shadowridge Ln	2346	\$ 242.00	4	2.75	10/31/2025	\$ 569,059.00	9583	0.22	260-271-016
Moreno Valley	24855 Sundial Way	1263	\$ 435.00	4	1.75	10/31/2025	\$ 550,000.00	8276	0.19	475-132-014



**Lawyers Title**

## **Moreno Valley**

Sales Comparables - October 2025

<b>Total Sales:</b>	105
<b>Average Sales Price:</b>	\$533,315.15
<b>Average Square Feet:</b>	1807