



# Riverside

## Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	11180 Bridgefield Ct	2561	\$ 288.00	3	3	10/1/2025	\$ 740,000.00	3920	0.09	146-290-077
Riverside	17590 Col Ranch Dr	3809	\$ 308.00	4	4.5	10/1/2025	\$ 1,175,500.00	10890	0.25	270-660-027
Riverside	9426 Indiana Ave	924	\$ 283.00	3	1	10/1/2025	\$ 262,000.00	3920	0.09	233-150-002
Riverside	5375 Kendall St	1745	\$ 438.00	3	2.25	10/1/2025	\$ 765,000.00	10018	0.23	217-221-002
Riverside	8214 Lavender Ln	3746	\$ 258.00	4	3.25	10/1/2025	\$ 970,000.00	9583	0.22	294-571-006
Riverside	4106 Via San Luis	1156	\$ 882.00	3	1.5	10/1/2025	\$ 1,020,000.00	6969	0.16	227-124-021
Riverside	4336 Victoria Ave	1182	\$ 409.00	3	1.75	10/1/2025	\$ 483,500.00	5662	0.13	221-081-053
Riverside	3261 Debbie Ln	1404	\$ 391.00	4	1.75	10/2/2025	\$ 549,000.00	8276	0.19	246-145-017
Riverside	4520 Linwood Pl	1054	\$ 521.00	2	1	10/2/2025	\$ 550,000.00	8276	0.19	218-113-021
Riverside	6710 Mia Ave	1366	\$ 450.00	5	2.75	10/2/2025	\$ 615,000.00	9147	0.21	155-145-030
Riverside	6325 Olive St	1038	\$ 544.00	3	1.75	10/2/2025	\$ 565,000.00	6969	0.16	182-093-010
Riverside	1748 Prince Albert Dr	1603	\$ 479.00	2	1.75	10/2/2025	\$ 769,000.00	14810	0.34	221-312-010
Riverside	8214 Sherwood Pl	1330	\$ 451.00	3	1.75	10/2/2025	\$ 600,000.00	8276	0.19	231-090-010
Riverside	7770 Sycamore Ave	796	\$ 652.00	2	1	10/2/2025	\$ 519,000.00	7405	0.17	227-173-015
Riverside	8067 Terraza Ct	2900	\$ 405.00	4	2.5	10/2/2025	\$ 1,176,000.00	24393	0.56	276-100-057
Riverside	8481 Attica Dr	2943	\$ 256.00	4	3	10/3/2025	\$ 755,000.00	7405	0.17	284-071-008
Riverside	2622 Chauncy Pl	2903	\$ 384.00	3	2.5	10/3/2025	\$ 1,115,000.00	23958	0.55	241-342-001
Riverside	4147 Harrison St	1722	\$ 357.00	4	2	10/3/2025	\$ 615,000.00	7840	0.18	145-171-005
Riverside	6157 Hillary Ct	2016	\$ 344.00	3	2	10/3/2025	\$ 695,500.00	9583	0.22	223-030-007
Riverside	3473 Yankee Cir	988	\$ 617.00	2	1.75	10/3/2025	\$ 610,000.00	7405	0.17	132-163-011
Riverside	2390 5th St	708	\$ 692.00	2	2	10/6/2025	\$ 490,000.00	4356	0.1	211-094-007
Riverside	6000 De La Vis	1751	\$ 319.00	3	1.75	10/6/2025	\$ 560,000.00	7840	0.18	182-262-008
Riverside	12047 Dewar Dr	2336	\$ 353.00	4	2.5	10/6/2025	\$ 825,000.00	9583	0.22	141-230-013
Riverside	1505 Fairmount Blvd	1385	\$ 487.00	3	1.75	10/6/2025	\$ 675,000.00	7405	0.17	206-230-004
Riverside	2885 Heller Dr	1328	\$ 470.00	3	1.75	10/6/2025	\$ 625,000.00	6969	0.16	177-353-001
Riverside	6105 Promontory Ln	1611	\$ 378.00	3	1.75	10/6/2025	\$ 610,000.00	8276	0.19	252-073-005
Riverside	4869 Rubidoux Ave	1086	\$ 488.00	3	1	10/6/2025	\$ 530,000.00	13939	0.32	218-041-012
Riverside	16381 Valle Vista Way	2834	\$ 303.00	4	1.75	10/6/2025	\$ 860,000.00	42253	0.97	245-511-004
Riverside	16183 Village Meadow Dr	3450	\$ 260.00	3	3.5	10/6/2025	\$ 900,000.00	10890	0.25	135-572-012
Riverside	7369 Westwood Dr	1763	\$ 391.00	2	1.75	10/6/2025	\$ 690,000.00	9583	0.22	227-263-006

Deemed reliable but not guaranteed

**Riverside**

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Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	3200 Apple Ave	1080	\$ 500.00	3	1.75	10/7/2025	\$ 540,000.00	7405	0.17	177-052-010
Riverside	8138 Camelot Rd	1593	\$ 426.00	3	1.75	10/7/2025	\$ 680,000.00	16117	0.37	147-353-025
Riverside	245 Cottonwood Ave	2272	\$ 329.00	4	2.75	10/7/2025	\$ 748,000.00	12196	0.28	272-081-013
Riverside	7844 Eastgate Ct	2550	\$ 450.00	4	3	10/7/2025	\$ 1,150,000.00	20908	0.48	242-300-004
Riverside	6796 Glendale Ave	1052	\$ 514.00	3	1.75	10/7/2025	\$ 541,000.00	6969	0.16	155-341-012
Riverside	8840 Greenlawn St	3270	\$ 249.00	5	3	10/7/2025	\$ 816,000.00	9147	0.21	294-461-002
Riverside	18328 Hidden Ranch Rd	4109	\$ 217.00	6	4.25	10/7/2025	\$ 895,000.00	7840	0.18	266-661-003
Riverside	5778 La Sierra Ave	1396	\$ 517.00	3	1.75	10/7/2025	\$ 722,500.00	100623	2.31	149-160-019
Riverside	7075 Laban Ln	2691	\$ 294.00	3		10/7/2025	\$ 792,000.00	9583	0.22	255-570-014
Riverside	7695 Lakeside Dr	1405	\$ 362.00	3	1.75	10/7/2025	\$ 510,000.00	20037	0.46	185-041-008
Riverside	6014 Mission Blvd	1014	\$ 680.00			10/7/2025	\$ 690,000.00	62726	1.44	182-230-002
Riverside	196 Owetzal Ln	1465	\$ 443.00	4	2	10/7/2025	\$ 650,000.00	20473	0.47	255-322-003
Riverside	3679 San Rafael Way	1545	\$ 453.00	2	1.75	10/7/2025	\$ 700,000.00	10454	0.24	230-132-035
Riverside	16219 Skyridge Dr	4094	\$ 232.00	4	3.5	10/7/2025	\$ 950,000.00	7405	0.17	135-491-003
Riverside	7355 Amanda Ct	1248	\$ 444.00	4	2	10/8/2025	\$ 555,000.00	6969	0.16	237-073-005
Riverside	20054 Dayton St	3098	\$ 266.00	5	3	10/8/2025	\$ 826,000.00	11325	0.26	294-550-005
Riverside	6761 De Grazia Rd	2531	\$ 434.00	4	2.75	10/8/2025	\$ 1,100,000.00	20473	0.47	241-373-006
Riverside	11361 Parkfield Ct	2086	\$ 354.00	4	2	10/8/2025	\$ 740,000.00	10018	0.23	142-540-034
Riverside	340 Pelican Dr	1638	\$ 467.00	3	3	10/8/2025	\$ 765,000.00	23958	0.55	255-312-007
Riverside	680 Pinnacle Ridge Rd	6212	\$ 418.00	5	5	10/8/2025	\$ 2,600,000.00	25700	0.59	243-460-004
Riverside	5943 Sky Meadow St	1205	\$ 402.00	3	1.75	10/8/2025	\$ 485,000.00	4356	0.1	181-262-008
Riverside	15487 Skyridge Dr	4474	\$ 234.00	3	3.5	10/8/2025	\$ 1,050,000.00	10890	0.25	135-531-006
Riverside	1560 Via Tioga	2343	\$ 347.00	3	1.75	10/8/2025	\$ 815,000.00	17424	0.4	254-263-006
Riverside	5755 Birchwood Dr	1530	\$ 392.00	3	2.5	10/9/2025	\$ 600,000.00	4356	0.1	166-630-021
Riverside	15720 Golden Star Ave	2852	\$ 273.00	3	2.5	10/9/2025	\$ 780,000.00	46609	1.07	245-420-027
Riverside	9539 Hermitage Ln	1156	\$ 532.00	3	1.75	10/9/2025	\$ 616,000.00	6534	0.15	239-134-011
Riverside	7994 Magnolia Ave	1136	\$ 492.00	3	1.75	10/9/2025	\$ 560,000.00	12632	0.29	231-121-001
Riverside	9099 Mandarin Ln	1476	\$ 440.00	3	1.75	10/9/2025	\$ 650,000.00	8276	0.19	284-261-001
Riverside	7460 Potomac St	1647	\$ 394.00	4	2	10/9/2025	\$ 650,000.00	7840	0.18	230-122-005
Riverside	4941 Bushnell Ave	1068	\$ 588.00	2	1	10/10/2025	\$ 628,000.00	27007	0.62	147-150-004

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4968 Chapala Dr	2139	\$ 381.00	3	2.25	10/10/2025	\$ 815,000.00	11761	0.27	254-093-003
Riverside	2612 Chauncy Pl	3841	\$ 338.00	6	2.5	10/10/2025	\$ 1,300,000.00	21780	0.5	241-342-002
Riverside	4789 Cliffside Dr	2073	\$ 378.00	2	1.75	10/10/2025	\$ 785,000.00	17424	0.4	217-211-006
Riverside	19510 Fortunello Ave	2674	\$ 305.00	4	2.75	10/10/2025	\$ 818,000.00	4791	0.11	284-380-016
Riverside	1611 Gilliam Ct	2697	\$ 237.00	4	2.5	10/10/2025	\$ 640,000.00	3484	0.08	207-250-031
Riverside	9202 Jersey Dr	1104	\$ 552.00	3	1.75	10/10/2025	\$ 610,000.00	7405	0.17	191-363-012
Riverside	8885 Jo Jo Way	1224	\$ 473.00	3	1	10/10/2025	\$ 579,000.00	6534	0.15	155-261-009
Riverside	6336 Jones Ave	748	\$ 467.00	3	1	10/10/2025	\$ 350,000.00	15681	0.36	150-062-010
Riverside	3515 Linwood Pl	1448	\$ 486.00	2	1.75	10/10/2025	\$ 705,000.00	9147	0.21	219-231-008
Riverside	3006 Maude St	1141	\$ 205.00	3	2	10/10/2025	\$ 234,500.00	6969	0.16	235-071-010
Riverside	1249 Melville Dr	1336	\$ 508.00	4	1.75	10/10/2025	\$ 680,000.00	8712	0.2	252-274-014
Riverside	5481 Pinehurst Dr	1752	\$ 416.00	3	1.75	10/10/2025	\$ 730,000.00	12632	0.29	187-111-005
Riverside	4629 Riverbay Way	1880	\$ 348.00	3	2.5	10/10/2025	\$ 655,000.00	3920	0.09	146-280-024
Riverside	8718 Snowmass Peak Way	2631	\$ 303.00	4	3	10/10/2025	\$ 799,000.00	6534	0.15	284-230-018
Riverside	18354 Swallowtail Ln	4478	\$ 349.00	4	3.5	10/10/2025	\$ 1,565,000.00	62726	1.44	285-450-017
Riverside	19318 Sweet Grove Cir	1771	\$ 372.00	3	1.75	10/10/2025	\$ 660,000.00	6969	0.16	255-750-010
Riverside	8489 Syracuse St	2424	\$ 330.00	4	2.5	10/10/2025	\$ 800,000.00	7405	0.17	284-104-017
Riverside	8204 Verbena Dr	830	\$ 704.00	2	1	10/10/2025	\$ 585,000.00	8712	0.2	227-032-008
Riverside	7642 Whitney Dr	1378	\$ 492.00	3	2.25	10/10/2025	\$ 679,000.00	10018	0.23	183-362-010
Riverside	8005 Alta Mar Dr	2420	\$ 340.00	5	2.5	10/14/2025	\$ 825,000.00	21344	0.49	166-060-043
Riverside	7280 Brandon Ct	5382	\$ 400.00	4	4	10/14/2025	\$ 2,155,000.00	89298	2.05	241-410-024
Riverside	5990 Claridge Dr	2546	\$ 412.00	5	2.5	10/14/2025	\$ 1,050,000.00	24829	0.57	252-320-011
Riverside	10776 Cypress Ave	1122	\$ 503.00	3	1	10/14/2025	\$ 565,000.00	7405	0.17	150-130-002
Riverside	2319 Engel Dr	1891	\$ 356.00	3	2.25	10/14/2025	\$ 675,000.00	13939	0.32	235-341-017
Riverside	6409 Heatherwood Dr	1344	\$ 420.00	3	1.75	10/14/2025	\$ 565,000.00	3920	0.09	163-332-018
Riverside	1380 Le Conte Dr	1905	\$ 367.00	4	2.5	10/14/2025	\$ 700,000.00	7840	0.18	254-031-031
Riverside	18385 Markham St	2122	\$ 445.00	3	1.75	10/14/2025	\$ 945,000.00	42253	0.97	321-030-027
Riverside	5844 Montgomery St	830	\$ 512.00	2	1	10/14/2025	\$ 425,000.00	9583	0.22	151-174-019
Riverside	14461 Oakley Dr	977	\$ 1,125.00	2	1.75	10/14/2025	\$ 1,100,000.00	24829	0.57	271-062-014
Riverside	9262 Pleasant Hurst Ct	1188	\$ 534.00	3	2	10/14/2025	\$ 635,000.00	9147	0.21	170-422-034

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	9228 Whiting Way	1718	\$ 448.00	4	2	10/14/2025	\$ 770,000.00	9583	0.22	266-433-001
Riverside	5665 Abilene Rd	1660	\$ 421.00	3	1.75	10/15/2025	\$ 700,000.00	10018	0.23	223-255-013
Riverside	7584 Citrusmoon Ct	2035	\$ 308.00	4	1.75	10/15/2025	\$ 627,000.00	5662	0.13	255-720-044
Riverside	6393 Edison Ct	1336	\$ 383.00	3	2	10/15/2025	\$ 512,000.00	6969	0.16	149-110-035
Riverside	5230 Ensley Ct	1148	\$ 601.00	5	1.75	10/15/2025	\$ 690,000.00	7405	0.17	141-060-055
Riverside	3570 Gettysburg Dr	1918	\$ 364.00	4	2.25	10/15/2025	\$ 700,000.00	6969	0.16	132-221-004
Riverside	15780 Laurel Branch Ct	4496	\$ 255.00	4	3.5	10/15/2025	\$ 1,150,000.00	10018	0.23	135-520-004
Riverside	14286 Meadowlands Dr	2526	\$ 316.00	4	2.5	10/15/2025	\$ 800,000.00	12196	0.28	271-151-043
Riverside	2875 Myers St	1148	\$ 410.00	3	1.5	10/15/2025	\$ 471,500.00	6098	0.14	239-131-008
Riverside	10980 Norwood Ave	2374	\$ 292.00	4	2.75	10/15/2025	\$ 695,000.00	20037	0.46	146-170-037
Riverside	13675 Old Mission Ct	4125	\$ 261.00	6	4	10/15/2025	\$ 1,079,000.00	9583	0.22	269-540-010
Riverside	5996 Omega St	3634	\$ 316.00	4	3	10/15/2025	\$ 1,150,000.00	44431	1.02	252-320-054
Riverside	7851 Willow Ave	1158	\$ 514.00	3	1.75	10/15/2025	\$ 596,000.00	7405	0.17	227-171-014
Riverside	17733 Willow Dr	3218	\$ 267.00	4	3	10/15/2025	\$ 860,000.00	10890	0.25	270-230-019
Riverside	3181 Belvedere Dr	1829	\$ 314.00	3	1.75	10/16/2025	\$ 575,000.00	10018	0.23	258-043-002
Riverside	106 Bracebridge Rd	1906	\$ 414.00	4	2	10/16/2025	\$ 790,000.00	9147	0.21	272-141-001
Riverside	10710 Haymarket Dr	1178	\$ 526.00	3	1.75	10/16/2025	\$ 620,000.00	10018	0.23	138-372-016
Riverside	6056 Humble St	832	\$ 504.00	2	1	10/16/2025	\$ 420,000.00	14374	0.33	177-221-007
Riverside	10720 Kloiber St	1560	\$ 432.00	4	1.75	10/16/2025	\$ 675,000.00	10454	0.24	143-313-023
Riverside	16543 Lake Knoll Pkwy	2627	\$ 315.00	4	2.75	10/16/2025	\$ 830,000.00	9583	0.22	136-292-012
Riverside	6140 Antioch Ave	1200	\$ 470.00	3	1.75	10/17/2025	\$ 565,000.00	7840	0.18	190-102-003
Riverside	17602 Col Ranch Dr	4293	\$ 308.00	4	4.5	10/17/2025	\$ 1,323,000.00	10890	0.25	270-660-026
Riverside	6752 Laurelbrook Dr	2104	\$ 375.00	4	2	10/17/2025	\$ 790,000.00	10890	0.25	272-182-002
Riverside	17824 Log Hill Dr	4039	\$ 296.00	4	4.25	10/17/2025	\$ 1,198,000.00	44431	1.02	273-663-017
Riverside	4065 Madrona Rd	1192	\$ 369.00	3	1.75	10/17/2025	\$ 440,000.00	5662	0.13	193-292-026
Riverside	4162 Mcarthur Rd	1925	\$ 368.00	4	2	10/17/2025	\$ 710,000.00	7840	0.18	191-271-012
Riverside	7669 Mission Blvd	1140	\$ 221.00	2	1	10/17/2025	\$ 252,500.00	7405	0.17	174-170-017
Riverside	8962 Morning Hills Dr	2617	\$ 301.00	4	2.5	10/17/2025	\$ 790,000.00	9583	0.22	294-531-060
Riverside	10624 Renner St	1031	\$ 169.00	3	1	10/17/2025	\$ 175,000.00	8712	0.2	143-280-058
Riverside	3855 Roblyn St	1341	\$ 387.00	3	1.75	10/17/2025	\$ 520,000.00	6534	0.15	193-303-019



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Riverside	6759 Rycroft Dr	2175	\$ 335.00	4	2.5	10/17/2025	\$ 730,000.00	9583	0.22	268-132-009
Riverside	2197 St Lawrence St	1916	\$ 1,043.00	3	3	10/17/2025	\$ 2,000,000.00	67953	1.56	237-130-010
Riverside	7156 Stanhope Ln	2038	\$ 343.00	4	2	10/17/2025	\$ 700,000.00	9147	0.21	272-082-055
Riverside	8596 Camelia Dr	1232	\$ 499.00	3	2	10/20/2025	\$ 615,000.00	6534	0.15	193-114-010
Riverside	5558 Ellen St	1014	\$ 567.00	3	1.5	10/20/2025	\$ 575,000.00	7840	0.18	151-241-013
Riverside	1290 Highridge St	1735	\$ 446.00	3	2.25	10/20/2025	\$ 775,000.00	21780	0.5	242-180-001
Riverside	4070 Linwood Pl	609	\$ 1,395.00	3	1	10/20/2025	\$ 850,000.00	10454	0.24	218-222-002
Riverside	4496 Lyon Ave	1496	\$ 461.00	3	1.75	10/20/2025	\$ 690,000.00	8712	0.2	142-383-007
Riverside	11233 Mountain Ave	1454	\$ 422.00	3	2	10/20/2025	\$ 615,000.00	8276	0.19	146-134-020
Riverside	6631 New Ridge Dr	2018	\$ 376.00	4	2.75	10/20/2025	\$ 760,000.00	21780	0.5	268-050-001
Riverside	4056 Ramona Dr	960	\$ 463.00	2	1.75	10/20/2025	\$ 445,000.00	2178	0.05	217-191-005
Riverside	12697 Twin Peak Ct	2965	\$ 356.00	4	2.5	10/20/2025	\$ 1,058,000.00	21780	0.5	269-432-001
Riverside	6831 Coronado Way	1369	\$ 449.00	3	1.75	10/21/2025	\$ 615,000.00	9147	0.21	226-162-013
Riverside	3370 Fanwood Ct	1420	\$ 482.00	3	1.75	10/21/2025	\$ 685,000.00	6534	0.15	132-192-003
Riverside	4665 La Paz Ln	1505	\$ 424.00	4	1.75	10/21/2025	\$ 639,000.00	8276	0.19	207-081-008
Riverside	4033 Linwood Pl	896	\$ 1,283.00	2	1	10/21/2025	\$ 1,150,000.00	7840	0.18	218-221-042
Riverside	21152 Mill Valley Ct	2629	\$ 292.00	4	2	10/21/2025	\$ 770,000.00	8772	0.2	255-591-011
Riverside	4120 Stanton St	728	\$ 762.00	2	1.75	10/21/2025	\$ 555,000.00	16988	0.39	170-212-003
Riverside	3346 Sunnyside Dr	1805	\$ 335.00	4	1.75	10/21/2025	\$ 605,000.00	9147	0.21	225-181-015
Riverside	5130 Swallow Ln	1380	\$ 434.00	4	2	10/21/2025	\$ 600,000.00	6969	0.16	146-071-029
Riverside	9480 Visaya Dr	2575	\$ 318.00	3	2.5	10/21/2025	\$ 820,000.00	13068	0.3	266-692-015
Riverside	4664 9th St	2505	\$ 79.00	3	2.5	10/22/2025	\$ 200,000.00	197762	4.54	187-042-006
Riverside	5847 Avenue Juan Bautista	1939	\$ 391.00	3	1.75	10/22/2025	\$ 760,000.00	22215	0.51	186-181-010
Riverside	8239 Casa Colima Way	1969	\$ 314.00	3	2.5	10/22/2025	\$ 620,000.00	3484	0.08	227-041-074
Riverside	3031 Chestnut St	936	\$ 597.00	2	1	10/22/2025	\$ 559,000.00	6098	0.14	209-196-015
Riverside	6168 Elenor St	1588	\$ 384.00	3	1.75	10/22/2025	\$ 610,000.00	6969	0.16	225-063-017
Riverside	7620 Fern St	1096	\$ 656.00	1	1.75	10/22/2025	\$ 720,000.00	6534	0.15	230-281-024
Riverside	3672 Harding St	1246	\$ 512.00	3	2	10/22/2025	\$ 639,000.00	7840	0.18	229-022-038
Riverside	9152 Jersey Dr	1104	\$ 421.00	3	1.75	10/22/2025	\$ 465,000.00	6969	0.16	191-363-013
Riverside	3637 Jurupa Ave	1449	\$ 386.00	4	1.5	10/22/2025	\$ 560,000.00	6969	0.16	218-282-021

Deemed reliable but not guaranteed

**Riverside**

Deemed reliable but not guaranteed



# Riverside

## Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	4625 La Paz Ln	1505	\$ 421.00	4	1.75	10/22/2025	\$ 635,000.00	7840	0.18	207-081-010
Riverside	4557 Linwood Pl	1254	\$ 494.00	3	1.75	10/22/2025	\$ 620,000.00	7840	0.18	218-112-021
Riverside	2490 Piedmont Dr	5346	\$ 327.00	5	3.25	10/22/2025	\$ 1,750,000.00	103237	2.37	241-050-011
Riverside	3233 Saratoga St	1224	\$ 469.00	3	1.75	10/22/2025	\$ 575,000.00	6969	0.16	234-322-010
Riverside	15725 Terraceview Ct	2698	\$ 398.00	4	3	10/22/2025	\$ 1,075,000.00	46609	1.07	273-561-008
Riverside	3460 Washington St	912	\$ 614.00	2	1	10/22/2025	\$ 560,000.00	7840	0.18	230-192-006
Riverside	15471 Washington St	2006	\$ 386.00	4	1.75	10/22/2025	\$ 775,000.00	39639	0.91	245-360-001
Riverside	18427 Blue Sky St	3186	\$ 238.00	5	2.75	10/23/2025	\$ 760,000.00	11325	0.26	266-672-022
Riverside	882 Camino Del Sol	3099	\$ 225.00	5	2.5	10/23/2025	\$ 700,000.00	7405	0.17	276-221-025
Riverside	8876 Cypress Ave	1176	\$ 616.00	3	1	10/23/2025	\$ 725,000.00	7405	0.17	151-090-006
Riverside	17536 Fairbreeze Ct	4526	\$ 347.00	3	2.5	10/23/2025	\$ 1,575,000.00	40075	0.92	273-622-030
Riverside	3141 Locust St	1080	\$ 555.00	3	1	10/23/2025	\$ 600,000.00	9583	0.22	214-041-012
Riverside	2151 Lyon Ave	2325	\$ 365.00	4	2.5	10/23/2025	\$ 850,000.00	22651	0.52	136-331-004
Riverside	3774 Tomlinson Ave	1058	\$ 519.00	3	1.75	10/23/2025	\$ 550,000.00	8712	0.2	145-253-016
Riverside	4530 Beatty Dr	1386	\$ 404.00	2	1.75	10/24/2025	\$ 560,000.00	7405	0.17	226-292-022
Riverside	6735 Belinda Dr	1618	\$ 401.00	3	1.75	10/24/2025	\$ 650,000.00	11325	0.26	226-243-005
Riverside	17530 Dry Run Ct	3506	\$ 356.00	4	3.25	10/24/2025	\$ 1,250,000.00	50529	1.16	273-610-007
Riverside	7416 El Sol Way	1090	\$ 486.00	3	1.5	10/24/2025	\$ 530,000.00	8712	0.2	237-071-019
Riverside	17426 Fairbreeze Ct	3787	\$ 299.00	5	4.5	10/24/2025	\$ 1,135,000.00	43560	1	273-650-008
Riverside	2290 Grace St	1380	\$ 471.00	3	1.75	10/24/2025	\$ 650,000.00	14374	0.33	237-161-003
Riverside	8763 Holly Ln	1072	\$ 573.00	3	1.75	10/24/2025	\$ 615,000.00	9147	0.21	191-134-032
Riverside	5622 Montgomery St	1196	\$ 489.00	3	1.75	10/24/2025	\$ 585,000.00	8276	0.19	151-275-014
Riverside	3049 Mulberry St	1568	\$ 430.00	3	1	10/24/2025	\$ 675,000.00	7405	0.17	209-232-023
Riverside	3831 Oakwood Pl	816	\$ 644.00	2	1	10/24/2025	\$ 526,000.00	2613	0.06	218-231-003
Riverside	6739 Palm Ave	1345	\$ 493.00	3	1	10/24/2025	\$ 664,000.00	11325	0.26	226-253-011
Riverside	2538 Pleasant St	1130	\$ 442.00	2	1	10/24/2025	\$ 500,000.00	7405	0.17	221-182-012
Riverside	3648 Rosewood Pl	1644	\$ 442.00	2	1.5	10/24/2025	\$ 728,000.00	9147	0.21	218-275-014
Riverside	6497 San Diego Ave	1842	\$ 289.00	4	1.75	10/24/2025	\$ 532,500.00	8276	0.19	225-333-001
Riverside	5455 Wayman St	1612	\$ 403.00	4	1.75	10/24/2025	\$ 650,000.00	9583	0.22	190-263-024
Riverside	3177 Wicklow Dr	2142	\$ 330.00	4	3	10/24/2025	\$ 708,000.00	7405	0.17	136-211-027



## Riverside

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	837 Apache Trl	1773	\$ 389.00	3	1.75	10/27/2025	\$ 690,000.00	8276	0.19	253-172-018
Riverside	4076 Eileen St	1864	\$ 332.00	3	1	10/27/2025	\$ 620,000.00	7840	0.18	227-153-003
Riverside	10820 Endicott Dr	1503	\$ -	4	1.75	10/27/2025	\$ 500.00	8276	0.19	142-073-020
Riverside	5214 Golden Ave	1770	\$ 589.00	3	1.75	10/27/2025	\$ 1,044,000.00	31363	0.72	141-090-008
Riverside	17400 Lori Ln	1776	\$ 337.00	3	1.75	10/27/2025	\$ 600,000.00	102801	2.36	274-190-014
Riverside	3634 Pioneer Dr	1246	\$ 259.00	2	1	10/27/2025	\$ 323,000.00	6534	0.15	179-121-010
Riverside	1132 Tiger Tail Dr	1778	\$ 478.00	4	2.25	10/27/2025	\$ 850,000.00	15681	0.36	241-293-006
Riverside	6281 Acela Ct	1983	\$ 373.00	4	2	10/28/2025	\$ 740,000.00	16552	0.38	243-344-014
Riverside	4192 Bear Pl	1152	\$ 529.00	3	2	10/28/2025	\$ 610,000.00	4356	0.1	142-420-018
Riverside	8235 Coleman St	1261	\$ 521.00	3	1.75	10/28/2025	\$ 658,000.00	6969	0.16	227-201-007
Riverside	3747 Farnham Pl	1004	\$ 553.00	2	1	10/28/2025	\$ 555,500.00	8276	0.19	233-021-008
Riverside	19664 Lonestar Ln	2979	\$ 293.00	4	3	10/28/2025	\$ 875,000.00	10018	0.23	266-502-008
Riverside	7914 Magnolia Ave	1744	\$ 344.00	3	1.75	10/28/2025	\$ 600,000.00	12632	0.29	231-121-007
Riverside	6869 Marguerita Ave	908	\$ 578.00	2	1	10/28/2025	\$ 525,000.00	9147	0.21	229-123-010
Riverside	10812 Portofino Ln	3773	\$ 243.00	5	3	10/28/2025	\$ 920,000.00	6969	0.16	138-480-021
Riverside	4165 Saint George Pl	1566	\$ 395.00	3	2	10/28/2025	\$ 620,000.00	7840	0.18	227-123-018
Riverside	6861 Skyview Rd	1616	\$ 209.00	4	1.75	10/28/2025	\$ 339,000.00	23958	0.55	186-033-014
Riverside	6452 Valley Dr	1703	\$ 431.00	3	2	10/28/2025	\$ 735,000.00	28314	0.65	154-140-027
Riverside	4723 Arlington Ave	1156	\$ 432.00	2	1	10/29/2025	\$ 500,000.00	8276	0.19	226-202-043
Riverside	4757 Arlington Ave	1032	\$ 523.00	2	1	10/29/2025	\$ 540,000.00	20473	0.47	226-202-020
Riverside	6557 Avenida Michaelinda	1335	\$ 426.00	3	1.75	10/29/2025	\$ 570,000.00	8276	0.19	182-392-032
Riverside	6340 Brian Cir	1177	\$ 535.00	3	2	10/29/2025	\$ 630,000.00	5662	0.13	163-382-010
Riverside	8737 Brunswick Ave	1695	\$ 383.00	4	1.75	10/29/2025	\$ 650,000.00	6534	0.15	193-042-020
Riverside	350 Glenhill Dr	2416	\$ 266.00	6	2.5	10/29/2025	\$ 645,000.00	11761	0.27	251-113-013
Riverside	7635 Mission Blvd	780	\$ 666.00	2	1	10/29/2025	\$ 520,000.00	9583	0.22	174-170-009
Riverside	5364 Nichols Ct	1204	\$ 498.00	3	1.75	10/29/2025	\$ 600,000.00	7405	0.17	147-083-022
Riverside	6844 Palomar Way	1873	\$ 320.00	4	1.75	10/29/2025	\$ 600,000.00	7840	0.18	226-162-006
Riverside	6720 Saint James Ct	1618	\$ 363.00	4	1.75	10/29/2025	\$ 587,500.00	7840	0.18	226-143-041
Riverside	2190 St Lawrence St	4908	\$ 523.00	7	3.25	10/29/2025	\$ 2,570,000.00	202989	4.66	237-130-023
Riverside	5900 Wincliff Dr	1768	\$ 361.00	4	1.75	10/29/2025	\$ 640,000.00	20037	0.46	185-382-003

Deemed reliable but not guaranteed

**Riverside**

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## Riverside

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	8518 Yarrow Ln	1434	\$ 467.00	3	2	10/29/2025	\$ 670,000.00	7405	0.17	294-391-008
Riverside	4494 9th St	1128	\$ 558.00	2	1	10/30/2025	\$ 630,000.00	6969	0.16	214-270-001
Riverside	4271 Baggett Dr	1110	\$ 572.00	3	1.75	10/30/2025	\$ 635,000.00	6534	0.15	143-364-010
Riverside	5030 Bellamy Pl	1263	\$ 534.00	3	1.75	10/30/2025	\$ 675,000.00	20037	0.46	147-353-008
Riverside	3551 Brynhurst Dr	1143	\$ 506.00	3	1.75	10/30/2025	\$ 579,000.00	6534	0.15	231-133-005
Riverside	17832 Canyonwood Dr	3701	\$ 382.00	4	3.25	10/30/2025	\$ 1,415,000.00	43995	1.01	273-610-031
Riverside	8240 Garfield St	1149	\$ 521.00	3	1.75	10/30/2025	\$ 599,000.00	6534	0.15	227-191-007
Riverside	16783 Lake Knoll Pkwy	2117	\$ 329.00	4	2.5	10/30/2025	\$ 698,000.00	9147	0.21	136-252-007
Riverside	20565 Lost Creek Rd	1388	\$ 471.00	3		10/30/2025	\$ 655,000.00	10201	0.23	257-590-014
Riverside	1909 Marlborough Ave	1242	\$ 402.00	2	1	10/30/2025	\$ 500,000.00	5227	0.12	210-060-040
Riverside	6221 Mead Ct	1237	\$ 513.00	3	1.75	10/30/2025	\$ 635,000.00	9583	0.22	226-071-047
Riverside	11485 Queensborough St	1646	\$ 364.00	3	2.25	10/30/2025	\$ 600,000.00	3920	0.09	132-242-014
Riverside	2838 Rumsey Dr	2368	\$ 548.00	2	2.5	10/30/2025	\$ 1,300,000.00	50094	1.15	223-081-024
Riverside	3229 Toro Way	1499	\$ 416.00	4	1.75	10/30/2025	\$ 625,000.00	6969	0.16	233-241-009
Riverside	4055 Canterbury Rd	876	\$ 631.00	3	1	10/31/2025	\$ 553,000.00	8712	0.2	227-155-006
Riverside	2290 Decade Ct	2797	\$ 370.00	4	2.5	10/31/2025	\$ 1,035,000.00	25264	0.58	243-330-004
Riverside	7660 Frazer Dr	1983	\$ 428.00	4	2.25	10/31/2025	\$ 850,000.00	20037	0.46	185-032-004
Riverside	7250 Goldboro Ln	2224	\$ 323.00	4	2.75	10/31/2025	\$ 719,000.00	8712	0.2	272-131-014
Riverside	7956 Golden Star Ave	1136	\$ 396.00	2	1	10/31/2025	\$ 450,000.00	50094	1.15	242-161-026
Riverside	4581 Jarvis St	1302	\$ 429.00	2	1.5	10/31/2025	\$ 559,000.00	7405	0.17	218-154-015
Riverside	5925 Kachina Dr	1709	\$ 409.00	3	1.75	10/31/2025	\$ 700,000.00	9583	0.22	166-143-006
Riverside	18378 Lakepointe Dr	3455	\$ 233.00	5	2.75	10/31/2025	\$ 808,000.00	35719	0.82	140-381-020
Riverside	4735 Linwood Pl	1602	\$ 411.00	4	1.75	10/31/2025	\$ 660,000.00	10454	0.24	218-112-030
Riverside	9820 Mandalay Ct	1218	\$ 431.00	4	1.75	10/31/2025	\$ 525,000.00	6969	0.16	155-101-009
Riverside	4220 Monticello Ave	1258	\$ 488.00	3	1.75	10/31/2025	\$ 615,000.00	10454	0.24	193-093-016
Riverside	16778 Nandina Ave	5426	\$ 322.00	4	4.5	10/31/2025	\$ 1,749,000.00	39204	0.9	273-610-048
Riverside	3478 November Dr	1098	\$ 514.00	3	1.75	10/31/2025	\$ 565,000.00	5227	0.12	135-380-039
Riverside	1087 Peach Grv	2075	\$ 312.00	3	2.25	10/31/2025	\$ 648,000.00	10454	0.24	206-331-001
Riverside	3528 Russell St	1746	\$ 300.00	3	2	10/31/2025	\$ 525,000.00	7840	0.18	209-121-006
Riverside	8815 San Vicente Ave	1278	\$ 379.00	3	1.75	10/31/2025	\$ 485,000.00	6534	0.15	193-041-029

Deemed reliable but not guaranteed

**Riverside**

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**Riverside**  
Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Riverside	20633 Stony Brook Cir	1776	\$ 225.00	3	2	10/31/2025	\$ 400,000.00	7840	0.18	294-434-004
Riverside	9895 Union St	864	\$ 370.00	2	1	10/31/2025	\$ 320,000.00	7840	0.18	170-230-002
Riverside	7224 Vega Ave	1536	\$ 296.00	3	1.75	10/31/2025	\$ 455,000.00	8712	0.2	185-202-009
Riverside	19155 Vintage Woods Dr	1834	\$ 365.00	4	2.75	10/31/2025	\$ 670,000.00	5227	0.12	276-141-009
Riverside	9244 Whiting Way	2328	\$ 307.00	5	3	10/31/2025	\$ 717,000.00	6969	0.16	266-433-004
Riverside	8276 Yearling Way	1769	\$ 342.00	4	2	10/31/2025	\$ 605,000.00	9583	0.22	166-423-007

<b>Total Sales:</b>	246
<b>Average Sales Price:</b>	\$729,684.96
<b>Average Square Feet:</b>	1893