



Moreno Valley

Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	23884 Blue Ridge Pl	2012	\$ 293.00	4	2.75	9/2/2025	\$ 590,000.00	5227	0.12	260-102-003
Moreno Valley	24256 Dolan Dr	1342	\$ 319.00	4	1.75	9/2/2025	\$ 429,000.00	6969	0.16	482-241-008
Moreno Valley	12685 Kitching St	1584	\$ 256.00	4	1.75	9/2/2025	\$ 407,000.00	7840	0.18	479-060-005
Moreno Valley	25212 Pebble Creek Way	1443	\$ 360.00	3	2.5	9/2/2025	\$ 520,000.00	8712	0.2	312-171-030
Moreno Valley	16440 Quarter Horse Rd	3238	\$ 188.00	5	2.5	9/2/2025	\$ 611,000.00	11761	0.27	308-414-003
Moreno Valley	24185 Rimview Rd	1225	\$ 457.00	3	2	9/2/2025	\$ 560,000.00	7840	0.18	474-482-020
Moreno Valley	14404 Buvan Ct	2553	\$ 285.00	3	3.25	9/3/2025	\$ 729,000.00	7139	0.16	478-470-005
Moreno Valley	9789 Deer Creek Rd	1250	\$ 444.00	3	1.75	9/4/2025	\$ 555,000.00	6098	0.14	259-362-015
Moreno Valley	24915 Highwood St	1678	\$ 330.00	3	2	9/4/2025	\$ 555,000.00	8276	0.19	316-091-001
Moreno Valley	12112 Lasselle St	1739	\$ 333.00	4	2.5	9/4/2025	\$ 580,000.00	7840	0.18	479-435-007
Moreno Valley	14810 Lavender Ln	1547	\$ 339.00	4	2.25	9/4/2025	\$ 525,000.00	5227	0.12	482-682-044
Moreno Valley	24344 Mount Russell Dr	1612	\$ 342.00	3	2.5	9/4/2025	\$ 552,000.00	7405	0.17	482-444-001
Moreno Valley	16220 Starview St	1514	\$ 340.00	4	2	9/4/2025	\$ 515,000.00	7840	0.18	316-062-001
Moreno Valley	24469 Tyann Ct	854	\$ 476.00	2	1	9/4/2025	\$ 407,000.00	5227	0.12	485-053-012
Moreno Valley	24235 Kismet Cir	1446	\$ 380.00	3	2.25	9/5/2025	\$ 550,000.00	6534	0.15	482-663-001
Moreno Valley	8900 Running Gun Ln	2318	\$ 287.00	4	2.25	9/5/2025	\$ 666,000.00	91475	2.1	257-210-022
Moreno Valley	26047 Eliot Ave	1643	\$ 349.00	3	2.5	9/8/2025	\$ 575,000.00	8276	0.19	487-031-006
Moreno Valley	14740 Perris Blvd	1725	\$ 173.00	3	1.75	9/8/2025	\$ 300,000.00	95396	2.19	484-231-018
Moreno Valley	16290 Via Ultimo	2363	\$ 243.00	5	2.25	9/8/2025	\$ 575,000.00	6534	0.15	486-443-015
Moreno Valley	28942 Maltby Ave	1548	\$ 348.00	3	1.75	9/9/2025	\$ 540,000.00	7840	0.18	478-165-039
Moreno Valley	23790 Parkland Ave	1024	\$ 441.00	3	2	9/9/2025	\$ 452,500.00	4791	0.11	264-092-007
Moreno Valley	23680 Rhea Dr	2073	\$ 253.00	4	2.75	9/9/2025	\$ 525,000.00	7840	0.18	264-293-014
Moreno Valley	16988 Tack Ln	1929	\$ 264.00	4	2.5	9/9/2025	\$ 510,000.00	5227	0.12	308-522-024
Moreno Valley	23642 Tonada Ln	2286	\$ 202.00	5	2.75	9/9/2025	\$ 462,000.00	5227	0.12	260-126-024
Moreno Valley	16465 Zocalo Pl	1901	\$ 286.00	4	2.75	9/9/2025	\$ 545,000.00	6098	0.14	312-222-025
Moreno Valley	26649 Azalea St	2424	\$ 255.00	4	3	9/10/2025	\$ 620,000.00	7840	0.18	487-340-014
Moreno Valley	22445 Kinross Ln	1486	\$ 346.00	3	1.75	9/10/2025	\$ 515,000.00	9147	0.21	291-502-008
Moreno Valley	15585 Nueces Ct	2131	\$ 213.00	4	2.75	9/10/2025	\$ 455,000.00	6534	0.15	486-385-012
Moreno Valley	11281 Pioneer Ridge Rd	2300	\$ 295.00	3	2.5	9/10/2025	\$ 680,000.00	22215	0.51	264-214-004
Moreno Valley	12180 Westerly Trl	2332	\$ 256.00	3	2.5	9/10/2025	\$ 599,000.00	6969	0.16	479-515-016



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Moreno Valley	23209 Freesia Pl	2162	\$ 254.00	3	2.5	9/12/2025	\$ 550,000.00	4791	0.11	260-490-044
Moreno Valley	22197 Silverbell Ln	2095	\$ 289.00	3	2	9/12/2025	\$ 607,000.00	5227	0.12	291-584-004
Moreno Valley	16588 War Cloud Dr	2054	\$ 248.00	4	2.5	9/12/2025	\$ 510,000.00	5227	0.12	312-154-013
Moreno Valley	16899 Hollyhock Dr	1852	\$ 294.00	4	2.5	9/15/2025	\$ 545,000.00	6969	0.16	312-184-005
Moreno Valley	27132 Golden Field Ct	3218	\$ 208.00	6	3	9/16/2025	\$ 670,000.00	6534	0.15	488-120-013
Moreno Valley	25010 Yucca Dr	1743	\$ 152.00	4	1.75	9/16/2025	\$ 265,000.00	9147	0.21	484-111-024
Moreno Valley	14425 Buvan Ct	2553	\$ 293.00	3	3.25	9/17/2025	\$ 750,000.00	7217	0.17	478-470-002
Moreno Valley	12065 Cambridge Ct	1932	\$ 287.00	3	2.5	9/17/2025	\$ 555,000.00	7405	0.17	291-493-032
Moreno Valley	26641 Ironwood Ave	3552	\$ 157.00	4	2.75	9/17/2025	\$ 560,000.00	57499	1.32	474-273-004
Moreno Valley	24620 Mantee Pl	1316	\$ 425.00	3	1.75	9/17/2025	\$ 560,000.00	7405	0.17	482-642-018
Moreno Valley	26054 Peck St	1935	\$ 290.00	4	2.5	9/17/2025	\$ 563,000.00	4356	0.1	487-410-029
Moreno Valley	14175 Travers Dr	1612	\$ 260.00	3	2.5	9/17/2025	\$ 420,000.00	7405	0.17	482-491-006
Moreno Valley	15882 Wedow Dr	1567	\$ 335.00	3	2.5	9/17/2025	\$ 525,000.00	7405	0.17	486-214-001
Moreno Valley	24797 Carolyn Ave	980	\$ 290.00	3	1.75	9/18/2025	\$ 285,000.00	6098	0.14	482-203-004
Moreno Valley	15081 Charlee Ct	1481	\$ 357.00	3	1.75	9/18/2025	\$ 530,000.00	14374	0.33	486-025-007
Moreno Valley	24365 Dunlavy Ct	2198	\$ 293.00	5	3	9/18/2025	\$ 646,000.00	10454	0.24	475-250-083
Moreno Valley	28943 Gifford Ave	1448	\$ 386.00	4	2	9/18/2025	\$ 560,000.00	8276	0.19	478-173-035
Moreno Valley	27200 Arla St	2940	\$ 239.00	4	2.5	9/19/2025	\$ 704,000.00	7840	0.18	304-402-005
Moreno Valley	16193 Space Dr	970	\$ 1.00	2	2	9/19/2025	\$ 1,000.00	7840	0.18	312-044-004
Moreno Valley	24445 Bostwick Dr	1465	\$ 351.00	3	2	9/22/2025	\$ 515,000.00	7840	0.18	482-284-010
Moreno Valley	15402 Caballo Rd	1382	\$ 365.00	3	2.25	9/22/2025	\$ 505,000.00	5227	0.12	486-413-006
Moreno Valley	16472 Dartmoor Cir	2803	\$ 232.00	5	3	9/22/2025	\$ 652,000.00	11761	0.27	308-390-027
Moreno Valley	14717 Rio Hondo Dr	1277	\$ 375.00	3	1.75	9/22/2025	\$ 480,000.00	10018	0.23	484-192-019
Moreno Valley	24546 Tuscarora Cir	1190	\$ 432.00	3	1.75	9/22/2025	\$ 515,000.00	7840	0.18	482-471-018
Moreno Valley	22916 Brookhollow Way	1623	\$ 369.00	3	2.5	9/23/2025	\$ 600,000.00	9583	0.22	259-381-024
Moreno Valley	13355 Canterbury Downs Way	3474	\$ 221.00	5	3.5	9/23/2025	\$ 770,000.00	16552	0.38	478-371-006
Moreno Valley	12829 Lambeth St	1502	\$ 366.00	3	2	9/23/2025	\$ 550,000.00	5662	0.13	291-538-011
Moreno Valley	8974 Pigeon Pass Rd	1350	\$ 562.00	3	1	9/23/2025	\$ 760,000.00	125452	2.88	259-190-003
Moreno Valley	15625 Turnberry St	3032	\$ 204.00	5	2.75	9/23/2025	\$ 620,000.00	6098	0.14	304-161-015
Moreno Valley	12490 Wolverine Cir	960	\$ 359.00	2	2	9/23/2025	\$ 345,000.00	16988	0.39	487-184-037



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Moreno Valley	25970 Brodiaea Ave	1485	\$ 367.00	3	2	9/24/2025	\$ 545,000.00	5662	0.13	484-072-003
Moreno Valley	15576 Carmel Verde Ln	2039	\$ 259.00	4	2.75	9/24/2025	\$ 530,000.00	5227	0.12	486-352-027
Moreno Valley	15830 Alisa Viejo Ct	3732	\$ 186.00	5	3.75	9/25/2025	\$ 695,000.00	7405	0.17	304-190-045
Moreno Valley	25948 Annette Ave	1285	\$ 396.00	3	1.75	9/25/2025	\$ 510,000.00	7405	0.17	486-025-017
Moreno Valley	14206 Cholla Dr	1434	\$ 404.00	4	1.75	9/25/2025	\$ 580,000.00	7405	0.17	484-122-001
Moreno Valley	24933 Dracaea Ave	1230	\$ 406.00	4	2	9/25/2025	\$ 500,000.00	7405	0.17	482-141-024
Moreno Valley	24259 Harvest Rd	2528	\$ 249.00	4	2.75	9/25/2025	\$ 630,000.00	7405	0.17	474-431-010
Moreno Valley	11420 Lasselle St	2411	\$ 273.00	5	3	9/25/2025	\$ 660,000.00	12632	0.29	474-343-008
Moreno Valley	13420 Nutmeg St	1200	\$ 433.00	4	1.75	9/25/2025	\$ 520,000.00	7405	0.17	479-593-004
Moreno Valley	24156 Old Country Rd	2528	\$ 243.00	4	2.75	9/25/2025	\$ 615,000.00	7405	0.17	474-454-003
Moreno Valley	10600 Silverleaf Cir	1861	\$ 292.00	4	2.5	9/25/2025	\$ 545,000.00	4791	0.11	260-221-046
Moreno Valley	26435 Willowdale Ct	1916	\$ 313.00	4	2.5	9/25/2025	\$ 600,000.00	7405	0.17	487-303-008
Moreno Valley	15310 Witczak Ct	1262	\$ 380.00	3	1.75	9/25/2025	\$ 480,000.00	7840	0.18	485-101-045
Moreno Valley	28764 Avalon Ave	2251	\$ 235.00	3	2.5	9/26/2025	\$ 530,000.00	8712	0.2	304-111-015
Moreno Valley	11646 Sable Way	1972	\$ 288.00	4	2.25	9/26/2025	\$ 568,000.00	7840	0.18	475-220-082
Moreno Valley	10175 Sycamore Canyon Rd	2361	\$ 243.00	4	2.5	9/26/2025	\$ 575,000.00	5662	0.13	260-372-020
Moreno Valley	15782 Bluechip Cir	974	\$ 488.00	3	1	9/29/2025	\$ 476,000.00	7405	0.17	486-235-004
Moreno Valley	14409 Buvan Ct	2553	\$ 283.00	3	3.25	9/29/2025	\$ 724,000.00	7091	0.16	478-470-004
Moreno Valley	15887 Ninya Ave	1954	\$ 143.00	4	2.75	9/29/2025	\$ 280,000.00	7405	0.17	486-211-007
Moreno Valley	12975 Tamara Dr	1568	\$ 263.00	4	1.75	9/29/2025	\$ 413,000.00	8276	0.19	479-270-018
Moreno Valley	13376 Barbara St	952	\$ 352.00	2	1	9/30/2025	\$ 336,000.00	7405	0.17	263-180-056
Moreno Valley	12950 Barbazon Dr	970	\$ 525.00	3	2	9/30/2025	\$ 510,000.00	5662	0.13	487-294-003
Moreno Valley	24290 Dabney Dr	1949	\$ 282.00	4	2	9/30/2025	\$ 550,000.00	7405	0.17	482-533-026
Moreno Valley	24423 Dunlavy Ct	1165	\$ 377.00	3	1.75	9/30/2025	\$ 440,000.00	8276	0.19	475-250-060
Moreno Valley	12881 Foreman Ave	1140	\$ 451.00	3	1.75	9/30/2025	\$ 515,000.00	7840	0.18	479-272-011
Moreno Valley	25176 Granville St	1447	\$ 352.00	3	2	9/30/2025	\$ 510,000.00	6098	0.14	312-141-027
Moreno Valley	25127 Harker Ln	1927	\$ 251.00	4	2.75	9/30/2025	\$ 484,804.00	5662	0.13	312-171-043
Moreno Valley	12209 Hythe St	1139	\$ 456.00	3	1.75	9/30/2025	\$ 520,000.00	4356	0.1	291-362-020
Moreno Valley	12935 Shiray Ranch Rd	1072	\$ 419.00	2	2	9/30/2025	\$ 450,000.00	7405	0.17	479-262-013



Lawyers Title

Moreno Valley

Sales Comparables - September 2025

Total Sales:	89
Average Sales Price:	\$533,868.58
Average Square Feet:	1826