



Moreno Valley

Sales Comparables - June 2020

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	15368 Avenida De Portugal	2021	\$ 172.00	4	2	6/1/2020	\$ 348,000.00	5227	0.12	308-452-002
Moreno Valley	25594 Camino Castillo	1885	\$ 186.00	3	2	6/1/2020	\$ 351,000.00	6534	0.15	312-191-019
Moreno Valley	17461 Kentucky Derby Dr	2026	\$ 190.00	2	2	6/1/2020	\$ 386,000.00	12632	0.29	308-561-007
Moreno Valley	22420 Climbing Rose Dr	1885	\$ 212.00	4	2.5	6/2/2020	\$ 400,000.00	8276	0.19	264-402-003
Moreno Valley	15756 Farmstead St	1060	\$ 290.00	3	1.75	6/2/2020	\$ 307,500.00	7840	0.18	486-235-039
Moreno Valley	25357 Brodiaea Ave	1373	\$ 240.00	3	1.75	6/2/2020	\$ 330,000.00	7405	0.17	484-101-003
Moreno Valley	26701 Pueblo Vista Way	2715	\$ 155.00	4	2.5	6/2/2020	\$ 422,000.00	5662	0.13	308-252-024
Moreno Valley	13833 Boeing St	1188	\$ 252.00	3	1.75	6/2/2020	\$ 300,000.00	6970	0.16	291-261-005
Moreno Valley	14290 Windjammer Dr	1295	\$ 266.00	3	1.75	6/3/2020	\$ 345,000.00	7405	0.17	484-092-011
Moreno Valley	23653 Mystic Ct	940	\$ 303.00	2	2	6/3/2020	\$ 285,000.00	8712	0.2	292-132-012
Moreno Valley	11879 Liverpool Ln	1320	\$ 261.00	3	2	6/3/2020	\$ 345,000.00	7840	0.18	264-281-010
Moreno Valley	25517 Los Cabos Dr	2268	\$ 127.00	4	2.5	6/3/2020	\$ 290,000.00	11326	0.26	486-401-005
Moreno Valley	12884 Glenmere Dr	1198	\$ 278.00	2	2	6/3/2020	\$ 334,000.00	7405	0.17	292-092-027
Moreno Valley	26143 Coronada Dr	2359	\$ 171.00	4	3	6/3/2020	\$ 404,000.00	8712	0.2	487-032-005
Moreno Valley	13639 Sydney Ave	2661	\$ 160.00	4	2.75	6/3/2020	\$ 428,000.00	9147	0.21	487-500-048
Moreno Valley	24207 Old Country Rd	1667	\$ 233.00	3	2	6/4/2020	\$ 389,000.00	9583	0.22	474-444-003
Moreno Valley	25306 Sugar Hill Rd	1067	\$ 261.00	2	1.75	6/4/2020	\$ 279,000.00	7405	0.17	479-291-026
Moreno Valley	16081 Via Ultimo	2572	\$ 161.00	4	2.5	6/4/2020	\$ 415,000.00	6534	0.15	486-471-030
Moreno Valley	22520 Country Crest Dr	2512	\$ 195.00	5	3	6/4/2020	\$ 490,000.00	10890	0.25	259-421-005
Moreno Valley	15426 Eleanor Ln	1564	\$ 143.00	3	1.75	6/5/2020	\$ 225,000.00	7405	0.17	486-094-006
Moreno Valley	25795 Basil Ct	1314	\$ 239.00	3	2	6/5/2020	\$ 315,000.00	4791	0.11	484-311-031
Moreno Valley	24742 Talbot Ct	1821	\$ 205.00	4	2.5	6/5/2020	\$ 375,000.00	8276	0.19	485-132-016
Moreno Valley	14089 Hausteen Ct	1608	\$ 217.00	4	1.75	6/5/2020	\$ 350,000.00	9583	0.22	482-441-016
Moreno Valley	14966 Meridian Pl	3236	\$ 126.00	3	3.5	6/5/2020	\$ 410,000.00	7840	0.18	304-510-021
Moreno Valley	12542 Mulberry Ln	2449	\$ 141.00	3	2.75	6/5/2020	\$ 346,000.00	10018	0.23	487-191-017
Moreno Valley	25852 Parsley Ave	1204	\$ 261.00	3	2	6/5/2020	\$ 315,000.00	4791	0.11	484-303-006
Moreno Valley	12144 Lorez Dr	2370	\$ 179.00	4	2	6/8/2020	\$ 425,000.00	8712	0.2	479-662-032
Moreno Valley	24976 Ironwood Ave	1060	\$ 207.00	2	1	6/8/2020	\$ 220,000.00	24829	0.57	475-300-023
Moreno Valley	9712 Ripplecreek Dr	1798	\$ 208.00	4	2.5	6/8/2020	\$ 375,000.00	6098	0.14	259-392-007
Moreno Valley	25254 Minnetonka Ct	1608	\$ 248.00	4	2	6/9/2020	\$ 400,000.00	12632	0.29	484-211-007

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	13421 Barbara St	1008	\$ 290.00	3	1.5	6/9/2020	\$ 293,000.00	7405	0.17	263-180-066
Moreno Valley	25991 Brodiaea Ave	1638	\$ 219.00	3	1.75	6/9/2020	\$ 360,000.00	10454	0.24	484-081-026
Moreno Valley	27740 Bahama Bay	3524	\$ 144.00	5	4.5	6/9/2020	\$ 510,000.00	7840	0.18	486-543-001
Moreno Valley	16721 War Cloud Dr	1461	\$ 206.00	3	2.5	6/10/2020	\$ 302,000.00	5227	0.12	312-164-010
Moreno Valley	23214 Shiday Ct	1819	\$ 184.00	4	2.25	6/10/2020	\$ 335,000.00	7405	0.17	296-034-020
Moreno Valley	12233 Swegles Ln	1400	\$ 235.00	3	1.75	6/10/2020	\$ 330,000.00	6970	0.16	292-212-016
Moreno Valley	25868 Harriet Ave	1265	\$ 247.00	3	1.75	6/11/2020	\$ 312,500.00	7840	0.18	486-031-001
Moreno Valley	28402 Championship Dr	3284	\$ 139.00	3	2.5	6/11/2020	\$ 456,500.00	7405	0.17	304-132-017
Moreno Valley	13533 New Haven Dr	1545	\$ 233.00	3	2	6/11/2020	\$ 360,000.00	6098	0.14	296-231-013
Moreno Valley	15131 Zhana Dr	1038	\$ 332.00	2	1.75	6/11/2020	\$ 345,000.00	7405	0.17	486-032-023
Moreno Valley	16300 Via Impresso	1926	\$ 203.00	3	2	6/11/2020	\$ 391,000.00	5227	0.12	486-452-018
Moreno Valley	21366 Greyson Rd	2347	\$ 191.00	3	3	6/12/2020	\$ 450,000.00	10454	0.24	256-461-008
Moreno Valley	13329 Burney Pass Dr	1322	\$ 253.00	3	2	6/12/2020	\$ 335,000.00	7405	0.17	487-420-007
Moreno Valley	24856 Ramona Ln	1176	\$ 255.00	3	1.75	6/12/2020	\$ 300,000.00	6970	0.16	482-142-013
Moreno Valley	10066 Deep Canyon Rd	2150	\$ 123.00	3	2.5	6/12/2020	\$ 265,000.00	8712	0.2	260-311-016
Moreno Valley	23775 Mark Twain	831	\$ 338.00	2	1	6/12/2020	\$ 281,000.00	5662	0.13	264-221-054
Moreno Valley	11881 Briar Knoll Pl	1474	\$ 216.00	3	2.5	6/12/2020	\$ 319,000.00	3484	0.08	264-133-023
Moreno Valley	24121 Delgado Ct	1553	\$ 225.00	4	1.75	6/12/2020	\$ 350,000.00	7405	0.17	482-372-024
Moreno Valley	22590 Temco St	1745	\$ 200.00	5	2	6/12/2020	\$ 350,000.00	8276	0.19	291-221-011
Moreno Valley	25543 Tangerine Rd	3079	\$ 147.00	3	3.5	6/12/2020	\$ 453,000.00	7840	0.18	474-733-003
Moreno Valley	26159 Oshua Dr	1352	\$ 244.00	3	2	6/12/2020	\$ 330,000.00	3920	0.09	487-361-055
Moreno Valley	27834 Slumber Ln	3666	\$ 121.00	5	4.5	6/12/2020	\$ 445,000.00	6969	0.16	486-552-011
Moreno Valley	15188 Laverda Ln	1908	\$ 196.00	3	2	6/12/2020	\$ 375,000.00	8712	0.2	485-091-022
Moreno Valley	12856 Dolomite Ln	2047	\$ 170.00	4	2.5	6/15/2020	\$ 349,000.00	3484	0.08	488-110-068
Moreno Valley	11918 Villa Hermosa	2124	\$ 181.00	4	2.75	6/15/2020	\$ 385,000.00	8276	0.19	474-645-015
Moreno Valley	24133 Delgado Ct	1749	\$ 151.00	5	1.75	6/15/2020	\$ 265,000.00	7405	0.17	482-372-042
Moreno Valley	28809 Big Pine Way	1842	\$ 187.00	3	2	6/15/2020	\$ 345,000.00	6098	0.14	304-290-029
Moreno Valley	24609 Peppermill Dr	2004	\$ 199.00	4	2.5	6/16/2020	\$ 400,000.00	7840	0.18	474-511-033
Moreno Valley	12392 Brewster Dr	1940	\$ 201.00	4	3	6/16/2020	\$ 390,000.00	7405	0.17	487-052-004
Moreno Valley	12953 Shawnee St	2424	\$ 204.00	4	3	6/16/2020	\$ 495,000.00	9147	0.21	487-340-001

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	14861 Wintergreen St	1283	\$ 253.00	4	2	6/17/2020	\$ 325,000.00	10019	0.23	482-423-024
Moreno Valley	23508 Woodlander Way	1308	\$ 252.00	3	1.5	6/17/2020	\$ 330,000.00	3484	0.08	264-161-001
Moreno Valley	28706 Handel Ct	2215	\$ 230.00	5	2	6/17/2020	\$ 511,000.00	23087	0.53	478-312-007
Moreno Valley	28151 Belleterre Ave	1975	\$ 193.00	3	2.5	6/17/2020	\$ 382,000.00	5663	0.13	304-052-021
Moreno Valley	27745 Via Sonata	2002	\$ 193.00	4	2	6/17/2020	\$ 388,000.00	6534	0.15	304-540-001
Moreno Valley	16072 Nippet Ln	1519	\$ 232.00	3	2	6/17/2020	\$ 353,000.00	7405	0.17	312-041-016
Moreno Valley	14635 Blackbush Rd	1570	\$ 213.00	3	1.75	6/17/2020	\$ 335,000.00	8712	0.2	484-182-017
Moreno Valley	11711 Hubbard St	1686	\$ 220.00	3	1.75	6/17/2020	\$ 372,500.00	18730	0.43	475-210-018
Moreno Valley	13676 Black Elm Ct	1434	\$ 214.00	3	2.5	6/17/2020	\$ 307,000.00	4791	0.11	479-475-004
Moreno Valley	25097 Jaclyn Ave	2413	\$ 161.00	3	1.75	6/17/2020	\$ 390,000.00	12197	0.28	474-074-003
Moreno Valley	24421 Lamont Dr	1336	\$ 247.00	3	2	6/17/2020	\$ 330,000.00	6970	0.16	482-311-029
Moreno Valley	15511 Hammett Ct	2716	\$ 104.00	4	2.5	6/17/2020	\$ 285,000.00	7840	0.18	304-400-010
Moreno Valley	27679 Gladstone Dr	2841	\$ 154.00	3	3	6/18/2020	\$ 440,000.00	7405	0.17	304-512-011
Moreno Valley	14103 Hausteen Ct	1386	\$ 245.00	3	1.75	6/18/2020	\$ 340,000.00	7405	0.17	482-441-017
Moreno Valley	15219 La Palma Way	3118	\$ 139.00	5	2.5	6/18/2020	\$ 435,000.00	5227	0.12	304-370-002
Moreno Valley	10635 Silverleaf Cir	1709	\$ 216.00	3	2.5	6/19/2020	\$ 370,000.00	5227	0.12	260-221-035
Moreno Valley	27669 Corte Del Sol	1940	\$ 193.00	4	1.75	6/19/2020	\$ 375,000.00	7840	0.18	304-220-073
Moreno Valley	16084 Via Ultimo	2572	\$ 141.00	4	2.5	6/19/2020	\$ 363,000.00	6534	0.15	486-470-008
Moreno Valley	24830 Cottonwood Ave	1026	\$ 281.00	3	1	6/19/2020	\$ 289,000.00	14375	0.33	482-152-022
Moreno Valley	17687 Camino Del Rey	2541	\$ 159.00	4	2.5	6/19/2020	\$ 405,000.00	6969	0.16	312-340-054
Moreno Valley	12178 Zinnia St	1241	\$ 68.00	3	1.75	6/19/2020	\$ 85,000.00	14810	0.34	292-212-005
Moreno Valley	13649 Plato Dr	1085	\$ 294.00	2	1	6/19/2020	\$ 320,000.00	7405	0.17	296-161-002
Moreno Valley	22906 Springtree Way	1798	\$ 228.00	4	2.5	6/19/2020	\$ 410,000.00	6098	0.14	259-381-016
Moreno Valley	24939 Kalmia Ave	2257	\$ 212.00	4	2.5	6/19/2020	\$ 480,000.00	20037	0.46	475-150-018
Moreno Valley	27430 Honey Scented Rd	2821	\$ 150.00	3	4	6/22/2020	\$ 425,000.00	9583	0.22	486-512-015
Moreno Valley	10649 Willow Creek Rd	1851	\$ 202.00	3	2.5	6/22/2020	\$ 375,000.00	4356	0.1	260-211-005
Moreno Valley	27753 Corte Del Sol	1740	\$ 214.00	4	1.75	6/22/2020	\$ 374,000.00	8712	0.2	304-220-028
Moreno Valley	14196 Willoughby Rd	1813	\$ 202.00	4	3	6/22/2020	\$ 368,000.00	8712	0.2	484-042-045
Moreno Valley	22973 Chambray Dr	852	\$ 346.00	2	1	6/23/2020	\$ 295,000.00	4356	0.1	291-334-010
Moreno Valley	11736 Country Flower Ln	1948	\$ 223.00	4	3	6/23/2020	\$ 436,000.00	12632	0.29	264-275-003



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Moreno Valley	25130 Gorgonio Way	1403	\$ 242.00	3	2	6/23/2020	\$ 340,000.00	8276	0.19	484-222-031
Moreno Valley	11802 Gladway Ct	1472	\$ 241.00	4	1.75	6/23/2020	\$ 355,000.00	7841	0.18	475-263-023
Moreno Valley	12142 Deerwood Ln	1588	\$ 221.00	2	1.75	6/23/2020	\$ 352,000.00	8276	0.19	292-182-001
Moreno Valley	24061 Forsyte St	1834	\$ 212.00	3	2	6/23/2020	\$ 390,000.00	10890	0.25	475-342-032
Moreno Valley	24565 Zuppardo Way	2010	\$ 191.00	4	2	6/24/2020	\$ 385,000.00	7405	0.17	475-311-026
Moreno Valley	12987 Tamara Dr	1284	\$ 257.00	3	1.75	6/24/2020	\$ 330,000.00	8276	0.19	479-270-019
Moreno Valley	26352 Clydesdale Ln	3438	\$ 129.00	5	2.5	6/24/2020	\$ 445,000.00	7840	0.18	308-410-003
Moreno Valley	25895 Via Hamaca Ave	1704	\$ 200.00	4	2.5	6/24/2020	\$ 342,000.00	6098	0.14	312-234-007
Moreno Valley	16302 Calle Aurora	2009	\$ 191.00	4	2.75	6/24/2020	\$ 384,000.00	5663	0.13	486-463-013
Moreno Valley	15728 Jalandie Ln	1577	\$ 221.00	3	2.25	6/24/2020	\$ 350,000.00	7405	0.17	485-191-021
Moreno Valley	13233 Sunlit Ct	1925	\$ 203.00	4	2	6/25/2020	\$ 391,000.00	8276	0.19	296-081-001
Moreno Valley	23247 Bay Ave	1474	\$ 223.00	3	2.25	6/25/2020	\$ 329,000.00	5662	0.13	296-184-005
Moreno Valley	12616 Atherton Dr	1994	\$ 193.00	4	2	6/25/2020	\$ 385,000.00	7405	0.17	487-190-010
Moreno Valley	12868 Westbury Dr	1526	\$ 228.00	3	2	6/25/2020	\$ 349,000.00	7840	0.18	479-391-055
Moreno Valley	25823 Margarita St	1060	\$ 308.00	3	1.75	6/25/2020	\$ 327,500.00	7840	0.18	479-596-003
Moreno Valley	16656 War Cloud Dr	1447	\$ 228.00	3	2	6/25/2020	\$ 330,000.00	5663	0.13	312-154-022
Moreno Valley	27224 Delphinium Ave	3337	\$ 128.00	4	4	6/25/2020	\$ 428,000.00	7405	0.17	486-492-029
Moreno Valley	14649 Milestone St	2647	\$ 158.00	4	3	6/25/2020	\$ 420,000.00	7405	0.17	304-470-001
Moreno Valley	13847 Golden Eagle Ct	984	\$ 313.00	2	1	6/25/2020	\$ 308,000.00	8712	0.2	296-271-012
Moreno Valley	28405 Crispin Dr	3366	\$ 145.00	5	3	6/25/2020	\$ 490,000.00	10018	0.23	478-352-008
Moreno Valley	24565 Moonlight Dr	1964	\$ 186.00	3	2	6/26/2020	\$ 367,000.00	6970	0.16	316-071-003
Moreno Valley	25659 Los Cabos Dr	2268	\$ 163.00	4	2.5	6/26/2020	\$ 370,000.00	5227	0.12	486-392-002
Moreno Valley	13350 Running Horse Dr	1858	\$ 185.00	3	3	6/26/2020	\$ 345,000.00	7405	0.17	296-134-016
Moreno Valley	24420 Old Country Rd	1667	\$ 236.00	3	2	6/26/2020	\$ 393,500.00	7405	0.17	474-432-009
Moreno Valley	14828 Stephenson St	2908	\$ 163.00	3	2.5	6/26/2020	\$ 475,000.00	8712	0.2	304-080-018
Moreno Valley	27621 Lafayette Way	2378	\$ 167.00	3	2.5	6/26/2020	\$ 399,000.00	7840	0.18	304-471-014
Moreno Valley	12805 Sunnymeadows Dr	1302	\$ 282.00	3	1.75	6/26/2020	\$ 368,000.00	7405	0.17	292-032-001
Moreno Valley	26308 Walker Pass Dr	1089	\$ 293.00	2	2	6/29/2020	\$ 320,000.00	7405	0.17	487-431-005
Moreno Valley	25640 Sierra Bello Ct	1885	\$ 190.00	3	2	6/29/2020	\$ 360,000.00	6534	0.15	312-202-020
Moreno Valley	13879 Robin Nest Ct	1693	\$ 222.00	3	2.25	6/29/2020	\$ 377,000.00	7840	0.18	482-633-028

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Moreno Valley	13799 Nathan Pl	3524	\$ 146.00	5	4.5	6/29/2020	\$ 515,000.00	12632	0.29	488-370-031
Moreno Valley	25528 Vista Famoso Dr	1630	\$ 236.00	4	2.25	6/29/2020	\$ 385,000.00	7840	0.18	486-121-020
Moreno Valley	13420 Hildegard St	1184	\$ 236.00	4	2	6/29/2020	\$ 280,500.00	7405	0.17	263-180-024
Moreno Valley	10462 Sagecrest Dr	1786	\$ 212.00	3	2.5	6/29/2020	\$ 380,000.00	7840	0.18	474-471-032
Moreno Valley	13211 Raenette Way	1434	\$ 212.00	3	2	6/29/2020	\$ 305,000.00	7405	0.17	479-453-027
Moreno Valley	26180 Le Mans Dr	1587	\$ 220.00	3	2.5	6/29/2020	\$ 350,000.00	5227	0.12	487-280-009
Moreno Valley	22476 Sheffield Dr	1932	\$ 200.00	3	2.5	6/30/2020	\$ 387,000.00	7840	0.18	291-413-013
Moreno Valley	23536 Woodlander Way	1308	\$ 263.00	3	1.5	6/30/2020	\$ 345,000.00	3484	0.08	264-131-059
Moreno Valley	27386 Delphinium Ave	3337	\$ 134.00	4	4	6/30/2020	\$ 450,000.00	7405	0.17	486-503-005
Moreno Valley	26090 Bridger St	1739	\$ 201.00	4	2.5	6/30/2020	\$ 350,000.00	11325	0.26	487-041-024
Moreno Valley	14207 Willoughby Rd	1730	\$ 191.00	3	2.5	6/30/2020	\$ 331,000.00	7840	0.18	484-042-033
Moreno Valley	23040 Imperial Dr	2282	\$ 214.00	4	2.75	6/30/2020	\$ 489,000.00	9147	0.21	260-510-031
Moreno Valley	24793 Otis Dr	1490	\$ 234.00	3	2	6/30/2020	\$ 350,000.00	7840	0.18	482-591-014
Moreno Valley	24292 Finley Dr	1507	\$ 207.00	4	1.75	6/30/2020	\$ 313,000.00	6970	0.16	482-314-001
Moreno Valley	26260 Primrose Way	3026	\$ 147.00	4	2.75	6/30/2020	\$ 445,000.00	10018	0.23	487-213-007
Moreno Valley	16415 Heather Glen Rd	1507	\$ 235.00	3	2.5	6/30/2020	\$ 355,000.00	5227	0.12	312-094-018
Moreno Valley	13399 Stadium Way	2889	\$ 155.00	3	3	6/30/2020	\$ 450,000.00	7405	0.17	487-443-012
Moreno Valley	22881 Springdale Dr	1129	\$ 310.00	3	2	6/30/2020	\$ 350,000.00	5662	0.13	260-192-012



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Total Sales:	138
Average Sales Price:	\$365,293.48
Average Square Feet:	1875