

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	25041 Alpha St	1625	\$349.00	4	1.75	12/14/2023	\$ 568,000.00	8276	0.19	474-292-007
Moreno Valley	27080 Aventurine Way	1874	\$284.00	3	2.5	12/11/2023	\$ 533,000.00	3920	0.09	488-380-029
Moreno Valley	12880 Barbazon Dr	1282	\$401.00	3	2	12/29/2023	\$ 515,000.00	6098	0.14	487-294-026
Moreno Valley	25768 Basil Ct	1089	\$350.00	3	2	12/21/2023	\$ 382,000.00	7840	0.18	484-311-037
Moreno Valley	25450 Bay Ave	1526	\$268.00	3	2.5	12/1/2023	\$ 410,000.00	4791	0.11	479-473-014
Moreno Valley	13782 Bazille Ct	2684	\$244.00	3	2.5	12/13/2023	\$ 657,000.00	13503	0.31	487-572-011
Moreno Valley	11647 Black Hawk Ln	1385	\$397.00	3	2	12/20/2023	\$ 550,000.00	10454	0.24	256-221-009
Moreno Valley	11675 Black Hawk Ln	916	\$356.00	2	1	12/6/2023	\$ 327,000.00	7840	0.18	256-221-011
Moreno Valley	25895 Brodiaea Ave	1474	\$349.00	4	1.75	12/20/2023	\$ 515,000.00	8276	0.19	484-082-020
Moreno Valley	25950 Calle Fuego	1926	\$253.00	3	2	12/29/2023	\$ 489,000.00	6534	0.15	486-452-026
Moreno Valley	9961 Cambria Cir	1983	\$295.00	3	2.5	12/12/2023	\$ 585,000.00	7840	0.18	259-452-007
Moreno Valley	25548 Camino Marilena	1475	\$349.00	3	2	12/11/2023	\$ 515,000.00	7840	0.18	312-212-013
Moreno Valley	17670 Camino Sonrisa	2258	\$239.00	5	2.5	12/11/2023	\$ 540,000.00	5662	0.13	312-333-005
Moreno Valley	12392 Chukar Ln	1978	\$310.00	4	2	12/5/2023	\$ 615,000.00	24393	0.56	487-184-023
Moreno Valley	12940 Coralberry St	1796	\$315.00	3	2.5	12/22/2023	\$ 567,000.00	7405	0.17	479-531-020
Moreno Valley	27682 Corte Del Sol	3732	\$178.00	5	3.75	12/20/2023	\$ 668,000.00	6534	0.15	304-220-035
Moreno Valley	22571 Country Gate Rd	1591	\$352.00	3	2	12/4/2023	\$ 561,000.00	8276	0.19	260-205-009
Moreno Valley	22600 Country Gate Rd	1591	\$332.00	3	2	12/27/2023	\$ 529,000.00	6969	0.16	260-204-011
Moreno Valley	11669 Crane Ct	1552	\$370.00	3	2.5	12/6/2023	\$ 575,000.00	10454	0.24	264-194-014
Moreno Valley	25205 Dana Ln	1335	\$346.00	3	2	12/14/2023	\$ 462,000.00	4356	0.1	486-193-012
Moreno Valley	21585 Del Amo St	2897	\$225.00	4	3	12/6/2023	\$ 652,000.00	9147	0.21	256-341-004
Moreno Valley	21660 Del Amo St	2900	\$265.00	5	3	12/14/2023	\$ 770,000.00	18730	0.43	256-306-004
Moreno Valley	23231 Denver Ct	1682	\$335.00	4	1.75	12/28/2023	\$ 565,000.00	10018	0.23	296-034-033
Moreno Valley	13388 Dilbeck Dr	1040	\$264.00	3	1.75	12/8/2023	\$ 275,000.00	7840	0.18	482-112-007
Moreno Valley	12668 Dogwood Way	1994	\$188.00	4	2	12/4/2023	\$ 376,000.00	8276	0.19	487-211-002
Moreno Valley	12783 Dolomite Ln	2047	\$268.00	4	2.5	12/15/2023	\$ 549,000.00	4356	0.1	488-110-016
Moreno Valley	22759 Downing St	1502	\$350.00	3	2	12/19/2023	\$ 527,000.00	5227	0.12	291-538-004
Moreno Valley	24972 Escondido Ct	1878	\$295.00	4	1.75	12/28/2023	\$ 555,000.00	14810	0.34	475-300-050
Moreno Valley	13109 Eyota Dr	939	\$521.00	2	1	12/20/2023	\$ 490,000.00	4356	0.1	487-352-032
Moreno Valley	13161 Eyota Dr	1581	\$308.00	4	2.75	12/22/2023	\$ 488,000.00	4356	0.1	487-352-025



Moreno Valley

Sales Comparables - December 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	24067 Fawn St	896	\$475.00	2	2	12/1/2023	\$ 426,000.00	3484	0.08	482-553-009
Moreno Valley	28519 Forest Oaks Way	2089	\$268.00	4	2.75	12/6/2023	\$ 560,000.00	4791	0.11	304-122-026
Moreno Valley	24737 Fortune Bay Ln	2343	\$247.00	4	3	12/20/2023	\$ 580,000.00	7405	0.17	316-142-013
Moreno Valley	28686 Highpoint Ave	1586	\$327.00	3	2	12/19/2023	\$ 520,000.00	6534	0.15	304-070-012
Moreno Valley	12296 Hythe St	1139	\$381.00	3	1.75	12/15/2023	\$ 435,000.00	4356	0.1	291-361-022
Moreno Valley	13025 Indian St	1120	\$401.00	2	2	12/28/2023	\$ 450,000.00	12196	0.28	482-030-047
Moreno Valley	24140 Ironwood Ave	1892	\$303.00	5	2.5	12/13/2023	\$ 575,000.00	9147	0.21	475-272-043
Moreno Valley	12208 Langtry Cir	2172	\$260.00	4	2.5	12/15/2023	\$ 566,000.00	7405	0.17	479-516-005
Moreno Valley	13435 Larkhaven Dr	1432	\$352.00	4	1.75	12/18/2023	\$ 505,000.00	6969	0.16	296-125-004
Moreno Valley	12706 Lasselle St	2368	\$168.00	4	2.5	12/4/2023	\$ 400,000.00	7405	0.17	487-193-018
Moreno Valley	11788 Lewisia Ave	2067	\$241.00	4	3	12/20/2023	\$ 500,000.00	5227	0.12	256-191-022
Moreno Valley	11094 Los Olivos Dr	3154	\$293.00	5	2.75	12/19/2023	\$ 925,000.00	40946	0.94	474-703-003
Moreno Valley	25300 Lurin Ave	3850	\$190.00	5	3.5	12/11/2023	\$ 735,000.00	7405	0.17	312-301-013
Moreno Valley	24676 Mantee Pl	1478	\$334.00	3	1.75	12/28/2023	\$ 495,000.00	7405	0.17	482-642-022
Moreno Valley	25184 Marsel Ranch Rd	1377	\$377.00	3	2	12/28/2023	\$ 520,000.00	8712	0.2	479-261-036
Moreno Valley	13543 Pan Am Blvd	1580	\$310.00	3	1.75	12/11/2023	\$ 490,000.00	10890	0.25	291-222-007
Moreno Valley	25165 Pebble Creek Way	1588	\$330.00	4	2.5	12/29/2023	\$ 525,000.00	6969	0.16	312-172-005
Moreno Valley	13723 Pecan Pl	1116	\$431.00	3	2	12/6/2023	\$ 482,000.00	7405	0.17	482-365-003
Moreno Valley	14532 Piedmont Dr	2647	\$243.00	4	3	12/8/2023	\$ 645,000.00	10890	0.25	304-481-007
Moreno Valley	24309 Rimview Rd	1578	\$384.00	3	2.5	12/27/2023	\$ 606,000.00	7840	0.18	474-482-001
Moreno Valley	12846 Ruby Ct	936	\$438.00	3	1	12/19/2023	\$ 410,000.00	7405	0.17	481-260-017
Moreno Valley	14798 San Jacinto Dr	1842	\$268.00	3	2	12/15/2023	\$ 495,000.00	12196	0.28	304-300-057
Moreno Valley	25595 San Lupe Ave	2227	\$257.00	4	2.5	12/19/2023	\$ 574,000.00	7840	0.18	486-042-003
Moreno Valley	25725 San Lupe Ave	1686	\$319.00	3	1.75	12/14/2023	\$ 539,000.00	7405	0.17	486-042-014
Moreno Valley	12765 Shadybend Dr	2116	\$200.00	6	2.75	12/6/2023	\$ 425,000.00	7840	0.18	292-081-007
Moreno Valley	12758 Shaffer Ct	1116	\$367.00	3	1.75	12/15/2023	\$ 410,000.00	7405	0.17	292-151-015
Moreno Valley	13468 Silver Ln	1232	\$377.00	3	1.75	12/8/2023	\$ 465,000.00	7840	0.18	479-253-013
Moreno Valley	16680 Sir Barton Way	1461	\$354.00	3	2.5	12/19/2023	\$ 518,000.00	6098	0.14	312-151-027
Moreno Valley	10391 Snowy Plover Ct	2590	\$244.00	4	3	12/14/2023	\$ 633,000.00	4791	0.11	260-490-010
Moreno Valley	23081 Sonnet Dr	1132	\$340.00	3	2	12/6/2023	\$ 385,000.00	9583	0.22	264-172-002



Moreno Valley

Sales Comparables - December 2023

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Moreno Valley	16086 Space Dr	1578	\$276.00	3	2.5	12/4/2023	\$ 436,000.00	7405	0.17	312-042-007
Moreno Valley	13385 Stadium Way	3287	\$196.00	4	3.5	12/19/2023	\$ 645,000.00	7405	0.17	487-443-011
Moreno Valley	26870 Sugarite Canyon Dr	2618	\$223.00	4	3	12/11/2023	\$ 585,000.00	6098	0.14	308-590-007
Moreno Valley	24824 Sunday Dr	1831	\$287.00	3	1.75	12/8/2023	\$ 527,000.00	11761	0.27	475-050-013
Moreno Valley	13362 Tacoma Dr	1137	\$395.00	3	1.5	12/7/2023	\$ 450,000.00	8276	0.19	479-132-034
Moreno Valley	24884 Tiger Ave	2200	\$282.00	5	3	12/27/2023	\$ 622,000.00	4830	0.11	485-260-038
Moreno Valley	24457 Via Del Sol St	1542	\$356.00	4	2.5	12/14/2023	\$ 550,000.00	7405	0.17	482-321-011
Moreno Valley	25938 Via Elegante	1757	\$293.00	3	2.5	12/6/2023	\$ 516,500.00	5227	0.12	312-351-036
Moreno Valley	23722 Waterleaf Cir	1862	\$247.00	4	2.75	12/7/2023	\$ 460,000.00	6098	0.14	260-092-003
Moreno Valley	13387 Wexford Ave	3643	\$241.00	6	4	12/1/2023	\$ 880,000.00	17424	0.4	478-412-021
Moreno Valley	27181 Woodglen Ln	3218	\$201.00	6	2	12/5/2023	\$ 650,000.00	6534	0.15	488-133-037
Moreno Valley	28561 Yarow Way	1772	\$310.00	3	1.75	12/5/2023	\$ 550,000.00	6534	0.15	478-441-007
Moreno Valley	25388 Yolanda Ave	1241	\$398.00	3	1.75	12/20/2023	\$ 495,000.00	7405	0.17	486-103-027
Moreno Valley	13343 Yuba Pass Rd	1924	\$285.00	4	2	12/28/2023	\$ 550,000.00	7405	0.17	487-421-002
Moreno Valley	24550 Zuppardo Way	2500	\$258.00	4	2.75	12/21/2023	\$ 647,000.00	9147	0.21	475-311-016



Moreno Valley
Sales Comparables - December 2023

Total Sales:	75
Average Sales Price:	\$535,566.67
Average Square Feet:	1859