

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	24142 Amberley Dr	Jesus	Barraza	1259	\$ 178.00	3	2	2/1/2017	\$ 225,000.00	3484	0.08	482-552-018
Moreno Valley	24680 Bamboo Ct	Alberto	Cervantes	1283	\$ 202.00	4	2	2/1/2017	\$ 260,000.00	7405	0.17	482-424-014
Moreno Valley	11861 Citrus Ct	Mingxiang	Chen	3444	\$ 110.00	5	3	2/1/2017	\$ 382,000.00	8276	0.19	474-730-004
Moreno Valley	14755 Grandview Dr	Donna	Merrill	2089	\$ 148.00	3	2	2/1/2017	\$ 310,000.00	9583	0.22	304-320-002
Moreno Valley	12571 Valley Meadows Dr	Jesus	Vazquez	1568	\$ 193.00	4	1	2/1/2017	\$ 303,000.00	7405	0.17	292-044-005
Moreno Valley	10216 Beachcomber St	Carol	Singh	2071	\$ 161.00	3	2	2/2/2017	\$ 335,000.00	7840	0.18	260-471-011
Moreno Valley	24158 Madole Dr	Juan	Ruiz	1344	\$ 193.00	3	1	2/2/2017	\$ 260,000.00	6970	0.16	475-263-025
Moreno Valley	14595 Perham Dr	Jin	Cheng	1100	\$ 207.00	3	1	2/2/2017	\$ 228,000.00	4792	0.11	482-271-004
Moreno Valley	13089 Sunlit Ct	Trey	Beasley	1582	\$ 177.00	3	1	2/2/2017	\$ 281,500.00	7405	0.17	296-071-003
Moreno Valley	9688 Sycamore Canyon Rd	Donovan	Palmer	1540	\$ 146.00	4	1	2/2/2017	\$ 225,000.00	5227	0.12	259-371-025
Moreno Valley	24348 Via Vargas Dr	Irma	Arevalo	1931	\$ 130.00	4	2	2/2/2017	\$ 252,000.00	10018	0.23	482-536-004
Moreno Valley	15778 April Ct	Jerry	Cooper	1521	\$ 175.00	3	2	2/3/2017	\$ 267,000.00	5227	0.12	485-201-009
Moreno Valley	17822 Camino Del Rey	Jasmin	Quintana	1757	\$ 167.00	3	2	2/3/2017	\$ 295,000.00	6534	0.15	312-340-036
Moreno Valley	25153 Gentian Ave	Michael	Perry	1123	\$ 202.00	3	1	2/3/2017	\$ 227,000.00	7405	0.17	486-095-008
Moreno Valley	12861 Golden Lantern Dr	Juan	Loera Medina	3447	\$ 29.00	6	2	2/3/2017	\$ 100,000.00	11761	0.27	487-310-008
Moreno Valley	12655 Mulberry Ln	Craig	Cherry Sr	1994	\$ 170.00	4	2	2/3/2017	\$ 340,000.00	7405	0.17	487-193-008
Moreno Valley	24154 Pleasant Run Rd	Luis	Reyes	2220	\$ 157.00	4	2	2/3/2017	\$ 350,000.00	10018	0.23	474-453-013
Moreno Valley	13179 Pocono Ct	Ronald	Pamplona	1581	\$ 168.00	4	2	2/3/2017	\$ 267,000.00	4791	0.11	487-361-029
Moreno Valley	26469 Walker Pass Dr	Ralph	Smith	1763	\$ 177.00	3	1	2/3/2017	\$ 313,000.00	10454	0.24	487-432-016
Moreno Valley	29067 Alicante Ave	Vincent	Legaspi	2484	\$ 132.00	3	2	2/6/2017	\$ 330,000.00	8276	0.19	304-422-015
Moreno Valley	13121 Bagatelle St	Jose	Rodriguez	1568	\$ 168.00	4	1	2/6/2017	\$ 264,000.00	7405	0.17	296-031-001
Moreno Valley	13548 Baxter Ct	Richard	Rodriguez	3366	\$ 116.00	5	3	2/6/2017	\$ 390,500.00	10454	0.24	478-360-023
Moreno Valley	24738 Darkstar Dr	Norma	Carrillo	2481	\$ 161.00	4	2	2/6/2017	\$ 400,000.00	16988	0.39	474-581-012
Moreno Valley	16427 Havenwood Rd	Chris	Lewis	1711	\$ 156.00	3	2	2/6/2017	\$ 268,000.00	5662	0.13	312-082-006
Moreno Valley	26717 Santa Rosa Dr	Christopher	Gray	2849	\$ 121.00	4	2	2/6/2017	\$ 345,000.00	6098	0.14	308-262-008
Moreno Valley	26828 Sugarcane Dr	Regina	Chapman	3702	\$ 103.00	4	2	2/6/2017	\$ 385,000.00	9583	0.22	487-332-012
Moreno Valley	28052 Championship Dr	Orlando	Maxwell Jr	2407	\$ 145.00	4	2	2/7/2017	\$ 350,000.00	5227	0.12	304-151-005
Moreno Valley	22487 Farragut Ave	Filiberto	Mendoza	764	\$ 252.00	2	1	2/7/2017	\$ 193,000.00	10019	0.23	291-182-013
Moreno Valley	26199 Stallion Rd	Manuel	Toro	2803	\$ 100.00	5	3	2/7/2017	\$ 282,000.00	7405	0.17	308-391-003
Moreno Valley	25520 Jonestown Dr	Ernie	Tuburan	1287	\$ 203.00	3	1	2/8/2017	\$ 262,000.00	8276	0.19	484-143-001



Moreno Valley

Sales Comparables - February 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	15555 La Entrada Dr	Irene	Jimenez	2386	\$ 123.00	5	2	2/8/2017	\$ 295,000.00	5663	0.13	486-384-027
Moreno Valley	24179 Poppystone Dr	Antonio	Roblero	1064	\$ 234.00	3	1	2/8/2017	\$ 250,000.00	5662	0.13	485-153-003
Moreno Valley	16221 Smoke Tree Pl	Alexander	Benitez	2193	\$ 139.00	4	2	2/8/2017	\$ 305,000.00	8276	0.19	316-051-002
Moreno Valley	13295 Appleby Ct	Luis	Lomeli	1407	\$ 149.00	3	2	2/9/2017	\$ 210,000.00	8712	0.2	291-311-018
Moreno Valley	24631 Brodiaea Ave	Erick	Aguirre	1537	\$ 185.00	4	1	2/9/2017	\$ 285,000.00	6970	0.16	482-451-001
Moreno Valley	15122 Charlee Ct	Marshall	Reed	1622	\$ 184.00	4	1	2/9/2017	\$ 300,000.00	10018	0.23	486-025-013
Moreno Valley	27724 Hastings Dr	Yongmin	Fan	3558	\$ 100.00	5	3	2/9/2017	\$ 358,000.00	7840	0.18	304-492-015
Moreno Valley	15728 Jalandie Ln	Nathien	Roman	1577	\$ 158.00	3	1	2/9/2017	\$ 250,000.00	7405	0.17	485-191-021
Moreno Valley	25880 Jumano Dr	Lynda	Nguyen	2671	\$ 112.00	7	2	2/9/2017	\$ 300,000.00	6098	0.14	486-381-005
Moreno Valley	15248 Laverda Ln	Edwin	Sandoval	2237	\$ 126.00	4	2	2/9/2017	\$ 284,000.00	7840	0.18	485-091-017
Moreno Valley	11330 Lombardy Ln	Edrick	Atacador	2390	\$ 141.00	7	2	2/9/2017	\$ 337,000.00	10890	0.25	474-084-004
Moreno Valley	13083 Pepperbush Dr	Yen	Chen	2216	\$ 141.00	4	2	2/9/2017	\$ 314,500.00	7405	0.17	479-561-008
Moreno Valley	15777 Sheryl Ln	Amado	Bravo	1024	\$ 214.00	3	2	2/9/2017	\$ 220,000.00	5227	0.12	485-201-004
Moreno Valley	21555 Calle Prima	Ramon	Zavala	2418	\$ 150.00	4	2	2/10/2017	\$ 365,000.00	6098	0.14	256-302-001
Moreno Valley	12236 Hythe St	Jair	Corona	1139	\$ 215.00	3	1	2/10/2017	\$ 245,000.00	4356	0.1	291-361-013
Moreno Valley	10192 Lake Summit Dr	Siyuan	Chen	2780	\$ 136.00	4	2	2/10/2017	\$ 380,000.00	10019	0.23	260-292-020
Moreno Valley	13315 Raenette Way	Juana	Plascencia	1642	\$ 173.00	3	1	2/10/2017	\$ 285,000.00	7840	0.18	479-642-005
Moreno Valley	9544 Ripplecreek Dr	Maria	Saavedra	1950	\$ 171.00	4	3	2/10/2017	\$ 335,000.00	6970	0.16	259-382-010
Moreno Valley	16300 Via Ultimo	Jose	Flores	2641	\$ 128.00	6	2	2/10/2017	\$ 340,000.00	6534	0.15	486-455-001
Moreno Valley	26014 Chateau Ct	Pedro	Ruiz	5053	\$ 113.00	5	4	2/14/2017	\$ 574,500.00	17860	0.41	474-361-003
Moreno Valley	12692 Gorham St	Tiffany	Nguyen	1116	\$ 244.00	3	1	2/14/2017	\$ 273,000.00	7405	0.17	292-113-014
Moreno Valley	25301 Oconto Ct	Francisco	Hernandez	1522	\$ 79.00	4	2	2/14/2017	\$ 121,500.00	7405	0.17	484-212-019
Moreno Valley	26380 Camino Largo	Jerry	Ortega	2257	\$ 139.00	4	3	2/15/2017	\$ 315,000.00	6098	0.14	486-421-023
Moreno Valley	24332 Robie Ct	Douglas	Wade	1577	\$ 170.00	3	1	2/15/2017	\$ 269,000.00	5227	0.12	485-182-044
Moreno Valley	21398 Tyler Rd	Xiaoming	Dong	2708	\$ 133.00	5	2	2/15/2017	\$ 362,000.00	10018	0.23	256-451-013
Moreno Valley	24845 Valecrest Dr	Suzanne	Parry	1596	\$ 181.00	3	1	2/15/2017	\$ 290,000.00	7405	0.17	475-221-005
Moreno Valley	22698 Westlake Dr	Xiao	Xie	2331	\$ 141.00	4	1	2/15/2017	\$ 330,000.00	6534	0.15	291-522-039
Moreno Valley	29065 Campbell Ave	Alejandro	Torres	1797	\$ 187.00	3	1	2/16/2017	\$ 337,000.00	24393	0.56	478-421-004
Moreno Valley	26010 Casa Encantador Rd	Gabriel	Gonzalez Jr	1382	\$ 201.00	3	1	2/16/2017	\$ 279,000.00	6970	0.16	486-411-001
Moreno Valley	11750 Chamomile Cir	Michael	Bevan	1699	\$ 197.00	4	1	2/16/2017	\$ 335,000.00	9147	0.21	264-333-016

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Moreno Valley	16684 Colt Way	Frederick	Glover	3267	\$ 111.00	6	2	2/16/2017	\$ 365,000.00	9147	0.21	308-513-008
Moreno Valley	27389 Cottonwood Ave	Jian	Li	2599	\$ 145.00	4	1	2/16/2017	\$ 377,000.00	108900	2.5	488-190-029
Moreno Valley	25553 Fir Ave	Robert	Holland	1877	\$ 159.00	4	1	2/16/2017	\$ 300,000.00	7405	0.17	479-351-004
Moreno Valley	16382 Heather Glen Rd	Jose	Victor	1507	\$ 174.00	3	2	2/16/2017	\$ 263,000.00	5227	0.12	312-095-012
Moreno Valley	25587 Ranchita Cir	Kelly	Carrier	1237	\$ 214.00	3	1	2/16/2017	\$ 265,000.00	6534	0.15	312-063-005
Moreno Valley	13780 Roderick Dr	Frank	Barriga	2628	\$ 144.00	4	2	2/16/2017	\$ 380,000.00	11761	0.27	478-340-002
Moreno Valley	23487 Shady Glen Ct	Renette	Coleman	1308	\$ 198.00	3	1	2/16/2017	\$ 260,000.00	3484	0.08	264-164-053
Moreno Valley	25780 Via Salerno Ct	Yvette	Jones Jackson	1762	\$ 168.00	3	2	2/16/2017	\$ 297,500.00	5663	0.13	312-232-025
Moreno Valley	21691 Winding Rd	William	Hoya	2066	\$ 164.00	4	2	2/16/2017	\$ 340,000.00	12632	0.29	256-253-004
Moreno Valley	23878 Bouquet Canyon Pl	Ke	Wei	2222	\$ 136.00	4	2	2/17/2017	\$ 303,000.00	4356	0.1	260-211-027
Moreno Valley	17700 Camino San Simeon	Antonio	Preciado	1869	\$ 159.00	4	2	2/17/2017	\$ 299,000.00	6098	0.14	312-341-008
Moreno Valley	12121 Drury Ln	Gerardo	Baltazar	2253	\$ 148.00	4	3	2/17/2017	\$ 335,000.00	7405	0.17	291-493-019
Moreno Valley	12904 Foreman Ave	Orlando	Jimenez	1284	\$ 202.00	3	1	2/17/2017	\$ 260,000.00	8276	0.19	479-270-030
Moreno Valley	21739 Golden Oaks Dr	Casandra	Godinho	916	\$ 271.00	2	1	2/17/2017	\$ 249,000.00	7405	0.17	256-231-017
Moreno Valley	24305 Hilda Ct	David	Ruvalcaba	1381	\$ 194.00	3	1	2/17/2017	\$ 268,000.00	4791	0.11	485-195-026
Moreno Valley	14140 Montego Bay Dr	Jonathan	Marble	1717	\$ 162.00	4	2	2/17/2017	\$ 279,000.00	3920	0.09	484-072-086
Moreno Valley	14930 Pete Dye St	Ken	Ngov	1632	\$ 189.00	3	2	2/17/2017	\$ 310,000.00	6098	0.14	304-090-039
Moreno Valley	25859 Thundercloud Ct	Tony	Pham	1481	\$ 164.00	4	1	2/17/2017	\$ 243,000.00	7405	0.17	484-162-017
Moreno Valley	13687 Vellanto Way	Taraleigh	Perez	2075	\$ 139.00	4	1	2/17/2017	\$ 290,000.00	7405	0.17	482-651-003
Moreno Valley	23326 Elfin Pl	Denisse	Vargas	1600	\$ 185.00	3	2	2/23/2017	\$ 296,000.00	3484	0.08	264-162-002
Moreno Valley	25462 Fay Ave	Ulises	Islas	1440	\$ 143.00	4	1	2/23/2017	\$ 207,000.00	7405	0.17	486-102-033
Moreno Valley	15620 Oliver St	Bernardo	Lopez	2653	\$ 131.00	4	2	2/23/2017	\$ 350,000.00	6970	0.16	304-182-003
Moreno Valley	24625 Polaris Dr	Gabriel	Torres	3429	\$ 104.00	4	2	2/23/2017	\$ 360,000.00	7840	0.18	316-221-004
Moreno Valley	14132 Saint Tropez Ct	David	Bowles Jr	1098	\$ 227.00	2	2	2/23/2017	\$ 249,500.00	4356	0.1	484-072-063
Moreno Valley	25520 Santa Barbara St	Gwendolyn	Mason	1734	\$ 202.00	3	1	2/23/2017	\$ 352,000.00	12632	0.29	474-682-004
Moreno Valley	22859 Tea Rose Ln	Eduardo	Vega	1505	\$ 200.00	4	1	2/23/2017	\$ 302,000.00	7840	0.18	264-341-003
Moreno Valley	10779 Anemone Cir	Evaldo	Casas	1472	\$ 204.00	3	1	2/24/2017	\$ 300,500.00	7405	0.17	474-521-003
Moreno Valley	12998 Azalea St	Jin	Lee	3133	\$ 12.00	4	3	2/24/2017	\$ 37,700.00	15681	0.36	487-342-005
Moreno Valley	23956 Badger Springs Trl	Kandyce	Lugo	825	\$ 282.00	2	1	2/24/2017	\$ 233,000.00	4356	0.1	264-234-023
Moreno Valley	17475 Camino Sonrisa	Jorge	Flores	2585	\$ 127.00	5	2	2/24/2017	\$ 330,000.00	10454	0.24	312-334-025



Moreno Valley

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Moreno Valley	12349 Champlain St	David	Orona	1633	\$ 197.00	4	2	2/24/2017	\$ 323,000.00	8276	0.19	487-023-021
Moreno Valley	22520 Country Gate Rd	Kevin	Munns	2160	\$ 129.00	4	2	2/24/2017	\$ 280,000.00	6098	0.14	260-204-019
Moreno Valley	12060 Drury Ln	Maria	Ramirez	2253	\$ 162.00	4	3	2/24/2017	\$ 365,000.00	7405	0.17	291-492-017
Moreno Valley	27771 Fairmont Dr	Mason	Adams	2378	\$ 138.00	3	2	2/24/2017	\$ 330,000.00	8276	0.19	304-491-001
Moreno Valley	26069 Huxley Dr	Uriel	Castillo	2051	\$ 157.00	4	2	2/24/2017	\$ 323,000.00	7405	0.17	487-493-003
Moreno Valley	25827 Parsley Ave	Xochiti	Moralez	1314	\$ 192.00	3	2	2/24/2017	\$ 253,000.00	4791	0.11	484-301-017
Moreno Valley	21400 Tennyson Rd	Shane	Tillekeratne	2569	\$ 140.00	4	2	2/24/2017	\$ 360,000.00	9583	0.22	256-452-004
Moreno Valley	27868 De La Valle Dr	Moses	Trump	3732	\$ 107.00	5	3	2/27/2017	\$ 400,000.00			304-190-061
Moreno Valley	25511 Elder Ave	Danielle	Thomton	1463	\$ 189.00	4	1	2/27/2017	\$ 277,000.00	7840	0.18	479-423-022
Moreno Valley	12728 Laury Ln	Martelisa	Velasco	1584	\$ 88.00	4	1	2/27/2017	\$ 140,000.00	7841	0.18	479-060-011
Moreno Valley	15370 Legendary Dr	Matthew	Cummings	2683	\$ 124.00	4	3	2/27/2017	\$ 335,000.00	6098	0.14	304-520-019
Moreno Valley	25690 Margaret Ave	Richard	Schuh Jr	2227	\$ 134.00	4	1	2/27/2017	\$ 300,000.00	7405	0.17	486-056-012
Moreno Valley	26104 Pinto Ct	Kalee	Browne	1617	\$ 182.00	3	2	2/27/2017	\$ 295,000.00	13068	0.3	308-531-046
Moreno Valley	16424 Spirit Rd	Isaias	Perez	2882	\$ 123.00	4	2	2/27/2017	\$ 355,000.00	8276	0.19	308-431-011
Moreno Valley	9661 Sunnybrook Dr	Arturo	Arzate	2855	\$ 147.00	4	2	2/27/2017	\$ 420,000.00	8712	0.2	259-442-002
Moreno Valley	12231 Turton Ln	Maximino	Torres	1042	\$ 248.00	3	1	2/27/2017	\$ 258,500.00	7405	0.17	291-393-016
Moreno Valley	27275 Willow Leaf Rd	Zhu	Li	3666	\$ 99.00	5	4	2/27/2017	\$ 365,000.00	6969	0.16	486-510-012
Moreno Valley	27015 Winter Park Pl	Salvador	Larios Daz	2674	\$ 123.00	4	3	2/27/2017	\$ 331,000.00	7840	0.18	308-572-001
Moreno Valley	24274 Barley Rd	Louis	Barraza Jr	2528	\$ 140.00	4	2	2/28/2017	\$ 356,000.00	7405	0.17	474-431-028
Moreno Valley	13629 Clemson Ct	Jeanette	Keizer	1967	\$ 176.00	3	2	2/28/2017	\$ 348,000.00	20473	0.47	478-290-006
Moreno Valley	21129 Dickinson Rd	Harvey	Ke	2321	\$ 150.00	5	2	2/28/2017	\$ 350,000.00	9148	0.21	256-265-008
Moreno Valley	25660 Dracaea Ave	Adisleidys	Coutin	1434	\$ 170.00	3	2	2/28/2017	\$ 245,000.00	7840	0.18	479-455-012
Moreno Valley	25920 Dracaea Ave	Eduardo	Alonzo	1868	\$ 144.00	3	1	2/28/2017	\$ 270,000.00	7840	0.18	479-572-006
Moreno Valley	13101 Lakota St	Antawan	Allmon	1300	\$ 207.00	3	2	2/28/2017	\$ 270,000.00	3484	0.08	291-382-043
Moreno Valley	21760 Osprey Ln	Duane	Flory	1385	\$ 218.00	3	1	2/28/2017	\$ 302,000.00	8712	0.2	256-231-013
Moreno Valley	13811 Ramsdell Dr	Jesus	Penaloza	1206	\$ 203.00	3	1	2/28/2017	\$ 245,000.00	6970	0.16	482-370-011
Moreno Valley	14864 Spinnaker Ln	Gene	Ruffin	1114	\$ 215.00	3	2	2/28/2017	\$ 240,000.00	5227	0.12	482-681-005
Moreno Valley	28790 Stevens Ave	Thomas	Haddad	1420	\$ 211.00	4	1	2/28/2017	\$ 300,000.00	24393	0.56	478-201-058
Moreno Valley	10850 Village Rd	David	Marquez	2286	\$ 155.00	5	2	2/28/2017	\$ 355,000.00	6969	0.16	260-121-017



Lawyers Title

Moreno Valley

Sales Comparables - February 2017

Total Sales:	119
Average Sales Price:	\$298,547.90
Average Square Feet:	1997