

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Moreno Valley	22901 Chambray Dr	Maria	Torres	1260	\$ 194.00	3	1	4/3/2017	\$ 245,000.00	5227	0.12	291-334-021
Moreno Valley	27097 Dolostone Way	John	Marshall	1874	\$ 162.00	3	2	4/3/2017	\$ 305,000.00	3920	0.09	488-380-018
Moreno Valley	23347 Dome St	Roldan	Gomez	1021	\$ 230.00	3	1	4/3/2017	\$ 235,000.00	4791	0.11	296-185-001
Moreno Valley	25968 Dracaea Ave	Erin	Davis	1647	\$ 185.00	4	3	4/3/2017	\$ 305,000.00	7840	0.18	479-572-002
Moreno Valley	26230 Dunbar Ct	Victor	Sanchez	2558	\$ 158.00	5	3	4/3/2017	\$ 405,000.00	10890	0.25	487-073-032
Moreno Valley	15763 Hammett Ct	John	Willhite	3755	\$ 112.00	5	3	4/3/2017	\$ 421,000.00	6534	0.15	304-580-003
Moreno Valley	24426 Peppermill Dr	Michele	Barrett	2026	\$ 169.00	4	3	4/3/2017	\$ 343,000.00	7405	0.17	474-471-024
Moreno Valley	11130 Saddle Ridge Rd	Eric	Ojeda	2300	\$ 186.00	3	2	4/3/2017	\$ 430,000.00	20037	0.46	264-053-008
Moreno Valley	13282 Silver Ln	Francisco	Mejia	1066	\$ 237.00	3	1	4/3/2017	\$ 253,000.00	6970	0.16	479-252-025
Moreno Valley	13182 Sunset Ln	Luis	Gonzalez	1236	\$ 210.00	3	1	4/3/2017	\$ 260,000.00	16117	0.37	479-120-005
Moreno Valley	27091 Vinewood Pl	Fernando	Medrano	2838	\$ 140.00	3	1	4/3/2017	\$ 400,000.00	37897	0.87	488-180-013
Moreno Valley	10085 Caprice Way	Jose	Carrillo Jr	1895	\$ 184.00	4	2	4/4/2017	\$ 350,000.00	10454	0.24	260-510-015
Moreno Valley	12237 Marigold Ave	Gustavo	Brooks Jr	1557	\$ 170.00	4	1	4/4/2017	\$ 265,000.00	7405	0.17	481-041-003
Moreno Valley	12209 Nita Dr	Andrew	Tang	1367	\$ 196.00	3	2	4/4/2017	\$ 268,000.00	7840	0.18	481-043-004
Moreno Valley	14216 Vincente Dr	Gregory	Kassel	1612	\$ 181.00	3	2	4/4/2017	\$ 293,000.00	7405	0.17	482-492-034
Moreno Valley	14711 Antilles Dr	Veola	Billings	1502	\$ 173.00	4	1	4/5/2017	\$ 260,000.00	7405	0.17	484-191-013
Moreno Valley	26990 Kalmia Ave	Jorge	Mercado	2406	\$ 207.00	3	1	4/5/2017	\$ 499,000.00	191664	4.4	474-230-039
Moreno Valley	15647 Patricia St	Miguel	Gutierrez	1697	\$ 159.00	3	1	4/5/2017	\$ 270,000.00	6098	0.14	486-183-015
Moreno Valley	24702 Qualton Ct	Joe	Cao	1712	\$ 172.00	3	1	4/5/2017	\$ 295,000.00	7405	0.17	482-653-038
Moreno Valley	14848 San Jacinto Dr	Erma	Wallace	2089	\$ 152.00	3	2	4/5/2017	\$ 319,000.00	9583	0.22	304-300-062
Moreno Valley	24090 Stone Creek Cir	Ana	Lopez	2415	\$ 147.00	4	1	4/5/2017	\$ 356,000.00	8276	0.19	474-602-031
Moreno Valley	22840 Wimpole St	Evelyn	Stepney	1200	\$ 228.00	3	2	4/5/2017	\$ 274,000.00	5227	0.12	291-542-003
Moreno Valley	25661 Buena Fortuna Ln	Derrick	Glinoga	1329	\$ 206.00	3	2	4/6/2017	\$ 275,000.00	12197	0.28	312-124-014
Moreno Valley	11380 Daybreak Trl	Lauro	Cruz	1263	\$ 220.00	4	1	4/6/2017	\$ 278,000.00	7405	0.17	475-121-001
Moreno Valley	25453 Elder Ave	Jennifer	Cline	1386	\$ 198.00	3	1	4/6/2017	\$ 275,000.00	8712	0.2	479-372-017
Moreno Valley	14147 Homestead Dr	Emilio	Calderini	1420	\$ 197.00	3	1	4/6/2017	\$ 280,000.00	8712	0.2	482-461-013
Moreno Valley	23878 Lone Pine Dr	Draykke	Munoz	1861	\$ 178.00	4	2	4/6/2017	\$ 332,500.00	5663	0.13	260-221-001
Moreno Valley	25969 Magnifica Ct	Victor	Ortega	2954	\$ 119.00	3	2	4/6/2017	\$ 353,000.00	10890	0.25	312-290-018
Moreno Valley	10590 Silverleaf Cir	Luis	Avila	1709	\$ 181.00	3	2	4/6/2017	\$ 310,000.00	6534	0.15	260-221-045
Moreno Valley	26173 Stallion Rd	Prince	Traylor	1858	\$ 164.00	4	2	4/6/2017	\$ 305,000.00	8276	0.19	308-391-001



## Moreno Valley

Sales Comparables - April 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	24351 Weill Ct	Antonio	Escalera	1440	\$ 198.00	3	1	4/6/2017	\$ 286,000.00	9148	0.21	482-112-009
Moreno Valley	25311 Beantree Ct	Demetri	Segovina	1200	\$ 229.00	4	1	4/7/2017	\$ 275,000.00	12632	0.29	486-222-030
Moreno Valley	28801 Big Pine Way	Laura	Doby	1635	\$ 187.00	3	2	4/7/2017	\$ 306,000.00	6534	0.15	304-290-030
Moreno Valley	24352 Carolee Ave	Cody	Bobitch	1381	\$ 199.00	3	1	4/7/2017	\$ 275,000.00	4791	0.11	485-173-022
Moreno Valley	13559 Casper Ct	Limber	Quezada	1540	\$ 175.00	3	1	4/7/2017	\$ 270,000.00	8712	0.2	291-232-013
Moreno Valley	12060 Drury Ln	Nicolas	Ochoa	2253	\$ 162.00	4	3	4/7/2017	\$ 365,000.00	7405	0.17	291-492-017
Moreno Valley	14597 Everest Way	David	Bohmfolk	1510	\$ 195.00	2	2	4/7/2017	\$ 295,000.00	6534	0.15	304-290-031
Moreno Valley	11465 Ladd Ave	David	Ballard	2703	\$ 162.00	4	3	4/7/2017	\$ 440,000.00	20037	0.46	473-392-006
Moreno Valley	12300 Lantz Ln	Anthony	King	1985	\$ 181.00	4	1	4/7/2017	\$ 360,000.00	27007	0.62	488-061-008
Moreno Valley	13376 Moreno Way	Jesus	Catalan	1142	\$ 236.00	3	1	4/7/2017	\$ 270,000.00	6970	0.16	482-152-040
Moreno Valley	22490 Naranja St	Maria	Ramirez	1885	\$ 159.00	4	2	4/7/2017	\$ 300,000.00	8712	0.2	264-412-002
Moreno Valley	24655 Sundial Way	Hilda	Anguiano	1263	\$ 220.00	4	1	4/7/2017	\$ 278,000.00	8276	0.19	475-132-006
Moreno Valley	13175 Yellowwood St	Brian	Boyd	2853	\$ 117.00	6	3	4/7/2017	\$ 335,000.00	4791	0.11	291-610-010
Moreno Valley	26864 Cimarron Canyon Dr	Jia	Lin	4481	\$ 95.00	7	4	4/10/2017	\$ 427,000.00	6969	0.16	308-621-005
Moreno Valley	27470 Delphinium Ave	Alexander	Adu	2821	\$ 124.00	3	4	4/10/2017	\$ 350,000.00	6534	0.15	486-503-011
Moreno Valley	25955 Jumano Dr	David	Hall	1997	\$ 151.00	4	2	4/10/2017	\$ 303,000.00	5663	0.13	486-385-001
Moreno Valley	24182 Old Country Rd	Robert	Dunlap	2528	\$ 142.00	4	2	4/10/2017	\$ 359,000.00	7405	0.17	474-454-005
Moreno Valley	12941 Bernard Ct	Juan	Aceves	1710	\$ 180.00	3	2	4/12/2017	\$ 308,000.00	5227	0.12	487-270-012
Moreno Valley	16789 Calle Pinata	Heriberto	Belman	1907	\$ 165.00	4	2	4/12/2017	\$ 316,000.00	5227	0.12	312-242-010
Moreno Valley	11315 Lindley Ln	Danielle	Sexton	2200	\$ 181.00	3	2	4/12/2017	\$ 400,000.00	20038	0.46	473-412-003
Moreno Valley	12216 Lorez Dr	Jesse	Crosby Jr	2720	\$ 137.00	5	3	4/12/2017	\$ 375,000.00			479-663-028
Moreno Valley	23967 Pine Smoke Pl	Yanbo	Fu	2222	\$ 148.00	4	2	4/12/2017	\$ 330,000.00	7405	0.17	260-221-054
Moreno Valley	24462 St Thomas Ave	Nicholas	Best	1587	\$ 178.00	3	2	4/12/2017	\$ 283,000.00	7405	0.17	485-201-046
Moreno Valley	25626 Vespucci Ave	Julieta	Lopez	1443	\$ 211.00	3	2	4/12/2017	\$ 305,000.00	7405	0.17	479-603-010
Moreno Valley	10449 Via Apolina	Massab	Abbas	1783	\$ 165.00	4	2	4/12/2017	\$ 295,000.00	5662	0.13	260-061-007
Moreno Valley	23671 White Owl Ct	Sandra	Lemons	1638	\$ 1.00	4	1	4/12/2017	\$ 3,100.00	7405	0.17	296-083-032
Moreno Valley	24057 Amberley Dr	Wendy	Adame	896	\$ 247.00	2	2	4/17/2017	\$ 221,500.00	3920	0.09	482-551-016
Moreno Valley	24877 Basswood St	Michael	Mckelvie	1116	\$ 246.00	3	2	4/17/2017	\$ 275,000.00	7405	0.17	482-363-003
Moreno Valley	15030 Batton St	Simon	Pan	1545	\$ 187.00	4	1	4/17/2017	\$ 290,000.00	9583	0.22	485-061-010
Moreno Valley	21948 Bay Ave	Ruijia	Wang	1223	\$ 225.00	3	1	4/17/2017	\$ 276,000.00	43560	1	263-210-046

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Moreno Valley	10035 Deep Canyon Rd	Gilbert	Segovia	2150	\$ 148.00	4	2	4/17/2017	\$ 320,000.00	6098	0.14	260-312-023
Moreno Valley	24531 Dunlavy Ct	Michael	Gludemans	2511	\$ 137.00	4	3	4/17/2017	\$ 345,000.00	9147	0.21	475-360-002
Moreno Valley	13031 Teton Ct	Farhan	Rana	1304	\$ 166.00	3	1	4/17/2017	\$ 217,500.00	3920	0.09	487-360-013
Moreno Valley	12909 Barbazon Dr	George	Abdelmalak	1587	\$ 183.00	3	2	4/19/2017	\$ 291,000.00	5227	0.12	487-292-026
Moreno Valley	23153 Bay Ave	Raul	Suarez	1317	\$ 201.00	3	2	4/19/2017	\$ 265,000.00	5227	0.12	296-163-011
Moreno Valley	26300 Bogoso Ln	Marximiliano	Andrade	2570	\$ 126.00	4	2	4/19/2017	\$ 325,000.00	5227	0.12	486-422-036
Moreno Valley	17251 Calle Rio Vis	Demetrius	Brown	2693	\$ 92.00	4	2	4/19/2017	\$ 250,000.00	9147	0.21	312-280-007
Moreno Valley	11911 Honey Holw	Sergio	Samano Jr	1600	\$ 173.00	3	2	4/19/2017	\$ 277,000.00	3484	0.08	264-153-021
Moreno Valley	23313 Old Valley Dr	Mary	Anderson	1302	\$ 234.00	3	1	4/19/2017	\$ 305,000.00	7405	0.17	292-083-012
Moreno Valley	15610 Oliver St	Marilow	Cabacang	2458	\$ 146.00	4	3	4/19/2017	\$ 360,000.00			304-182-002
Moreno Valley	24082 Orange Creek Cir	William	Savage	1667	\$ 185.00	3	2	4/19/2017	\$ 310,000.00	7840	0.18	474-463-010
Moreno Valley	24155 Rothbury Dr	Jose	Benitez	989	\$ 252.00	3	2	4/19/2017	\$ 250,000.00	3484	0.08	482-552-034
Moreno Valley	22881 Springdale Dr	Rocio	Rodriguez	1129	\$ 243.00	3	2	4/19/2017	\$ 275,000.00	5662	0.13	260-192-012
Moreno Valley	12631 Twinberry Dr	Maricela	Galdamez	2592	\$ 135.00	3	2	4/19/2017	\$ 350,000.00	7405	0.17	487-200-009
Moreno Valley	14285 Woodlark Ln	Adam	Pursell	1568	\$ 180.00	4	1	4/19/2017	\$ 283,500.00	7405	0.17	484-092-029
Moreno Valley	11957 Albion Way	Jason	Sanchez	937	\$ 273.00	2	2	4/20/2017	\$ 256,000.00	6534	0.15	264-301-020
Moreno Valley	26161 Casa Encantador Rd	Jorse	Palafox	2257	\$ 95.00	4	3	4/20/2017	\$ 215,000.00	5663	0.13	486-413-040
Moreno Valley	25576 Catalejo Ln	Norma	Hernandez	2249	\$ 142.00	4	2	4/20/2017	\$ 320,000.00	5663	0.13	486-354-013
Moreno Valley	10969 Fenton Rd	Lorenzo	Aguilar	1667	\$ 188.00	3	2	4/20/2017	\$ 315,000.00	6969	0.16	474-451-005
Moreno Valley	24810 Redcliff Ct	Marshall	Gomez	1392	\$ 186.00	4	2	4/20/2017	\$ 260,000.00	7405	0.17	475-231-006
Moreno Valley	11578 Ridgecrest Ln	Diana	Gonzales	1683	\$ 168.00	4	1	4/20/2017	\$ 283,000.00	7405	0.17	475-171-022
Moreno Valley	24831 Skyland Dr	Alan	Leon	2410	\$ 134.00	4	2	4/20/2017	\$ 323,000.00	10018	0.23	475-070-050
Moreno Valley	25668 Sprucewood Pl	Robert	Pompa	1668	\$ 167.00	3	2	4/20/2017	\$ 280,000.00	13939	0.32	474-652-014
Moreno Valley	12857 Sunnymeadows Dr	Maria	Banuelos	1295	\$ 212.00	3	1	4/20/2017	\$ 275,000.00	7405	0.17	292-032-010
Moreno Valley	10068 Thrasher Cir	Horacio	Luna	2763	\$ 142.00	4	2	4/20/2017	\$ 395,000.00	13068	0.3	260-302-007
Moreno Valley	24311 Via Vargas Dr	Luis	Perez	1931	\$ 157.00	4	2	4/20/2017	\$ 305,000.00	8276	0.19	482-535-003
Moreno Valley	25441 Elder Ave	Sandra	Randall	1571	\$ 171.00	4	1	4/21/2017	\$ 270,000.00	8712	0.2	479-372-016
Moreno Valley	11978 Graham St	Carlos	Avila	1308	\$ 198.00	3	1	4/21/2017	\$ 260,000.00	6098	0.14	264-144-003
Moreno Valley	12201 Hythe St	Julian	Rojas	852	\$ 252.00	2	1	4/21/2017	\$ 215,000.00	4356	0.1	291-362-021
Moreno Valley	11461 Kitching St	Jose	Ayala	2121	\$ 180.00	3	1	4/21/2017	\$ 382,000.00	9583	0.22	474-402-002

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Moreno Valley	10661 Mendoza Rd	Alex	Wu	1749	\$ 176.00	4	2	4/21/2017	\$ 309,000.00	6534	0.15	260-111-011
Moreno Valley	23628 Narcissus Cir	Carole	Carbone	2577	\$ 181.00	4	2	4/21/2017	\$ 469,000.00	10890	0.25	260-331-014
Moreno Valley	12149 Nita Dr	Giao	Van Bui	1367	\$ 201.00	3	2	4/21/2017	\$ 275,000.00	7840	0.18	481-043-010
Moreno Valley	27160 Quail Creek Dr	Kenneth	Voss	1858	\$ 174.00	4	2	4/21/2017	\$ 325,000.00	6969	0.16	488-132-023
Moreno Valley	25790 White Wood Cir	Sabrina	Owens	1038	\$ 221.00	2	1	4/21/2017	\$ 230,000.00	7405	0.17	484-181-024
Moreno Valley	26280 Alturas Creek Dr	Rafael	Alvarez Jr	1602	\$ 195.00	3	2	4/24/2017	\$ 313,000.00	7405	0.17	487-422-020
Moreno Valley	23686 Mark Twain	Quang	Ngo	1309	\$ 191.00	3	2	4/24/2017	\$ 251,000.00	4356	0.1	264-221-030
Moreno Valley	24429 Robie Ct	Mayra	Inda	1381	\$ 199.00	3	1	4/24/2017	\$ 275,000.00	5227	0.12	485-181-050
Moreno Valley	25706 Tallandsia Ct	James	Emerick	1060	\$ 118.00	3	1	4/24/2017	\$ 126,000.00	7405	0.17	479-582-030
Moreno Valley	25949 Via Elegante	Jose	Vargas	1757	\$ 166.00	3	2	4/24/2017	\$ 292,000.00	5227	0.12	312-351-027
Moreno Valley	25193 Billie Dr	Irma	Reid	1403	\$ 210.00	3	2	4/25/2017	\$ 295,000.00	7405	0.17	484-222-006
Moreno Valley	13731 Crape Myrtle Dr	Brandon	Conde	1726	\$ 131.00	4	3	4/25/2017	\$ 227,500.00	4791	0.11	479-472-014
Moreno Valley	23900 Creekwood Dr	Jaime	Figueroa	2167	\$ 167.00	4	2	4/25/2017	\$ 362,000.00	9583	0.22	260-082-037
Moreno Valley	12050 Drury Ln	Nga	Yanez	1932	\$ 181.00	3	2	4/25/2017	\$ 350,000.00	7840	0.18	291-492-016
Moreno Valley	23450 Gerbera St	Margalet	Gallegos	1402	\$ 17.00	3	1	4/25/2017	\$ 24,090.00	9583	0.22	296-222-025
Moreno Valley	16408 Hazelwood Ct	Gabriel	Arellano	1801	\$ 157.00	3	2	4/25/2017	\$ 283,500.00	5662	0.13	312-082-055
Moreno Valley	12315 Lantz Ln	Mary	Simpson	2151	\$ 173.00	4	2	4/25/2017	\$ 373,000.00	20473	0.47	488-060-009
Moreno Valley	16299 Silverbirch Rd	Hugo	Alvarez	1520	\$ 197.00	3	2	4/25/2017	\$ 300,000.00	12632	0.29	312-081-013
Moreno Valley	12195 Westerly Trl	Jose	Villicana	1854	\$ 161.00	3	2	4/25/2017	\$ 300,000.00	7405	0.17	479-513-018
Moreno Valley	14567 Antilles Dr	Anthony	Delgado	1190	\$ 218.00	3	1	4/26/2017	\$ 260,000.00	7405	0.17	484-171-016
Moreno Valley	11850 Barclay Dr	Salvador	Castaneda	1885	\$ 209.00	4	2	4/26/2017	\$ 395,000.00	6534	0.15	264-404-018
Moreno Valley	24420 Bostwick Dr	Ismael	Silva	1761	\$ 150.00	6	2	4/26/2017	\$ 265,000.00	7405	0.17	482-283-020
Moreno Valley	25970 Calle Ensenada	Brigida	Arrizon	3072	\$ 110.00	6	3	4/26/2017	\$ 340,000.00	5227	0.12	312-322-032
Moreno Valley	24277 Fitz St	Abel	Sicairos	1381	\$ 166.00	3	1	4/26/2017	\$ 230,000.00	5227	0.12	485-194-006
Moreno Valley	25075 Middlebrook Way	Lourdes	Robles	1507	\$ 195.00	3	2	4/26/2017	\$ 295,000.00	5227	0.12	312-082-023
Moreno Valley	22488 Mountain View Rd	Robert	Gonzalez	1617	\$ 193.00	3	2	4/26/2017	\$ 313,000.00	6970	0.16	260-401-010
Moreno Valley	13104 Oak Dell St	Jamaila	Torbett	1544	\$ 121.00	3	2	4/26/2017	\$ 187,000.00	3484	0.08	291-371-018
Moreno Valley	24596 Skyrock Dr	Jesus	Sandoval	1954	\$ 156.00	3	2	4/26/2017	\$ 305,000.00	6970	0.16	475-082-013
Moreno Valley	9685 Sunnybrook Dr	Thoranga	Jayasinghe	2920	\$ 131.00	4	2	4/26/2017	\$ 385,000.00	8276	0.19	259-442-004
Moreno Valley	13136 Terry Ct	Manuel	Tello	1317	\$ 216.00	2	1	4/26/2017	\$ 285,000.00	10018	0.23	479-113-050



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Moreno Valley	11701 Vista De Cerros Dr	Arthur	Jolivette Jr	2528	\$ 160.00	4	2	4/26/2017	\$ 405,000.00	20908	0.48	474-362-009
Moreno Valley	16740 War Cloud Dr	Jorvin	Sevilla li	1461	\$ 177.00	3	2	4/26/2017	\$ 260,000.00	5227	0.12	312-163-010
Moreno Valley	24550 Wild Calla Dr	Caleb	Phillips	1074	\$ 251.00	3	1	4/26/2017	\$ 270,000.00	8276	0.19	474-532-013
Moreno Valley	14634 Willow Leaf Rd	Haoning	Wu	3337	\$ 110.00	4	4	4/26/2017	\$ 370,000.00	6969	0.16	486-502-002
Moreno Valley	12420 Yuma Ct	Jonathan	Campos	1651	\$ 179.00	4	2	4/26/2017	\$ 296,000.00	8276	0.19	479-422-001

<b>Total Sales:</b>	125
<b>Average Sales Price:</b>	\$301,201.52
<b>Average Square Feet:</b>	1815