Authentisign ID: 74E3E5C8-ABD4-E111-BE5B-000D3A4EE82A

Comparative Market Analysis



Researched and prepared by

Bryan Rockwell

Prepared exclusively for

Monique Cardenas

Prepared on

October 30, 2026

Subject Property

21389 Greyson RD

Moreno Valley

92557-8332



Bryan Rockwell State Lic#: 01250820

MGR Real Estate

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Ontario, CA 91764

909-227-5757

Bryanroc@msn.com

Authentisign ID: 74F3E5C8-ABD4-F111-BF5B-000D3A4FF82A

Comparative Market Analysis

21389 Greyson Rd
Moreno Valley, 92557

Friday, October 30, 2026

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



	21389 Greyson Rd
1	11788 Lewisia Ave
2	21389 Greyson
3	21250 Tennyson Road
4	21418 Marston Court
5	21396 Lilium Ct
6	11516 Wordsworth
7	21401 Greyson
8	21040 Lord Murphy Court
9	21484 Dickinson Road

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Comparative Market Analysis

21389 Greyson Rd
Moreno Valley, 92557

Friday, October 30, 2026

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Active

Address	L/S Price	Bd	Bth	Sqft	$/Sq	Built	ML#	List Date	CDAM
21389 Greyson Rd		*4*	*3*	*2,569*		*2005*			
11788 Lewisia Ave Moreno Valley, 92557	$620,000	4	3	2,067	$299.95	1989	WS26206094	9/21/26	35
21389 Greyson Moreno Valley, 92557	$629,990	4	3	2,569	$245.23	2005	CV26195607	9/06/26	49
21250 Tennyson Rd Moreno Valley, 92557	$689,000	5	3	2,567	$268.41	1991	WS26173509	7/30/26	77
	$646,330	**4.0**	**3.00**	**2,401**	**$271**	**1995**			**54**

Pending

Address	L/S Price	Bd	Bth	Sqft	$/Sq	Built	ML#	List Date	CDAM
21389 Greyson Rd		*4*	*3*	*2,569*		*2005*			
21418 Marston Ct Moreno Valley, 92557	$578,880	4	3	2,129	$271.90	1990	OC26218050	10/02/26	12
	$578,880	**4.0**	**3.00**	**2,129**	**$272**	**1990**			**12**

Closed

Address	L/S Price	Bd	Bth	Sqft	$/Sq	Built	ML#	Sold Date	CDAM
21389 Greyson Rd		*4*	*3*	*2,569*		*2005*			
21396 Lilium Ct Moreno Valley, 92557	$610,000	4	3	2,067	$295.11	1989	TR26189713	10/29/26	12
11516 Wordsworth Moreno Valley, 92557	$680,000	4	3	2,052	$331.38	1991	OC26085234	6/24/26	4
21401 Greyson Moreno Valley, 92557	$700,000	5	3	2,708	$258.49	2005	IG26038411	6/01/26	53
21040 Lord Murphy Ct Moreno Valley, 92557	$716,000	4	3	2,243	$319.22	1990	IV26114566	9/02/26	74
21484 Dickinson Rd Moreno Valley, 92557	$730,000	5	3	2,321	$314.52	1990	IG26068617	5/04/26	7
	$687,200	**4.0**	**3.00**	**2,278**	**$304**	**1993**			**30**

Median: **$680,000**
Average: **$661,541**

On average, these comparable listings sold in 30 days for $ 687,200

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Comparative Market Analysis

21389 Greyson Rd
Moreno Valley, 92557

Friday, October 30, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.







Subject Property		Details	Adjust	Details	Adjust
21389 Greyson Rd		11788 Lewisia Ave		21389 Greyson	
MLS#		WS26206094		CV26195607	
Status		Active		Active	
Area		259 - Moreno Valley	0.00	259 - Moreno Valley	0.00
List Price		$620,000		$629,990	
Sold Price	$0.00				
List Date		09/21/2026		09/06/2026	
Sold Date					
DAM		35		49	
Beds	4	4	0	4	0
Baths	3	3	0	3	0
Style			0	Traditional	0
Sqft	2,569	2,067	0	2,569	0
Lot Sqft	7841	5,227	0	7,841	0
Lot Dim			0.00		0.00
Acres		0.12	0	0.18	0
Grg Stls		Yes	0	Yes	0
Prk Char	Attached Garage		0	Concrete, Paved, Garage Fac	0
Age	2005	1989	0	2005	0
Interior			0.00	Built-in Features, Copper Plum	0.00
Appliances			0.00	Dishwasher, Gas Oven, Gas C	0.00
# FP	1	Family Room, Primary Bedroo	0	Family Room, Primary Bedroo	0
Roof			0.00	Concrete	0.00

Remarks:

Bright, Vibrant, and Beautifully Positioned — Welcome to 11788 Lewisia Avenue, Moreno Valley

From the moment you arrive, 11788 Lewisia Avenue captures your attention with its inviting curb appeal, quiet street, and unbeatable location directly across from a community park. Imagine starting your day with green open space outside your front door and ending it with sweeping valley views and the glow of city lights in the distance.

This spacious 4-bedroom, 3-bath home offers approximately 2,067 sq. ft. of comfortable living on a 5,527 sq. ft. lot. Inside, you're greeted by an updated kitchen, warm hardwood floors, and abundant natural light flowing through the main living areas. The thoughtful two-story layout includes a downstairs bedroom and full

Great open floor plan on this 2600 SF Executive View Home--Newer home built in 2005; 3-car Garage+RV area; 180 degree VIEW of Valley off rear of home; easy frwy access and Super close to UCR....Best area of Moreno Valley.....CMA Value of $660k--$680,000.

Price	**$620,000**	**$629,990**
Total Adjustments		
Adjusted Price	**$620,000**	**$629,990**

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Comparative Market Analysis

21389 Greyson Rd
Moreno Valley, 92557

Friday, October 30, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.







Subject Property		Details	Adjust	Details	Adjust
21389 Greyson Rd		21250 Tennyson RD		21418 Marston CT	
MLS#		WS26173509		OC26218050	
Status		Active		Pending	
Area		259 - Moreno Valley	0.00	259 - Moreno Valley	0.00
List Price		$689,000		$578,880	
Sold Price	$0.00				
List Date		07/30/2026		10/02/2026	
Sold Date					
DAM		77		12	
Beds	4	5	0	4	0
Baths	3	3	0	3	0
Style			0		0
Sqft	2,569	2,567	0	2,129	0
Lot Sqft	7841	8,276	0	7,405	0
Lot Dim			0.00		0.00
Acres		0.19	0	0.17	0
Grg Stls		Yes	0	Yes	0
Prk Char	Attached Garage		0		0
Age	2005	1991	0	1990	0
Interior			0.00		0.00
Appliances			0.00	Gas Oven, Gas Range, Gas W	0.00
# FP	1	Family Room	0	Family Room	0
Roof			0.00	Tile	0.00

Remarks:

This well maintains two story home is ready to move feather 5 bedrooms and 3 full bathrooms offer approximately 2567 living spaces with 3 car garage. Soaring vaulted ceilings, crown molding, plantation shutters, an elegant staircase, and cozy fireplace create a warm and inviting atmosphere. The spacious floor plan includes a downstairs a bedroom and full bathroom, generous living room, family room, large kitchen and a suit private access to an expansive deck overlooking the sparkling pool and backyard. Enjoy wonderful indoor and outdoor living with plenty of space for relaxing and entertaining. Conveniently located nearby UC Riverside, shopping's, restaurants, and freeways 215,60 this exceptional home offers the perfect blend of comfort, style, and convenience. Must see it to be appreciate!

Outstanding Value in Box Springs!

Rare opportunity! This single-family home sits in a prime Box Springs location near an elementary school. Quiet community at the 215/60 interchange, backed by mountains—easy freeway access, zero freeway noise.

Front yard features a lush lawn and a beautiful sycamore tree. Extra-long driveway fits 3 cars, PLUS a 3-car garage—parking is a breeze.

Inside: vaulted ceilings, bright sunny windows, and fresh mountain air. Kitchen and dining on the left open to the backyard through sliding glass doors. Backyard boasts a patio cover, fruit trees, and blooming flowers. Downstairs bath and laundry add convenience.

Price	**$689,000**	**$578,880**
Total Adjustments		
Adjusted Price	**$689,000**	**$578,880**

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Comparative Market Analysis

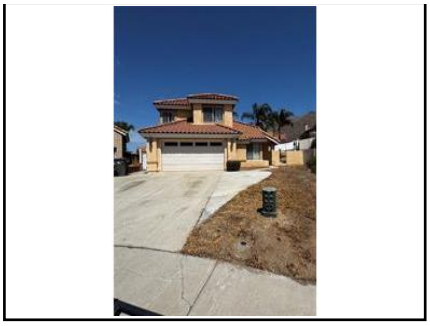
21389 Greyson Rd
Moreno Valley, 92557

Friday, October 30, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.







Subject Property		Details	Adjust	Details	Adjust
21389 Greyson Rd		21396 Lilium Ct		11516 Wordsworth	
MLS#		TR26189713		OC26085234	
Status		Closed		Closed	
Area		259 - Moreno Valley	0.00	259 - Moreno Valley	0.00
List Price		$579,000		$650,000	
Sold Price	$0.00	$610,000		$680,000	
List Date		08/28/2026		09/02/2025	
Sold Date		10/29/2026		06/24/2026	
DAM		12		4	
Beds	4	4	0	4	0
Baths	3	3	0	3	0
Style			0		0
Sqft	2,569	2,067	0	2,052	0
Lot Sqft	7841	6,534	0	8,712	0
Lot Dim			0.00		0.00
Acres		0.15	0	0.20	0
Grg Stls		Yes	0	Yes	0
Prk Char	Attached Garage		0		0
Age	2005	1989	0	1991	0
Interior			0.00		0.00
Appliances			0.00		0.00
# FP	1	Family Room	0	Family Room, Gas	0
Roof			0.00		0.00

Remarks:

Price Reduction! Welcome to 21396 Lilium Ct. Located on a quiet cul-de-sac at the base of the scenic Box Springs Mountains, this spacious 4-bedroom, 3-bathroom Moreno Valley home offers the perfect combination of space, privacy, location, and opportunity. This is an exceptional chance to own a home with features buyers are looking for at an attractive price point. Inside, the approximately 2,067 sq. ft. two-story floor plan offers a flexible layout designed for everyday living and entertaining. A full bedroom and bathroom downstairs provides an ideal space for guests, extended family, a home office, or multigenerational living. Upstairs, additional bedrooms provide plenty of room for family and personal space. Step outside and discover your own private backyard oasis featuring a private swimming pool and spa, creating the perfect setting for summer gatherings, weekend relaxation, and entertaining. The cul-de-sac location adds an extra sense of

Experience Elevated Living: Pool Home with Paid-Off Solar & Breathtaking Mountain Views! Welcome to 11516 Wordsworth Rd, a pristine sanctuary nestled in the highly sought-after foothills of Northern Moreno Valley. This impeccably maintained 2-story residence offers the perfect blend of energy efficiency, modern upgrades, and an outdoor oasis designed for the ultimate California lifestyle. Step inside to a light-filled floor plan characterized by soaring vaulted ceilings and elegant wood-look flooring. The formal living and dining areas flow seamlessly toward the heart of the home: a chef-inspired kitchen. Featuring white cabinetry with sleek dark hardware, premium granite countertops, and a full suite of stainless steel appliances, this kitchen is as functional as it is beautiful. Enjoy the unique tray-ceiling detail with recessed lighting and stylish pendant fixtures over the breakfast bar. Retreat to a spacious primary suite featuring vaulted ceilings

Price	**$610,000**	**$680,000**
Total Adjustments		
Adjusted Price	**$610,000**	**$680,000**

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Comparative Market Analysis

21389 Greyson Rd
Moreno Valley, 92557

Friday, October 30, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.







Subject Property		Details	Adjust	Details	Adjust
21389 Greyson Rd		21401 Greyson		21040 Lord Murphy CT	
MLS#		IG26038411		IV26114566	
Status		Closed		Closed	
Area		259 - Moreno Valley	0.00	259 - Moreno Valley	0.00
List Price		$719,000		$730,000	
Sold Price	$0.00	$700,000		$716,000	
List Date		02/19/2026		05/27/2026	
Sold Date		06/01/2026		09/02/2026	
DAM		53		74	
Beds	4	5	0	4	0
Baths	3	3	0	3	0
Style			0		0
Sqft	2,569	2,708	0	2,243	0
Lot Sqft	7841	7,405	0	14,810	0
Lot Dim			0.00		0.00
Acres		0.17	0	0.34	0
Grg Stls		Yes	0	Yes	0
Prk Char	Attached Garage		0	Boat, Direct Garage Access, D	0
Age	2005	2005	0	1990	0
Interior			0.00	Built-in Features, Cathedral Ce	0.00
Appliances			0.00	Dishwasher, Gas Water Heate	0.00
# FP	1	Family Room	0	Family Room, Gas, Fire Pit	0
Roof			0.00		0.00

Remarks:

Located in desirable Moreno Valley near the scenic Box Springs Mountains, this stunning home is now available.

The property is ideally situated just minutes from the University of California, Riverside, and major shopping centers including Costco, Sam's Club, and the Moreno Valley Mall. It also offers convenient access to Interstates 60 and 15.

This spacious home features 5 bedrooms, 3 full bathrooms, and a three-car garage with direct access. You can enjoy beautiful mountain views from the front and an impressive city view from the backyard, which serves as a private retreat.

This is a perfect home for a family. Please contact me soon to schedule a viewing.

Welcome to this beautifully upgraded 4-bedroom home located in a desirable neighborhood of Moreno Valley! From the moment you walk in, you'll appreciate the spacious formal living and dining rooms, perfect for entertaining and gatherings. The inviting family room features a cozy tiled fireplace with surround sound speakers above, creating the perfect space to relax.
The kitchen is beautifully appointed with granite countertops, warm dark cabinetry, stylish backsplash, and stainless steel appliances. Gorgeous tile flooring flows throughout the downstairs living areas, adding both elegance and durability.
Upstairs offers four spacious bedrooms, including an oversized secondary bedroom that could easily function as a second primary suite, game room, or flex space. The primary suite features wood-like flooring, upgraded closet inserts in the walk-in closet, and a beautifully remodeled bathroom complete with a walk-in tiled

Price	**$700,000**	**$716,000**
Total Adjustments		
Adjusted Price	**$700,000**	**$716,000**

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Comparative Market Analysis

21389 Greyson Rd
Moreno Valley, 92557

Friday, October 30, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.





Subject Property		Details	Adjust
21389 Greyson Rd		21484 Dickinson RD	
MLS#		IG26068617	
Status		Closed	
Area		259 - Moreno Valley	0.00
List Price		$715,000	
Sold Price	$0.00	$730,000	
List Date		03/30/2026	
Sold Date		05/04/2026	
DAM		7	
Beds	4	5	0
Baths	3	3	0
Style			0
Sqft	2,569	2,321	0
Lot Sqft	7841	7,841	0
Lot Dim			0.00
Acres		0.18	0
Grg Stls		Yes	0
Prk Char	Attached Garage	Driveway, Asphalt, Garage, Ga	0
Age	2005	1990	0
Interior		Ceiling Fan(s), Quartz Counter	0.00
Appliances		6 Burner Stove, ENERGY STA	0.00
# FP	1	Living Room, Gas	0
Roof		Clay	0.00

Remarks:

Welcome to 21484 Dickinson Rd a Beautifully Remodeled Two-Story Home Offering 4 Bedrooms Plus a Generously Sized Bonus Room or Office, 2.5 Bathrooms & Approximately 2,321 SQFT of Living Space. This Move-in Ready Home Features a Fully Updated Kitchen with New Appliances & New Modern Cabinets. Just off The Kitchen, You'll Find a Wet Bar with Extra Cabinet Space, Perfect For Hosting Gatherings & Enhancing The Home's Entertaining Abilities. Remodeled Bathrooms Throughout, Fresh Interior/Exterior Paint & a Newly Landscaped Front Yard That Adds To The Home's Modern Feel and Strong Curb Appeal. Ideally Located in a Quiet Residential Neighborhood, This Property is Just Down The Street From Seneca Elementary School, Making it Convenient For School Goers. Enjoy Quick Access To Major Commuter Routes Including the 60 & 215 Freeways While Being Only Minutes From Shopping, Dining, & Entertainment at Moreno

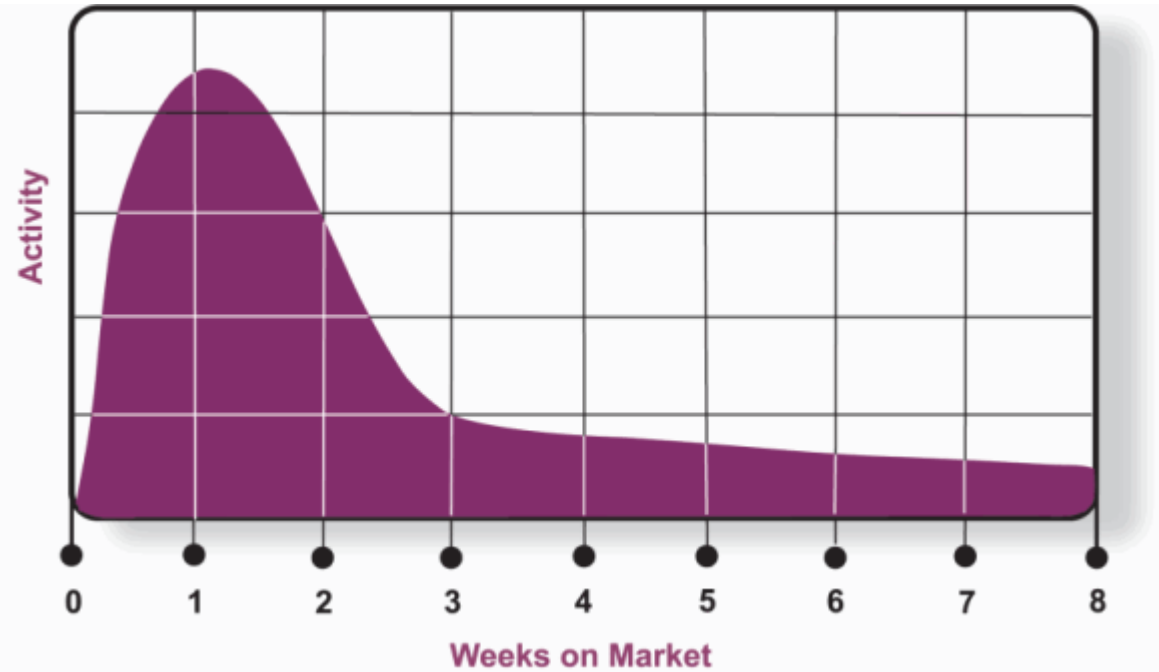
Price	**$730,000**
Total Adjustments	
Adjusted Price	**$730,000**

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Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.

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The Pitfalls of Overpricing

This chart highlights the importance of pricing correctly at market value.

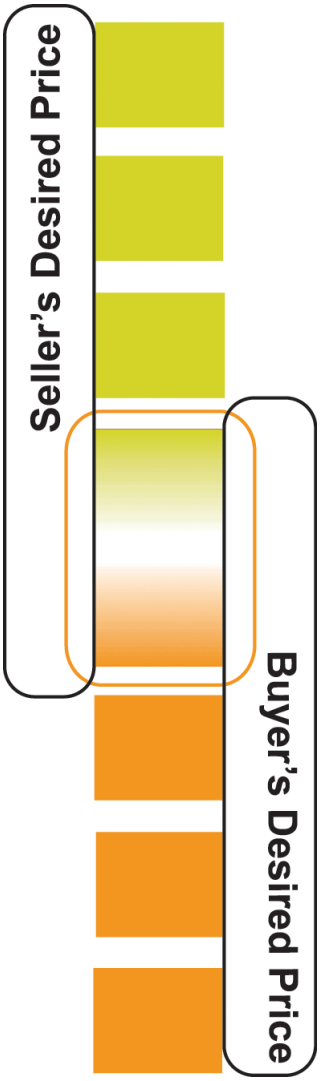
Overpricing your house in the belief that you can reduce the price back later is a strategy that can backfire badly. For example, by the time you reduce your price, you may miss out on a surge of interest in properties like yours. Also, if prices are lowered, buyers may wonder if there's something wrong with the property that kept other buyers away. So to keep from selling your property at below market value and from wasting valuable time, don't fall into the overpricing trap.



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Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.

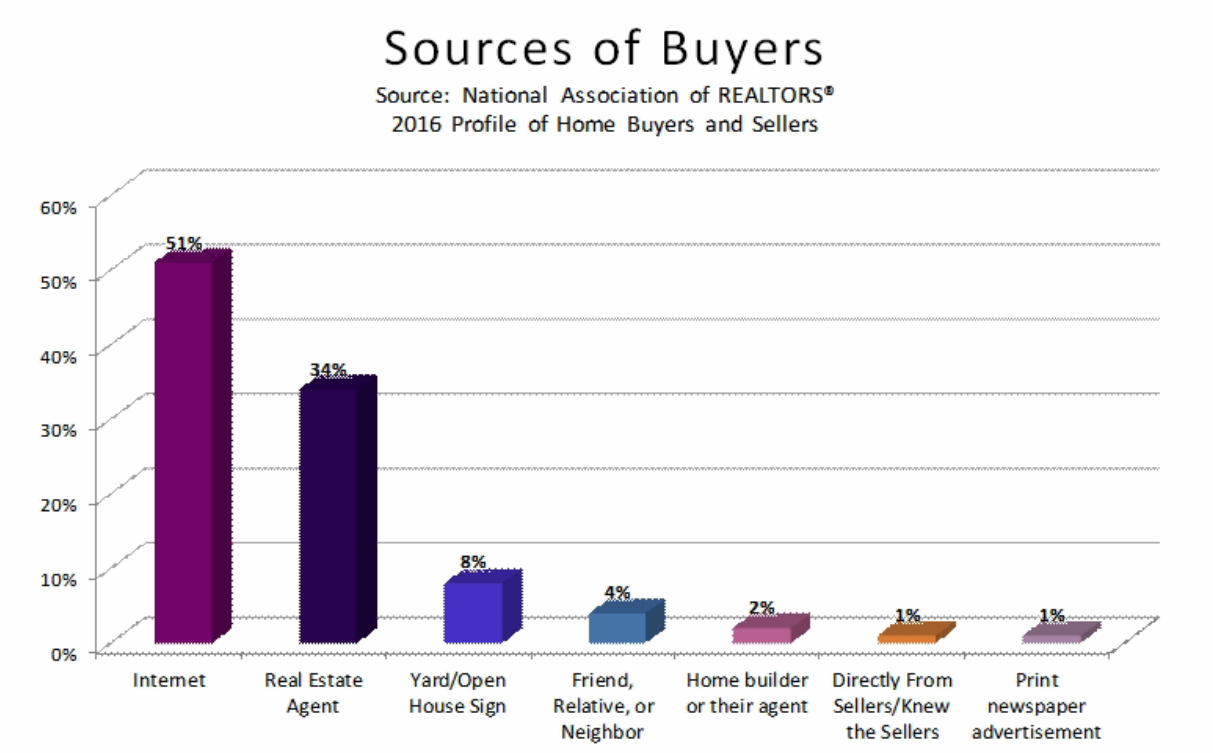
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Sources of Buyers

This page illustrates the primary sources of buyers for your property.

When you want a buyer, come to us first

There are several excellent reasons for selecting a professional Real Estate Agent to handle the sale of your property. For starters, our long-standing real estate expertise gives us the ability to network with other firms' agents to promote your property to the widest possible audience, including the Internet. Selling your property depends on a lot more than advertising and signage – it takes referrals, word-of-mouth advertising, and networking.



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The Benefits of Using a Professional Realtor

This page outlines the benefits of using a professional Realtor to sell your property.

You'll experience a wide variety of benefits when you hire a real estate professional. Successfully selling a property is a complicated exercise, and Realtors have the experience, resources and contacts to complete your sale quickly and smoothly.

Pricing
A Realtor will set the selling price of your property at a level that accurately reflects its value in current market conditions and will not cost you missed opportunities.

Marketing
A Realtor will have many useful suggestions on ways to improve the marketability of your property, including cosmetic repairs and other items that will create a favorable impression among buyers.

Your property will enjoy a wider exposure among buyers when you use a Realtor. In addition to using flyers and organizing open house days, a Realtor's extensive contact list of former clients, newly qualified buyers and other industry professionals can significantly reduce the time your property is on the market.

A Realtor will also allow you to tap into a highly productive and extensive industry network, such as a Multiple Listing Service or other industry marketing system.

Advertising your property efficiently is another area where a Realtor can play an important role. A Realtor's experience in deciding on the most appropriate type and frequency of advertising for your property can be invaluable. For example, placing too many ads can create the impression that there may be something wrong with the property or that the seller is desperate.

Security
Security is a major consideration when showing your home. By using a Realtor, you can rest assured that all showings will be pre-screened and supervised.

Negotiating
When negotiating a purchase, most buyers prefer to deal with a middleperson who is objective, unemotional and professional. Buyers will often feel more comfortable with a Realtor than with the owner when they want to raise issues that need resolving before making an offer.

Monitoring, Renegotiating, Closing or Settling
A Realtor will guide you through the minefield of potential problems associated with the appraisal, inspection and financing process, including the often complicated escrow instructions. In addition, your agent can meet and instruct any specialists or tradespeople who may be required for repairs or other issues that need to be completed before closing.

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My Guarantee to You

This page is my personal guarantee to you.

A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don’t act according to the agreed activities in the Plan, you may:

- Advise me that you aren’t satisfied and ask for a revision of the Plan

or

- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.

_____

Date