



# Menifee

## Sales Comparables - April 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	26280 Ridgemoor Rd	1308	\$ 254.00	3	1.75	4/22/2026	\$ 332,500.00	8712	0.2	337-211-011
Menifee	27615 Chatham Ln	2209	\$ 280.00	4	2.5	4/9/2026	\$ 620,000.00	7405	0.17	333-293-012
Menifee	28265 Abbey Ln	2045	\$ 317.00	4	1.75	4/3/2026	\$ 650,000.00	6294	0.14	331-574-016
Menifee	25785 Whitman Rd	1090	\$ 332.00	2	1.75	4/16/2026	\$ 362,000.00	7405	0.17	339-052-002
Menifee	26863 Buccaneer Dr	1427	\$ 294.00	3	1.75	4/17/2026	\$ 420,000.00	3920	0.09	331-420-013
Menifee	30874 Windy Ridge Way	1946	\$ 303.00	3	1.75	4/27/2026	\$ 590,000.00	5105	0.12	364-422-017
Menifee	27610 Wendy St	2208	\$ 269.00	4	2.5	4/7/2026	\$ 595,000.00	4791	0.11	333-822-001
Menifee	29720 Morning Breeze Dr	1961	\$ 293.00	4	2	4/1/2026	\$ 575,000.00	9583	0.22	339-391-002
Menifee	27558 Ethan Allen Way	2407	\$ 263.00	4	2.5	4/21/2026	\$ 634,000.00	7405	0.17	333-293-007
Menifee	31235 Morgan Horse St	3739	\$ 234.00	3	2.5	4/10/2026	\$ 875,000.00	11325	0.26	372-540-013
Menifee	31876 Copper Ter	2069	\$ 303.00	4	2	4/17/2026	\$ 628,000.00	9583	0.22	372-511-014
Menifee	28201 Portsmouth Dr	1146	\$ 298.00	2	1.75	4/27/2026	\$ 342,000.00	7405	0.17	339-071-005
Menifee	24347 Ponderosa Ln	3114	\$ 253.00	4	2.5	4/13/2026	\$ 789,000.00	13939	0.32	358-561-016
Menifee	29563 Avida Dr	1165	\$ 450.00	3	2	4/27/2026	\$ 525,000.00	7840	0.18	339-222-010
Menifee	27253 Family Cir	1002	\$ 362.00	2	1	4/10/2026	\$ 363,000.00	4356	0.1	335-464-001
Menifee	27077 El Rancho Dr	1098	\$ 227.00	2	1.75	4/17/2026	\$ 250,000.00	6969	0.16	336-112-009
Menifee	26337 Sosa Ct	1558	\$ 359.00	3	2	4/3/2026	\$ 560,000.00	7405	0.17	331-500-007
Menifee	26420 Allentown Dr	1328	\$ 243.00	2	1.75	4/13/2026	\$ 324,000.00	7405	0.17	335-255-003
Menifee	27490 Grand Teton Ct	2486	\$ 277.00	4	2.75	4/13/2026	\$ 689,000.00	12632	0.29	333-782-014
Menifee	26063 Ridgemoor Rd	1313	\$ 430.00	3	2	4/10/2026	\$ 565,000.00	7840	0.18	338-301-004
Menifee	27260 Paloma Way	1431	\$ 397.00	3	1.75	4/23/2026	\$ 569,000.00	11325	0.26	336-011-021
Menifee	27777 Calle Talavera	1478	\$ 378.00	3	2	4/10/2026	\$ 560,000.00	10890	0.25	331-510-026
Menifee	29003 Boulder Crest Way	1717	\$ 343.00	3	2	4/1/2026	\$ 589,000.00	8712	0.2	341-222-006
Menifee	26461 Chambers Ave	1393	\$ 269.00	2	1.75	4/30/2026	\$ 375,000.00	10018	0.23	335-244-001
Menifee	28163 Lookout Point Ln	2563	\$ 268.00	3	2.5	4/8/2026	\$ 687,000.00	7840	0.18	333-382-011
Menifee	31859 Eaton Ln	1698	\$ 338.00	3	1.75	4/24/2026	\$ 575,000.00	6534	0.15	360-783-025
Menifee	29768 Shire Horse Way	2103	\$ 309.00	3	2	4/21/2026	\$ 650,000.00	7405	0.17	372-582-005
Menifee	28747 Fall Creek Ct	2228	\$ 231.00	2	2	4/13/2026	\$ 515,000.00	6098	0.14	340-210-025
Menifee	29342 Artillery Cir	2849	\$ 260.00	4	2.25	4/2/2026	\$ 742,500.00	10890	0.25	341-370-035
Menifee	28455 Red Apple Rd	1586	\$ 331.00	3	2	4/27/2026	\$ 525,000.00	7840	0.18	329-390-012



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## Sales Comparables - April 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	28401 Pacific Ct	3770	\$ 232.00	5	2.75	4/9/2026	\$ 875,000.00	14810	0.34	333-510-020
Menifee	32906 Forgecroft St	2461	\$ 260.00	4	2.75	4/30/2026	\$ 641,000.00	6459	0.15	372-612-013
Menifee	27107 Flagler St	1204	\$ 348.00	2	1.75	4/17/2026	\$ 420,000.00	7405	0.17	335-352-016
Menifee	24456 Reserve Ct	3126	\$ 233.00	5	3.75	4/1/2026	\$ 730,000.00	6534	0.15	341-331-003
Menifee	28641 Raintree Dr	2121	\$ 282.00	2	2	4/21/2026	\$ 599,000.00	6098	0.14	340-210-053
Menifee	31811 Reinhardt Ct	2489	\$ 277.00	3	2	4/17/2026	\$ 690,000.00	8276	0.19	360-592-030
Menifee	29102 Nectarine St	3391	\$ 217.00	5	3	4/17/2026	\$ 739,000.00	8276	0.19	333-631-003
Menifee	27037 Hidden Creek Ct	2163	\$ 265.00	3	2.5	4/14/2026	\$ 575,000.00	7405	0.17	333-471-037
Menifee	29893 Saint Andrews Dr	1426	\$ 245.00	3	1.75	4/13/2026	\$ 350,000.00	4791	0.11	340-112-060
Menifee	30427 Miranda Dr	1746	\$ 240.00	3	2.5	4/30/2026	\$ 420,000.00	4791	0.11	364-051-002
Menifee	30276 Pebble Beach Dr	1785	\$ 294.00	3	2	4/13/2026	\$ 525,000.00	7405	0.17	336-155-020
Menifee	29128 Celestial Dr	2916	\$ 227.00	4	3	4/22/2026	\$ 664,000.00	6098	0.14	340-351-021
Menifee	26313 Sosa Ct	1954	\$ 307.00	4	2	4/30/2026	\$ 600,000.00	10454	0.24	331-500-009
Menifee	30126 Night Passage Cir	2817	\$ 289.00	3	2.5	4/17/2026	\$ 815,000.00	11761	0.27	358-500-008
Menifee	27464 Cloudy Peak Way	1946	\$ 308.00	3	1.75	4/1/2026	\$ 600,000.00	7165	0.16	364-431-015
Menifee	29376 Woodbine Ln	3192	\$ 211.00	4	2.5	4/17/2026	\$ 675,000.00	7405	0.17	388-101-007
Menifee	26231 Foxgrove Rd	1641	\$ 222.00	2	1.75	4/24/2026	\$ 365,000.00	7840	0.18	338-024-017
Menifee	26639 Mehaffey St	1705	\$ 237.00	2	1.75	4/8/2026	\$ 405,000.00	7840	0.18	335-282-008
Menifee	30097 Big Country Dr	3126	\$ 223.00	5	3.75	4/6/2026	\$ 700,000.00	6098	0.14	358-760-032
Menifee	29968 Blowing Wind Ct	1895	\$ 369.00	3	2.75	4/2/2026	\$ 700,000.00	9940	0.23	341-411-023
Menifee	27865 Cliff Top Ct	1365	\$ 417.00	3	1.75	4/22/2026	\$ 570,000.00	7840	0.18	336-360-015
Menifee	27146 El Rancho Dr	1308	\$ 286.00	3	1.75	4/8/2026	\$ 375,000.00	9147	0.21	336-111-013
Menifee	29355 Santa Ynez Cir	3124	\$ 331.00	4	2.5	4/15/2026	\$ 1,035,000.00	12196	0.28	341-380-015
Menifee	27812 Ruggie Rd	1041	\$ 345.00	2	1.75	4/10/2026	\$ 360,000.00	3920	0.09	331-392-003
Menifee	29794 Winter Hawk Rd	3399	\$ 176.00	5	3	4/2/2026	\$ 600,000.00	7405	0.17	338-343-009
Menifee	29807 Saddle Ranch Pl	2090	\$ 311.00	3	1.75	4/3/2026	\$ 650,000.00	6268	0.14	341-300-010
Menifee	26112 Palm Breeze Ln	2133	\$ 227.00	2	2.5	4/23/2026	\$ 485,000.00	5662	0.13	335-520-028
Menifee	25915 Camino Juarez	1237	\$ 314.00	2	1.75	4/20/2026	\$ 389,000.00	4356	0.1	330-280-031
Menifee	28981 W Worcester Rd	1978	\$ 182.00	3	1.75	4/3/2026	\$ 360,000.00	8276	0.19	339-141-005
Menifee	26804 Ole Ln	1269	\$ 298.00	2	1.75	4/22/2026	\$ 379,000.00	3920	0.09	331-420-042

Deemed reliable but not guaranteed

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	28653 Pebble Beach Dr	992	\$ 332.00	2	1	4/17/2026	\$ 330,000.00	6969	0.16	337-221-007
Menifee	27317 Del Monte Ln	977	\$ 322.00	2	1.75	4/27/2026	\$ 315,000.00	3484	0.08	336-231-008
Menifee	27166 White Ct	2409	\$ 232.00	3	3	4/14/2026	\$ 560,000.00	8276	0.19	331-461-044
Menifee	31621 Greenwich Ct	2937	\$ 226.00	4	2.25	4/17/2026	\$ 665,000.00	7405	0.17	360-751-040
Menifee	32778 Kendal Ct	3830	\$ 224.00	4	3.5	4/7/2026	\$ 860,000.00	10454	0.24	372-310-009
Menifee	29530 Shire Horse Way	3739	\$ 243.00	3	2.5	4/21/2026	\$ 910,000.00	10018	0.23	372-532-008
Menifee	29837 Buena Tierra	984	\$ 482.00	2	1	4/15/2026	\$ 475,000.00	7405	0.17	336-203-005
Menifee	32758 Lamtarra Loop	3992	\$ 229.00	6	4.5	4/14/2026	\$ 916,500.00	10018	0.23	372-330-036
Menifee	26527 Alta Ave	2409	\$ 213.00	4	3	4/29/2026	\$ 515,000.00	6969	0.16	331-462-002
Menifee	29351 Quaking Aspen Way	1868	\$ 318.00	2	2	4/9/2026	\$ 595,000.00	7405	0.17	340-370-031
Menifee	29724 Giffhorn Ct	1165	\$ 456.00	2	1.75	4/24/2026	\$ 532,000.00	6969	0.16	339-251-004
Menifee	31618 Shawnee Cir	2310	\$ 278.00	3	1.75	4/24/2026	\$ 642,500.00	7840	0.18	372-592-003
Menifee	29180 Abelia Glen St	2030	\$ 302.00	4	2	4/20/2026	\$ 615,000.00	7405	0.17	333-632-012
Menifee	29913 Solardo Dr	1948	\$ 290.00	3	1.75	4/6/2026	\$ 565,000.00	5227	0.12	333-820-039
Menifee	29552 Copper Ridge Rd	2844	\$ 237.00	5	3	4/30/2026	\$ 675,000.00	8712	0.2	340-441-010
Menifee	30116 Meadow Oaks St	2082	\$ 283.00	3	2.75	4/9/2026	\$ 590,000.00	6534	0.15	459-320-035
Menifee	28313 Valombrosa Dr	1299	\$ 369.00	2	1.75	4/13/2026	\$ 480,000.00	4356	0.1	340-070-041
Menifee	26210 Lancaster Dr	921	\$ 345.00	2	1	4/21/2026	\$ 318,000.00	6969	0.16	335-131-021
Menifee	29950 Watson Rd	1578	\$ 348.00	3	1.75	4/10/2026	\$ 550,000.00	47916	1.1	327-440-028
Menifee	27212 Flagler St	1328	\$ 312.00	2	1.75	4/22/2026	\$ 415,000.00	7405	0.17	335-331-025
Menifee	29502 Twinberry Cir	2796	\$ 259.00	4	2.5	4/3/2026	\$ 725,000.00	6686	0.15	340-650-010
Menifee	32463 Mckiernan Ln	2615	\$ 8.00	3	2.5	4/17/2026	\$ 23,000.00	7840	0.18	466-434-004
Menifee	29187 Glencoe Ln	2243	\$ 140.00	4	3	4/10/2026	\$ 315,000.00	9583	0.22	372-371-004
Menifee	27565 Boston Dr	1328	\$ 278.00	2	1.75	4/27/2026	\$ 370,000.00	6969	0.16	335-273-031
Menifee	29139 Stone Ridge St	2438	\$ 244.00	4	2.5	4/30/2026	\$ 597,000.00	7840	0.18	340-432-014
Menifee	28263 Evening Star Dr	1982	\$ 312.00	4	2	4/24/2026	\$ 620,000.00	7840	0.18	336-460-007
Menifee	28184 Meadowsweet Dr	1500	\$ 353.00	2	1.75	4/17/2026	\$ 530,000.00	5227	0.12	340-272-014
Menifee	29110 Del Monte Dr	1404	\$ 249.00	2	1.75	4/24/2026	\$ 350,000.00	6534	0.15	338-084-001
Menifee	29275 Moon Hill Ct	3540	\$ 192.00	5	3	4/20/2026	\$ 680,000.00	6534	0.15	340-332-005
Menifee	28387 Mingo Ct	2760	\$ 250.00	5	3	4/27/2026	\$ 690,000.00	5662	0.13	331-640-026



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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	27155 Stagewood St	1199	\$ 307.00	2	1.75	4/22/2026	\$ 369,000.00	5662	0.13	335-424-034
Menifee	31039 Byers Rd	747	\$ 789.00	1	3.5	4/1/2026	\$ 590,000.00	43560	1	358-130-011
Menifee	29148 Paradise Canyon Dr	1560	\$ 292.00	2	1.75	4/10/2026	\$ 457,000.00	5662	0.13	340-200-023
Menifee	31890 Rouge Ln	3057	\$ 202.00	4	2.75	4/23/2026	\$ 620,000.00	7840	0.18	372-502-004
Menifee	26715 Saint Andrews Dr	992	\$ 282.00	2	1	4/13/2026	\$ 280,000.00	6098	0.14	337-382-001
Menifee	29433 Lake Hills Dr	2196	\$ 250.00	3	2.5	4/15/2026	\$ 550,000.00	7405	0.17	333-393-020
Menifee	30195 Sunset Pier Dr	1985	\$ 287.00	3	2.5	4/20/2026	\$ 570,000.00	3484	0.08	364-490-009
Menifee	24334 Fair Oaks Ct	2461	\$ 270.00	4	2.75	4/14/2026	\$ 665,000.00	6534	0.15	341-340-028
Menifee	26666 Dash Dr	2045	\$ 285.00	4	1.75	4/3/2026	\$ 583,500.00	5945	0.14	331-582-008
Menifee	26553 Scotch Pne	2767	\$ 249.00	4	3.5	4/27/2026	\$ 690,000.00	7714	0.18	360-931-009
Menifee	28762 Olympia Way	1833	\$ 171.00	3	1.75	4/7/2026	\$ 315,000.00	7840	0.18	337-373-010
Menifee	26626 Ash Smt	2429	\$ 290.00	4	2.75	4/16/2026	\$ 705,000.00	8533	0.2	360-931-002
Menifee	28050 Bavaria Dr	1065	\$ 347.00	2	1.75	4/13/2026	\$ 370,000.00	3484	0.08	336-304-015
Menifee	26678 Saint Andrews Dr	1098	\$ 346.00	2	1.75	4/6/2026	\$ 380,000.00	7840	0.18	337-362-009
Menifee	28079 Millstream Ct	2711	\$ 245.00	5	2.75	4/20/2026	\$ 665,000.00	7405	0.17	333-610-013
Menifee	30381 Canyon Point Cir	3643	\$ 301.00	5	4.5	4/13/2026	\$ 1,100,000.00	17424	0.4	360-680-046
Menifee	29904 Fernleaf Dr	1299	\$ 338.00	3	1.75	4/24/2026	\$ 440,000.00	4356	0.1	340-070-029
Menifee	29938 Fernleaf Dr	1299	\$ 331.00	3	1.75	4/15/2026	\$ 430,000.00	4356	0.1	340-070-033
Menifee	27773 Antelope Rd	1207	\$ 421.00	3	1.75	4/14/2026	\$ 508,500.00	3484	0.08	333-263-062
Menifee	27101 Comwell St	1777	\$ 247.00	3	1.75	4/23/2026	\$ 440,000.00	8712	0.2	335-351-035
Menifee	31524 Mojave Red Ct	2310	\$ 268.00	3	1.75	4/16/2026	\$ 620,000.00	8276	0.19	372-591-003
Menifee	26830 Oakmont Dr	992	\$ 347.00	2	1	4/24/2026	\$ 345,000.00	6969	0.16	337-371-010
Menifee	26108 Baldy Peak Dr	1415	\$ 441.00	4	2	4/3/2026	\$ 625,000.00	7405	0.17	338-251-016
Menifee	25563 Mountain Springs St	2756	\$ 244.00	3	2.5	4/13/2026	\$ 675,000.00	7405	0.17	339-460-002
Menifee	25657 Corbis St	2887	\$ 232.00	4	3.5	4/20/2026	\$ 670,000.00	8276	0.19	329-370-023
Menifee	25266 Shady Creek Cir	1724	\$ 313.00	4	2	4/1/2026	\$ 540,000.00	7405	0.17	339-393-028
Menifee	27242 Terrytown Rd	1785	\$ 159.00	3	2	4/16/2026	\$ 285,000.00	7405	0.17	336-330-003
Menifee	27588 Gruber Dr	2208	\$ 276.00	4	2.5	4/1/2026	\$ 610,000.00	4356	0.1	333-823-003
Menifee	30487 White Fir Dr	4651	\$ 166.00	4	4	4/22/2026	\$ 775,000.00	8276	0.19	360-631-002
Menifee	28298 Sun City Blvd	1705	\$ 252.00	2	1.75	4/2/2026	\$ 430,000.00	6534	0.15	335-335-001

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Menifee	29020 Olympia Way	1460	\$ 294.00	2	1.75	4/17/2026	\$ 430,000.00	7405	0.17	338-045-015
Menifee	28381 Pacific Ct	3134	\$ 245.00	4	2.5	4/15/2026	\$ 770,000.00	11325	0.26	333-510-014
Menifee	29667 Calle Tomas	1323	\$ 453.00	3	2	4/7/2026	\$ 600,000.00	7405	0.17	336-295-006
Menifee	26993 Bradley Rd	768	\$ 585.00	1	1.75	4/20/2026	\$ 450,000.00	196020	4.5	360-340-007
Menifee	24406 Montgomery Way	3126	\$ 235.00	5	3.75	4/30/2026	\$ 735,000.00	6534	0.15	341-330-005
Menifee	25683 Hillman Ct	1318	\$ 284.00	3	1.75	4/15/2026	\$ 375,000.00	4356	0.1	335-463-022
Menifee	29461 El Presidio Ln	2152	\$ 262.00	3	2.5	4/17/2026	\$ 565,000.00	4356	0.1	340-550-004
Menifee	29791 Avenida De Real	1458	\$ 363.00	3	2	4/20/2026	\$ 530,000.00	7405	0.17	336-252-012
Menifee	29710 Western Front Dr	1895	\$ 316.00	3	2.75	4/16/2026	\$ 600,000.00	8219	0.19	341-312-003
Menifee	27355 Scott Rd	1488	\$ 504.00	3	2	4/9/2026	\$ 750,000.00	49658	1.14	384-090-013
Menifee	27776 Hillpointe Dr	1207	\$ 418.00	3	1.75	4/22/2026	\$ 505,000.00	5227	0.12	333-244-001
Menifee	27147 El Rancho Dr	992	\$ 314.00	2	1	4/9/2026	\$ 312,000.00	6534	0.15	336-112-004

<b>Total Sales:</b>	132
<b>Average Sales Price:</b>	\$553,909.09
<b>Average Square Feet:</b>	2014