



Murrieta

Sales Comparables - April 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	39710 Almansa Ct	1744	\$ 389.00	3	2.5	4/27/2026	\$ 680,000.00	6969	0.16	947-480-001
Murrieta	39888 Quigley Rd	1370	\$ 324.00	3	2	4/20/2026	\$ 445,000.00	5227	0.12	948-141-014
Murrieta	25497 Blackwood Rd	2162	\$ 270.00	4	2.5	4/15/2026	\$ 585,000.00	6969	0.16	912-201-011
Murrieta	35889 Darcy Pl	3632	\$ 308.00	5	3	4/23/2026	\$ 1,120,000.00	8276	0.19	392-010-008
Murrieta	39256 Beringer Dr	2289	\$ 316.00	3	2	4/14/2026	\$ 725,000.00	9583	0.22	920-311-018
Murrieta	24599 Calle San Vicente	2084	\$ 316.00	4	2.5	4/13/2026	\$ 660,000.00	5662	0.13	948-362-004
Murrieta	23809 Barberrry Pl	2405	\$ 326.00	4	2.75	4/17/2026	\$ 785,000.00	8712	0.2	906-551-015
Murrieta	39269 Salinas Dr	2022	\$ 345.00	3	2.75	4/14/2026	\$ 699,000.00	5227	0.12	957-064-001
Murrieta	39198 Calistoga Dr	2584	\$ 267.00	4	2.75	4/23/2026	\$ 692,000.00	8712	0.2	957-051-001
Murrieta	29188 Woodbridge Dr	3113	\$ 250.00	4	2.5	4/8/2026	\$ 780,500.00	7405	0.17	908-371-007
Murrieta	27983 Springhaven St	2671	\$ 282.00	4	2.5	4/23/2026	\$ 755,000.00	7405	0.17	900-291-002
Murrieta	26300 Alcott Union Dr	4666	\$ 162.00	11	4.25	4/3/2026	\$ 760,000.00	6098	0.14	913-400-012
Murrieta	23717 Ballestros Rd	2850	\$ 258.00	5	2.75	4/13/2026	\$ 738,000.00	8712	0.2	949-362-013
Murrieta	39900 Quigley Rd	1665	\$ 351.00	4	2.5	4/10/2026	\$ 585,000.00	5227	0.12	948-141-013
Murrieta	24546 New Haven Dr	1577	\$ 399.00	3	2.5	4/22/2026	\$ 630,000.00	6098	0.14	948-132-008
Murrieta	23825 Five Tribes Trl	1213	\$ 465.00	3	2	4/17/2026	\$ 565,000.00	4791	0.11	947-093-020
Murrieta	26589 Evergreen Ave	3369	\$ 285.00	4	2.5	4/23/2026	\$ 961,000.00	5662	0.13	913-292-027
Murrieta	39340 Majestic Cir	2862	\$ 296.00	4	2.5	4/14/2026	\$ 847,500.00	11761	0.27	957-423-004
Murrieta	40136 Belvedere Ct	2066	\$ 360.00	4	2.75	4/13/2026	\$ 744,000.00	6098	0.14	947-601-013
Murrieta	35899 Gatineau St	1950	\$ 320.00	4	2.5	4/21/2026	\$ 625,000.00	3484	0.08	392-370-027
Murrieta	24342 Copperhead Cir	1912	\$ 407.00	4	2	4/30/2026	\$ 780,000.00	10018	0.23	906-322-012
Murrieta	40801 Avenida La Cresta	792	\$ 1,578.00	1	1	4/2/2026	\$ 1,250,000.00	402494	9.24	931-240-005
Murrieta	28917 Wallflower Way	2905	\$ 235.00	4	2.5	4/22/2026	\$ 685,000.00	9583	0.22	388-332-013
Murrieta	40502 Corte Lucia	1614	\$ 306.00	3	2	4/14/2026	\$ 495,000.00	4356	0.1	947-271-025
Murrieta	37761 Apache Plume Dr	3187	\$ 236.00	4	3	4/13/2026	\$ 755,000.00	6534	0.15	964-593-022
Murrieta	39601 Saba Ct	1862	\$ 383.00	3	2.75	4/27/2026	\$ 715,000.00	7405	0.17	913-333-014
Murrieta	30183 Redding Ave	3777	\$ 209.00	5	3	4/14/2026	\$ 790,000.00	7405	0.17	480-651-003
Murrieta	38815 Cobblestone Cir	2888	\$ 247.00	4	3	4/15/2026	\$ 715,000.00	6969	0.16	964-270-010
Murrieta	37688 River Oats Ln	2409	\$ 323.00	4	2.75	4/9/2026	\$ 780,000.00	6969	0.16	964-601-023
Murrieta	29591 Andromeda St	3233	\$ 250.00	5	3.5	4/8/2026	\$ 810,000.00	8712	0.2	900-420-005

Deemed reliable but not guaranteed

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Murrieta	39673 Montebello Way	4666	\$ 200.00	11	4.25	4/30/2026	\$ 935,000.00	7405	0.17	913-390-054
Murrieta	31696 Whitedove Ln	2579	\$ 246.00	4	2.75	4/23/2026	\$ 635,000.00	5227	0.12	964-311-015
Murrieta	40156 White Leaf Ln	2550	\$ 284.00	5	3	4/8/2026	\$ 725,000.00	5662	0.13	948-202-008
Murrieta	40164 Via Marisa	2010	\$ 309.00	3	1.75	4/10/2026	\$ 622,000.00	5227	0.12	947-432-046
Murrieta	36837 Wax Myrtle Pl	3962	\$ 227.00	5	3.5	4/20/2026	\$ 901,000.00	9147	0.21	900-182-009
Murrieta	18920 Vista De Montanas	3380	\$ 488.00	4	3.25	4/24/2026	\$ 1,650,000.00	255261	5.86	929-030-001
Murrieta	39221 Corte Tesoro	1493	\$ 458.00	3	2	4/22/2026	\$ 685,000.00	13939	0.32	912-151-010
Murrieta	36330 Saint Raphael Dr	1290	\$ 341.00	3	2	4/20/2026	\$ 440,000.00	8276	0.19	947-160-025
Murrieta	26649 Brickenridge Cir	3067	\$ 258.00	5	2.75	4/27/2026	\$ 793,000.00	7840	0.18	916-303-041
Murrieta	23626 Black Oak Ln	3721	\$ 168.00	5	2.75	4/13/2026	\$ 627,500.00	10454	0.24	949-643-010
Murrieta	39563 Freemark Abbey	2262	\$ 310.00	3	2	4/29/2026	\$ 702,000.00	6534	0.15	920-243-048
Murrieta	39495 Seven Oaks Dr	1853	\$ 350.00	4	2.75	4/2/2026	\$ 650,000.00	6534	0.15	948-482-024
Murrieta	40561 Angelica Dr	1772	\$ 417.00	4	2	4/22/2026	\$ 740,000.00	8276	0.19	949-442-003
Murrieta	30193 Trois Valley St	3384	\$ 251.00	4	3.5	4/20/2026	\$ 850,000.00	9147	0.21	480-120-023
Murrieta	23744 Tatia Dr	2492	\$ 313.00	4	2.5	4/22/2026	\$ 780,000.00	14374	0.33	947-792-012
Murrieta	30610 McGowans Pass	2386	\$ 308.00	3	2.5	4/3/2026	\$ 735,000.00	6969	0.16	957-500-033
Murrieta	40008 Montage Ln	4182	\$ 227.00	6	3.5	4/1/2026	\$ 950,000.00	8276	0.19	916-223-017
Murrieta	22952 Joaquin Ridge Dr	1682	\$ 326.00	3	2	4/21/2026	\$ 550,000.00	6534	0.15	904-381-001
Murrieta	37527 La Encina Cir	2470	\$ 751.00	3	2.5	4/30/2026	\$ 1,857,000.00	242193	5.56	928-080-005
Murrieta	23457 Mountain Breeze Dr	2076	\$ 327.00	4	2	4/14/2026	\$ 680,000.00	6969	0.16	906-442-005
Murrieta	39675 Dijon Pl	2508	\$ 297.00	4	3	4/2/2026	\$ 745,000.00	11761	0.27	947-670-001
Murrieta	23921 Hollingsworth Dr	3119	\$ 259.00	3	3.5	4/14/2026	\$ 810,500.00	9147	0.21	392-130-022
Murrieta	40581 Via Amapola	1722	\$ 348.00	3	2.5	4/3/2026	\$ 600,000.00	4791	0.11	947-250-017
Murrieta	25455 Knollwood Dr	1904	\$ 308.00	4	3	4/23/2026	\$ 588,000.00	7405	0.17	912-091-015
Murrieta	40109 Via Marisa	2100	\$ 264.00	3	1.75	4/30/2026	\$ 555,000.00	5227	0.12	947-422-031
Murrieta	19300 Hombre Ln	4333	\$ 876.00	4	3.5	4/13/2026	\$ 3,800,000.00	1253221	28.77	931-100-004
Murrieta	40320 Via Calidad	1489	\$ 373.00	2	1.75	4/15/2026	\$ 556,500.00	5662	0.13	947-581-001
Murrieta	40609 Symeron Way	1997	\$ 350.00	4	2.5	4/15/2026	\$ 700,000.00	10018	0.23	949-163-012
Murrieta	39622 Cedarwood Dr	1685	\$ 379.00	4	1.75	4/24/2026	\$ 640,000.00	11325	0.26	912-211-016
Murrieta	39550 Calle De Companero	3339	\$ 471.00	4	2.5	4/16/2026	\$ 1,574,000.00	236530	5.43	929-220-008



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Murrieta	40252 Via Aguadulce	912	\$ 487.00	2	1	4/27/2026	\$ 445,000.00	4356	0.1	947-511-067
Murrieta	38369 Windingwalk Dr	1864	\$ 364.00	3	2.5	4/9/2026	\$ 680,000.00	3920	0.09	957-780-042
Murrieta	26227 Bay Fig Ln	3201	\$ 294.00	5	3	4/14/2026	\$ 944,000.00	8276	0.19	392-040-027
Murrieta	37555 Needlegrass Rd	1940	\$ 360.00	3	2	4/20/2026	\$ 699,000.00	6534	0.15	964-561-021
Murrieta	40329 Via Marisa	2100	\$ 304.00	3	1.75	4/3/2026	\$ 640,000.00	5662	0.13	947-432-028
Murrieta	30354 Falcon Point Ct	2500	\$ 296.00	5	3	4/27/2026	\$ 740,000.00	8712	0.2	957-101-026
Murrieta	23632 Spindle Way	1685	\$ 400.00	4	1.75	4/2/2026	\$ 675,000.00	11325	0.26	947-291-041
Murrieta	24175 Via Llano	2100	\$ 278.00	3	1.75	4/23/2026	\$ 585,000.00	4791	0.11	947-721-002
Murrieta	39825 Western Jay Way	1641	\$ 353.00	3	2.5	4/10/2026	\$ 580,000.00	4791	0.11	947-401-010
Murrieta	39575 Highbury Dr	1460	\$ 225.00	3	2	4/21/2026	\$ 328,500.00	13503	0.31	912-271-015
Murrieta	30565 Ticonderoga Ct	1864	\$ 340.00	3	2.5	4/10/2026	\$ 635,000.00	4791	0.11	957-780-048
Murrieta	23483 Karen Pl	3748	\$ 293.00	6	3.75	4/15/2026	\$ 1,100,000.00	10018	0.23	906-681-028
Murrieta	29948 Sycamore Ridge Rd	3595	\$ 236.00	5	4.25	4/13/2026	\$ 850,000.00	7405	0.17	908-134-002
Murrieta	26865 Montseratt Ct	2706	\$ 225.00	8	3.75	4/27/2026	\$ 609,500.00	6098	0.14	913-311-025
Murrieta	23796 Corte Picante	1263	\$ 403.00	3	1.75	4/27/2026	\$ 510,000.00	4791	0.11	947-630-062
Murrieta	30778 Dropseed Dr	2214	\$ 319.00	4	2	4/21/2026	\$ 706,500.00	7405	0.17	480-602-031
Murrieta	35831 Bobcat Way	2129	\$ 298.00	4	2	4/17/2026	\$ 635,000.00	6534	0.15	480-511-022
Murrieta	23556 Kathryn St	4074	\$ 238.00	5	2.5	4/2/2026	\$ 970,000.00	8276	0.19	906-660-018
Murrieta	35330 Mayapple Ct	2339	\$ 322.00	3	2.5	4/10/2026	\$ 755,000.00	10018	0.23	480-581-042
Murrieta	37521 Coffeeberry Ct	1940	\$ 338.00	3	2	4/8/2026	\$ 656,000.00	5227	0.12	964-573-014
Murrieta	24516 Camino Mirabella	2102	\$ 344.00	3	2.5	4/22/2026	\$ 725,000.00	6534	0.15	948-033-010
Murrieta	26230 Bay Fig Ln	3442	\$ 253.00	5	3	4/2/2026	\$ 872,000.00	6969	0.16	392-040-026
Murrieta	41679 Grand View Dr	3675	\$ 277.00	7	3.25	4/29/2026	\$ 1,020,000.00	12196	0.28	906-602-021
Murrieta	40141 Corte Calanova	2010	\$ 298.00	3	1.75	4/13/2026	\$ 600,000.00	4791	0.11	947-710-053
Murrieta	40071 Via Espana	3284	\$ 269.00	5	2.5	4/29/2026	\$ 885,000.00	8712	0.2	948-524-016
Murrieta	25099 Calle Entradero	2664	\$ 195.00	5	3	4/14/2026	\$ 521,250.00	5662	0.13	948-442-005
Murrieta	30172 Heritage St	2470	\$ 267.00	4	2.75	4/27/2026	\$ 660,000.00	4791	0.11	957-411-005
Murrieta	25737 Bay Meadows Way	3995	\$ 422.00	5	4.5	4/2/2026	\$ 1,689,000.00	100188	2.3	909-400-007
Murrieta	36050 Redgrave Way	4261	\$ 172.00	5	2.5	4/16/2026	\$ 735,000.00	7840	0.18	392-430-004
Murrieta	27801 Canyon Hills Way	2995	\$ 238.00	4	2.75	4/24/2026	\$ 714,500.00	8712	0.2	900-263-007



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Murrieta	23832 Castinette Way	1529	\$ 372.00	2	2	4/30/2026	\$ 570,000.00	5227	0.12	947-283-010
Murrieta	37210 Moonbeam Ct	1773	\$ 366.00	3	2.5	4/23/2026	\$ 649,000.00	5227	0.12	900-280-023
Murrieta	41685 Elk Run Dr	2722	\$ 275.00	3	2.5	4/27/2026	\$ 750,000.00	7405	0.17	906-292-040
Murrieta	40135 Festival Rd	2496	\$ 248.00	4	2.5	4/24/2026	\$ 621,000.00	11325	0.26	948-171-012
Murrieta	29138 Derby Dr	3168	\$ 215.00	3	2.5	4/1/2026	\$ 683,500.00	7840	0.18	908-080-019
Murrieta	30227 Carneros Cir	2095	\$ 346.00	3	2	4/17/2026	\$ 725,000.00	5227	0.12	920-222-022
Murrieta	35715 Plume Ln	1660	\$ 355.00	3	2.5	4/9/2026	\$ 590,000.00	2613	0.06	392-420-012
Murrieta	25824 Long Acres Way	4259	\$ 439.00	5	4.5	4/6/2026	\$ 1,870,000.00	91911	2.11	909-400-031
Murrieta	29674 Saint Andrews Ct	1012	\$ 564.00	3	2	4/16/2026	\$ 571,000.00	4791	0.11	908-161-032
Murrieta	24333 Gitano Dr	1775	\$ 348.00	3	2	4/8/2026	\$ 619,000.00	7840	0.18	948-171-018
Murrieta	38669 Clearbrook Dr	3113	\$ 261.00	4	2.5	4/20/2026	\$ 815,000.00	7405	0.17	908-390-009
Murrieta	39147 Via Pamplona	2159	\$ 314.00	4	2.5	4/1/2026	\$ 680,000.00	7405	0.17	948-231-027
Murrieta	33586 Thyme Ln	2784	\$ 247.00	4	3	4/20/2026	\$ 689,000.00	7405	0.17	388-240-023
Murrieta	24193 Calle Artino	2010	\$ 309.00	3	1.75	4/23/2026	\$ 622,000.00	4356	0.1	947-721-069
Murrieta	24096 Adams Ave	2331	\$ 302.00	4	2.5	4/22/2026	\$ 705,000.00	7405	0.17	906-292-025
Murrieta	39634 Cornhusk Cir	2716	\$ 276.00	5	2.75	4/27/2026	\$ 750,000.00	8712	0.2	947-342-021
Murrieta	40466 Via Estrada	1614	\$ 340.00	3	2	4/17/2026	\$ 550,000.00	4356	0.1	947-272-057
Murrieta	29496 Branwin St	3155	\$ 299.00	3	3	4/22/2026	\$ 945,000.00	9583	0.22	908-411-004
Murrieta	38653 Falkirk Dr	2617	\$ 326.00	3	2	4/1/2026	\$ 855,000.00	9147	0.21	908-420-003
Murrieta	39520 Countryside Ln	1685	\$ 370.00	4	1.75	4/29/2026	\$ 625,000.00	7405	0.17	947-292-033
Murrieta	26526 Lido Dr	1862	\$ 362.00	2	2	4/20/2026	\$ 675,000.00	7405	0.17	913-411-020
Murrieta	26635 Paddington Ct	3023	\$ 325.00	4	2.5	4/22/2026	\$ 985,000.00	16988	0.39	916-142-015
Murrieta	30783 Mossy Bend Ln	2087	\$ 321.00	3	2	4/16/2026	\$ 670,000.00	7657	0.18	480-971-005
Murrieta	24023 Orleans Ln	2029	\$ 344.00	4	2	4/10/2026	\$ 700,000.00	7405	0.17	949-261-014
Murrieta	30291 Laruns St	3384	\$ 291.00	4	3.5	4/10/2026	\$ 988,000.00	9147	0.21	480-130-040
Murrieta	39823 Hillsboro Cir	2066	\$ 309.00	4	2.75	4/2/2026	\$ 639,000.00	5662	0.13	947-751-027
Murrieta	23490 Karen Pl	3748	\$ 246.00	6	3.75	4/14/2026	\$ 925,000.00	8276	0.19	906-681-017
Murrieta	39712 Corte Santa Barbara	2664	\$ 247.00	5	3	4/22/2026	\$ 660,000.00	5662	0.13	948-453-023
Murrieta	42824 Woody Knoll Rd	2095	\$ 365.00	3	2	4/8/2026	\$ 765,000.00	7405	0.17	904-553-004



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Total Sales:	119
Average Sales Price:	\$783,951.68
Average Square Feet:	2489