



Menifee

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	27903 Blackhawk Rd	3255	\$ 163.00	5	3.25	8/1/2025	\$ 533,000.00	7840	0.18	336-480-012
Menifee	23900 Vista Way					8/1/2025	\$ 560,000.00	7405	0.17	351-083-015
Menifee	25822 Wilderness Way	2504	\$ 279.00	4	3	8/1/2025	\$ 700,000.00	7405	0.17	358-521-005
Menifee	30181 Adrift Ln	2443	\$ 253.00	4	2.75	8/4/2025	\$ 619,000.00	5227	0.12	364-480-021
Menifee	29745 Courage Ct	2309	\$ 277.00	3	2.25	8/4/2025	\$ 641,000.00	6534	0.15	340-681-030
Menifee	29684 Desert Terrace Dr	1488	\$ 376.00	3	2	8/4/2025	\$ 560,000.00	5662	0.13	340-151-008
Menifee	25152 Forest Hills Dr	2367	\$ 249.00	3	2.25	8/4/2025	\$ 590,000.00	6316	0.14	330-670-041
Menifee	26800 Hanford St	2000	\$ 300.00	5	2.5	8/4/2025	\$ 600,000.00	6098	0.14	360-421-002
Menifee	28971 Snead Dr	1308	\$ 312.00	3	1.75	8/4/2025	\$ 409,000.00	6969	0.16	337-385-016
Menifee	28410 Stoney Point Cv	2709	\$ 256.00	5	2.75	8/4/2025	\$ 695,000.00	8712	0.2	333-570-027
Menifee	30457 Village Knoll Dr	1577	\$ 336.00	3	2.25	8/4/2025	\$ 530,000.00	3402	0.08	360-870-033
Menifee	29093 Carmel Rd	1098	\$ 344.00	2	1.75	8/5/2025	\$ 378,000.00	7405	0.17	338-032-012
Menifee	27228 Kepler St	2053	\$ 284.00	4	2	8/5/2025	\$ 585,000.00	7405	0.17	360-402-010
Menifee	31103 Morgan Horse St	3084	\$ 236.00	4	2.75	8/5/2025	\$ 728,000.00	7840	0.18	372-540-002
Menifee	24819 Onyx Dr	2739	\$ 225.00	4	3	8/5/2025	\$ 619,000.00	7405	0.17	327-461-008
Menifee	27114 Presley St	1705	\$ 279.00	2	1.75	8/5/2025	\$ 477,000.00	7840	0.18	335-305-011
Menifee	28320 Via Bandita	1101	\$ 345.00	2	1.75	8/5/2025	\$ 380,000.00	4356	0.1	336-324-007
Menifee	28679 Corte Capri	2140	\$ 290.00	4	3	8/6/2025	\$ 621,500.00	8712	0.2	364-101-028
Menifee	27201 Denali Peak Rd	2371	\$ 251.00	4	2.5	8/6/2025	\$ 596,000.00	8468	0.19	335-573-040
Menifee	28851 Murrieta Rd	1021	\$ 308.00	2	1	8/6/2025	\$ 315,000.00	7405	0.17	339-133-006
Menifee	27367 Pinehurst Rd	1098	\$ 728.00	2	1.75	8/6/2025	\$ 800,000.00	6969	0.16	336-142-005
Menifee	27242 Cabrillo Dr	1864	\$ 297.00	3	2	8/7/2025	\$ 555,000.00	7405	0.17	336-392-004
Menifee	30268 Cherry Opal Ln	1656	\$ 314.00	2	2	8/7/2025	\$ 520,000.00	5227	0.12	360-820-013
Menifee	27813 Covington Way	1328	\$ 284.00	2	1.75	8/7/2025	\$ 378,000.00	8276	0.19	335-141-009
Menifee	33100 Gypsum St	2110	\$ 303.00	3	2.5	8/7/2025	\$ 640,000.00	8276	0.19	388-071-027
Menifee	27106 Rangewood St	1008	\$ 385.00	2	1.75	8/7/2025	\$ 389,000.00	3920	0.09	335-424-040
Menifee	29304 Riptide Dr	1907	\$ 288.00	3	2.5	8/7/2025	\$ 550,000.00	5227	0.12	333-481-040
Menifee	30086 Big Country Dr	3126	\$ 250.00	5	3.75	8/8/2025	\$ 781,500.00	6534	0.15	358-760-005
Menifee	28627 Chaucer Dr	2292	\$ 296.00	4	2.5	8/8/2025	\$ 679,000.00	12632	0.29	336-440-014
Menifee	29073 Crestline Dr	988	\$ 475.00	2	2	8/8/2025	\$ 470,000.00	9583	0.22	339-331-015

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Menifee	27843 Huron Ct	2785	\$ 248.00	4	2.5	8/8/2025	\$ 692,500.00	6969	0.16	333-741-039
Menifee	25441 Luna Peak Rd	2008	\$ 288.00	3	2	8/8/2025	\$ 580,000.00	6098	0.14	335-541-016
Menifee	27870 Moonridge Dr	1207	\$ 393.00	3	1.75	8/8/2025	\$ 475,000.00	3920	0.09	333-252-015
Menifee	27834 Seneca Ct	3408	\$ 225.00	5	3.25	8/8/2025	\$ 769,000.00	8276	0.19	333-731-012
Menifee	30456 Village Knoll Dr	1705	\$ 319.00	3	2.25	8/8/2025	\$ 545,000.00	3127	0.07	360-870-059
Menifee	28620 Wedelia St	2128	\$ 317.00	4	2	8/8/2025	\$ 675,000.00	7405	0.17	333-650-005
Menifee	31242 Bell Mountain Rd	2715	\$ 243.00	4	3	8/11/2025	\$ 660,000.00	7405	0.17	372-362-009
Menifee	29675 Courage Ct	2309	\$ 290.00	3	2.25	8/11/2025	\$ 671,500.00	6534	0.15	340-681-037
Menifee	28208 Meadowsweet Dr	1297	\$ 370.00	1	1.75	8/11/2025	\$ 480,000.00	4791	0.11	340-272-017
Menifee	28635 Middlebury Way	1182	\$ 279.00	2	1.75	8/11/2025	\$ 330,000.00	7405	0.17	339-112-024
Menifee	27294 Pinehurst Rd	1404	\$ 199.00	2	1.75	8/11/2025	\$ 280,000.00	6534	0.15	336-130-011
Menifee	31738 Rouge Ln	3057	\$ 195.00	4	2.75	8/11/2025	\$ 597,500.00	7405	0.17	372-491-024
Menifee	31057 Tiverton Rd	3141	\$ 216.00	4	2.75	8/11/2025	\$ 679,000.00	6969	0.16	372-470-003
Menifee	29217 Walker Point Ln	2533	\$ 236.00	3	2.5	8/11/2025	\$ 600,000.00	7405	0.17	333-451-019
Menifee	29844 Avenida De Cortez	1582	\$ 347.00	4	2	8/12/2025	\$ 550,000.00	7405	0.17	336-252-002
Menifee	29784 Berea Rd	1460	\$ 347.00	4	2	8/12/2025	\$ 507,000.00	7405	0.17	339-284-019
Menifee	30326 Coralium Way	1656	\$ 333.00	2	2	8/12/2025	\$ 552,500.00	5227	0.12	360-810-010
Menifee	26095 Fairlane Dr	1000	\$ 395.00	2	1	8/12/2025	\$ 395,000.00	7405	0.17	335-131-007
Menifee	26960 Pinehurst Rd	1308	\$ 106.00	3	1.75	8/12/2025	\$ 139,000.00	7405	0.17	338-052-028
Menifee	29000 Prestwick Rd	1308	\$ 267.00	3	1.75	8/12/2025	\$ 350,000.00	7840	0.18	338-024-011
Menifee	31375 Willowood Way	1632	\$ 346.00	3	2	8/12/2025	\$ 565,000.00	6969	0.16	372-033-003
Menifee	27071 Crews Hill Dr	1367	\$ 419.00	2	2	8/13/2025	\$ 573,500.00	13939	0.32	336-101-015
Menifee	33254 Dolomite St	2469	\$ 265.00	4	2.5	8/13/2025	\$ 655,000.00	7405	0.17	388-281-001
Menifee	28334 Encanto Dr	977	\$ 307.00	2	1.75	8/13/2025	\$ 300,000.00	4356	0.1	336-214-011
Menifee	27613 Headsail Dr	2980	\$ 223.00	4	3.5	8/13/2025	\$ 665,000.00	6098	0.14	333-761-019
Menifee	28325 Calle Lustrosos	1101	\$ 342.00	2	1.75	8/14/2025	\$ 377,000.00	3484	0.08	336-321-016
Menifee	28641 Coolwater Ct	2085	\$ 191.00	2	2.5	8/14/2025	\$ 400,000.00	8712	0.2	340-250-011
Menifee	29923 Corte Cruzada	1777	\$ 311.00	4	2.75	8/14/2025	\$ 554,000.00	4791	0.11	340-082-022
Menifee	27035 Howard St	1705	\$ 246.00	2	1.75	8/14/2025	\$ 420,000.00	7840	0.18	335-303-001
Menifee	29114 Light Sails Ct	2201	\$ 283.00	3	2.5	8/14/2025	\$ 625,000.00	6969	0.16	333-361-008

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Menifee	32106 Richardson St	2977	\$ 265.00	3	2.5	8/14/2025	\$ 790,000.00	6926	0.16	466-452-007
Menifee	25540 Riley Cir	2887	\$ 203.00	4	3.5	8/14/2025	\$ 587,500.00	7840	0.18	329-391-018
Menifee	26577 Trumble Rd	1371	\$ 382.00	3	2	8/14/2025	\$ 525,000.00	7405	0.17	331-461-066
Menifee	29343 Brigantine Ct	2824	\$ 222.00	4	2.5	8/15/2025	\$ 629,500.00	6969	0.16	364-270-030
Menifee	25045 Butte Dr	2798	\$ 224.00	5	1	8/15/2025	\$ 628,000.00	6364	0.15	335-573-018
Menifee	30271 Cherry Opal Ln	1818	\$ 291.00	2	2	8/15/2025	\$ 530,000.00	5227	0.12	360-820-033
Menifee	27111 Crews Hill Dr	1204	\$ 463.00	2	1.75	8/15/2025	\$ 558,000.00	16117	0.37	336-101-013
Menifee	24420 Crooked Trail Dr	2707	\$ 268.00	3	2	8/15/2025	\$ 726,000.00	8712	0.2	358-750-014
Menifee	27275 El Rancho Dr	1404	\$ 267.00	2	1.75	8/15/2025	\$ 375,000.00	6969	0.16	336-130-006
Menifee	27214 Felsic Dr	2371	\$ 253.00	4	2.5	8/15/2025	\$ 600,000.00	5349	0.12	335-573-025
Menifee	27775 Patti Ln	1956	\$ 337.00	3	2	8/15/2025	\$ 660,000.00	47480	1.09	327-061-016
Menifee	28493 Ripple Brook Ln	3687	\$ 190.00	5	3.25	8/15/2025	\$ 703,000.00	11325	0.26	333-532-015
Menifee	29465 Siderite Cir	3192	\$ 218.00	4	2.5	8/15/2025	\$ 699,000.00	8276	0.19	388-092-021
Menifee	30283 Sunny Hills Dr	2820	\$ 312.00	4	2.5	8/15/2025	\$ 880,000.00	108900	2.5	480-010-010
Menifee	29799 Berea Rd	1597	\$ 375.00	3	2.5	8/18/2025	\$ 600,000.00	7405	0.17	339-283-011
Menifee	30528 Covecrest Cir	2650	\$ 292.00	5	2.75	8/18/2025	\$ 776,000.00	15245	0.35	364-160-008
Menifee	27636 Ethanac Rd	1130	\$ 411.00	3	1.75	8/18/2025	\$ 465,000.00	8276	0.19	329-151-025
Menifee	29688 Gifhorn Ct	1165	\$ 436.00	2	1.75	8/18/2025	\$ 509,000.00	7405	0.17	339-251-007
Menifee	27375 Indus Valley Ct	4133	\$ 181.00	6	4	8/18/2025	\$ 750,000.00	7440	0.17	461-781-022
Menifee	28571 Marcalope Ln	1345	\$ 542.00	3	2	8/18/2025	\$ 730,000.00	49658	1.14	388-051-009
Menifee	30186 Calle Belcanto	1334	\$ 378.00	3	2	8/19/2025	\$ 505,000.00	8712	0.2	364-102-009
Menifee	28056 Calle Vallarta	1101	\$ 383.00	2	1.75	8/19/2025	\$ 422,000.00	3920	0.09	336-301-016
Menifee	30324 Cascade Range St	1844	\$ 311.00	3	2.25	8/19/2025	\$ 575,000.00	5536	0.13	461-772-001
Menifee	28582 Sand Island Way	2154	\$ 278.00	4	2.75	8/19/2025	\$ 599,000.00	4356	0.1	364-132-030
Menifee	29929 Berryessa Dr	2892	\$ 280.00	4	3.25	8/20/2025	\$ 810,000.00	8712	0.2	333-730-002
Menifee	28869 Broken Arrow Cir	2450	\$ 348.00	4	2.5	8/20/2025	\$ 855,000.00	60548	1.39	388-053-009
Menifee	25025 Butte Dr	2371	\$ 261.00	4	2.5	8/20/2025	\$ 621,000.00	6072	0.14	335-573-016
Menifee	30659 Lajoe St	2588	\$ 252.00	4	2	8/20/2025	\$ 653,000.00	7840	0.18	360-434-012
Menifee	29208 Piping Rock Rd	1098	\$ 387.00	2	1.75	8/20/2025	\$ 425,000.00	10018	0.23	336-155-004
Menifee	27042 Rangewood St	908	\$ 236.00	2	1.75	8/20/2025	\$ 215,000.00	3920	0.09	335-424-048

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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	24244 Buckstone Ln	2952	\$ 286.00	4	2.5	8/21/2025	\$ 845,000.00	9147	0.21	358-560-017
Menifee	26223 Crestone Dr	1328	\$ 301.00	2	1.75	8/21/2025	\$ 400,000.00	6969	0.16	335-262-027
Menifee	28345 Hearthside Dr	2091	\$ 267.00	3	2	8/21/2025	\$ 560,000.00	5227	0.12	340-292-050
Menifee	27769 Panorama Hills Dr	1297	\$ 316.00	1	1.75	8/21/2025	\$ 410,000.00	5662	0.13	340-360-005
Menifee	26293 Potomac Dr	1715	\$ 274.00	3	1.75	8/21/2025	\$ 470,000.00	6969	0.16	338-201-015
Menifee	28990 Prestwick Rd	992	\$ 320.00	2	1	8/21/2025	\$ 318,000.00	6534	0.15	338-024-012
Menifee	27182 Amber Rock Dr	2487	\$ 258.00	4	2.75	8/22/2025	\$ 643,000.00	8276	0.19	335-481-005
Menifee	28227 Cobbler Ct	1586	\$ 337.00	3	2	8/22/2025	\$ 535,000.00	7840	0.18	329-372-016
Menifee	26644 Oakmont Dr	1460	\$ 232.00	2	1.75	8/22/2025	\$ 340,000.00	9147	0.21	337-353-024
Menifee	25691 Floyd Ave	2192	\$ 455.00	4	3	8/25/2025	\$ 999,500.00	47044	1.08	330-200-030
Menifee	30036 Merrick Ln	2881	\$ 247.00	4	2.75	8/25/2025	\$ 712,500.00	7405	0.17	358-750-048
Menifee	31735 Mesa View Dr	2275	\$ 292.00	2	1.75	8/25/2025	\$ 664,500.00	7840	0.18	372-071-024
Menifee	28451 Murrieta Rd	1021	\$ 192.00	2	1	8/25/2025	\$ 197,000.00	6534	0.15	339-103-006
Menifee	25707 Pelion Rd	1522	\$ 326.00	4	2	8/25/2025	\$ 497,500.00	7405	0.17	339-303-004
Menifee	28374 Torro Ct	1467	\$ 368.00	3	1.75	8/25/2025	\$ 541,000.00	6054	0.14	331-620-032
Menifee	28622 Woodchester Way	2877	\$ 278.00	4	2.5	8/25/2025	\$ 800,000.00	11325	0.26	336-502-012
Menifee	31857 Abbott Ct	1860	\$ 311.00	3	1.75	8/26/2025	\$ 580,000.00	7840	0.18	360-802-005
Menifee	27935 Cactus Flower Dr	1207	\$ 417.00	3	1.75	8/26/2025	\$ 504,000.00	3484	0.08	333-262-021
Menifee	27141 Calle Ayrton	2071	\$ 306.00	4	1.75	8/26/2025	\$ 635,000.00	7840	0.18	336-390-011
Menifee	26146 Deer Run St	2229	\$ 271.00	3	2	8/26/2025	\$ 605,000.00	13939	0.32	360-522-011
Menifee	28371 Evening Star Dr	2230	\$ 280.00	3	2	8/26/2025	\$ 625,000.00	9583	0.22	336-460-015
Menifee	29040 Foghorn Ct	2620	\$ 232.00	4	3	8/26/2025	\$ 610,000.00	6098	0.14	333-341-023
Menifee	31244 Palomar Rd	2187	\$ 20.00	4	2.75	8/26/2025	\$ 44,000.00	7840	0.18	372-270-008
Menifee	27081 School Park Dr	1200	\$ 433.00	3	2	8/26/2025	\$ 520,000.00	7405	0.17	360-072-015
Menifee	28980 Del Monte Dr	1708	\$ 222.00	2	1.75	8/27/2025	\$ 380,000.00	7405	0.17	337-403-004
Menifee	30080 Pine Needle Rd	2196	\$ 261.00	4	3	8/27/2025	\$ 575,000.00	6534	0.15	459-310-049
Menifee	27100 Lamdin Ave	1271	\$ 401.00	3	2	8/28/2025	\$ 510,000.00	6534	0.15	360-072-003
Menifee	28402 Pacific Ct	2908	\$ 266.00	4	2.5	8/28/2025	\$ 775,000.00	10018	0.23	333-510-007
Menifee	24649 Round Meadow Dr	2641	\$ 249.00	4	3.5	8/28/2025	\$ 660,000.00	8712	0.2	358-661-024
Menifee	25382 Silverwood Ln	2459	\$ 217.00	4	2.5	8/28/2025	\$ 535,000.00	8276	0.19	339-470-006

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Menifee	31164 Twilight Vista Dr	1883	\$ 331.00	4	2	8/28/2025	\$ 625,000.00	10454	0.24	372-263-005
Menifee	28051 Calle Casera	1101	\$ 317.00	2	1.75	8/29/2025	\$ 350,000.00	3484	0.08	336-304-002
Menifee	26584 Calle Gregorio	1237	\$ 297.00	2	1.75	8/29/2025	\$ 368,000.00	4356	0.1	330-280-011
Menifee	25140 Forest Hills Dr					8/29/2025	\$ 598,000.00	6120	0.14	330-670-042
Menifee	28241 Glenside Ct	1690	\$ 307.00	2	2	8/29/2025	\$ 519,000.00	4791	0.11	340-272-002
Menifee	30075 Hardrock Dr	1630	\$ 325.00	3	2	8/29/2025	\$ 530,000.00	6098	0.14	459-310-022
Menifee	28342 Inspiration Lake Dr	1510	\$ 387.00	3	1.75	8/29/2025	\$ 585,000.00	4356	0.1	364-062-014
Menifee	30071 Merrick Ln	2707	\$ 258.00	3	2	8/29/2025	\$ 700,000.00	7840	0.18	358-750-054
Menifee	28447 Moreland Rd	1404	\$ 420.00	3	1.75	8/29/2025	\$ 590,000.00	46609	1.07	329-070-072
Menifee	27082 Nolana Way	1902	\$ 302.00	4	1.75	8/29/2025	\$ 575,000.00	7200	0.17	360-211-049
Menifee	29251 Pebble Beach Dr	945	\$ 389.00	2	1	8/29/2025	\$ 368,000.00	6098	0.14	338-073-021
Menifee	25869 Sandy Lodge Rd	1258	\$ 266.00	2	1.75	8/29/2025	\$ 335,000.00	7405	0.17	339-053-010
Menifee	30051 Sunset Pier Dr	1985	\$ 290.00	3	2.5	8/29/2025	\$ 576,000.00	3484	0.08	364-490-038
Menifee	29959 Western Star Dr	1895	\$ 313.00	3	2.75	8/29/2025	\$ 595,000.00	6250	0.14	341-420-013

Total Sales:	134
Average Sales Price:	\$557,966.42
Average Square Feet:	1962