



# Murrieta

## Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	26842 Bahama Way	1400	\$ 403.00	3	2.25	8/1/2025	\$ 565,000.00	5227	0.12	913-320-048
Murrieta	39878 Teal Dr	1750	\$ 388.00	3	2.75	8/1/2025	\$ 680,000.00	4791	0.11	948-161-015
Murrieta	40083 Via Espana	3284	\$ 258.00	5	2.5	8/1/2025	\$ 850,000.00	10018	0.23	948-524-018
Murrieta	35694 Cherry Bark Way	3474	\$ 267.00	5	4	8/4/2025	\$ 930,500.00	9583	0.22	392-440-008
Murrieta	26287 Sage Grass Ct	4086	\$ 405.00	4	4.5	8/4/2025	\$ 1,655,000.00	124145	2.85	909-230-021
Murrieta	33716 Salvia Ln	3442	\$ 203.00	5	3	8/4/2025	\$ 700,000.00	6969	0.16	388-220-008
Murrieta	23810 Via Barletta	2086	\$ 299.00	3	2.5	8/4/2025	\$ 625,000.00	5662	0.13	947-700-030
Murrieta	39859 Brandy Ln	1693	\$ 410.00	3	2.5	8/5/2025	\$ 695,000.00	7405	0.17	912-103-014
Murrieta	24347 Silver Bullet Way	2230	\$ 320.00	4	2.25	8/5/2025	\$ 715,000.00	7840	0.18	906-313-009
Murrieta	39769 Sunrose Dr	1080	\$ 509.00	3	2	8/5/2025	\$ 550,000.00	5662	0.13	948-092-015
Murrieta	40108 Corte Lorca	1371	\$ 328.00	2	1.75	8/6/2025	\$ 450,000.00	4791	0.11	947-410-029
Murrieta	41149 Oak Creek Rd	3602	\$ 231.00	4	2.75	8/6/2025	\$ 833,000.00	7405	0.17	949-522-010
Murrieta	25083 Parkcrest Dr	1700	\$ 377.00	4	2.5	8/6/2025	\$ 642,000.00	6098	0.14	948-341-007
Murrieta	24795 Shady Pine Ct	1217	\$ 465.00	3	2.5	8/6/2025	\$ 567,000.00	6534	0.15	948-540-022
Murrieta	29924 Sycamore Ridge Rd	3239	\$ 242.00	5	2.75	8/6/2025	\$ 785,000.00	7405	0.17	908-125-007
Murrieta	39468 Vanderbilt Ave	2671	\$ 233.00	7	4	8/6/2025	\$ 625,000.00	5227	0.12	913-400-032
Murrieta	40132 Zamura Ct	1775	\$ 310.00	3	2	8/6/2025	\$ 552,000.00	5662	0.13	948-172-035
Murrieta	23723 Corte Andar	1495	\$ 338.00	2	1.75	8/7/2025	\$ 506,000.00	4791	0.11	947-610-011
Murrieta	24409 Pantera Ct	2302	\$ 310.00	4	3	8/7/2025	\$ 715,000.00	7840	0.18	947-213-002
Murrieta	27876 Twilight Ct	2608	\$ 274.00	3	2.5	8/7/2025	\$ 715,000.00	8712	0.2	900-310-042
Murrieta	28896 Wallflower Way	2905	\$ 251.00	4	2.5	8/7/2025	\$ 730,000.00	8712	0.2	388-332-007
Murrieta	29767 Ascella Ln	1800	\$ 283.00	3	2.5	8/8/2025	\$ 510,000.00	3484	0.08	900-520-010
Murrieta	24567 Avenida Musico	2086	\$ 227.00	4	2.5	8/8/2025	\$ 475,000.00	8276	0.19	949-572-001
Murrieta	38523 Falkirk Dr	3600	\$ 236.00	3	3	8/8/2025	\$ 850,000.00	6969	0.16	908-430-005
Murrieta	38548 Falkirk Dr	2617	\$ 277.00	3	2	8/8/2025	\$ 725,000.00	8276	0.19	908-431-010
Murrieta	24111 Golden Pheasant Ln	1641	\$ 355.00	3	2.5	8/8/2025	\$ 583,500.00	4791	0.11	947-401-001
Murrieta	39741 Mount Blanc Ave	2262	\$ 320.00	4	2.5	8/8/2025	\$ 725,000.00	8276	0.19	947-682-010
Murrieta	40756 Mountain Pride Dr	2105	\$ 298.00	3	2.5	8/8/2025	\$ 629,000.00	6534	0.15	949-061-028
Murrieta	30411 Redding Ave	2894	\$ 259.00	4	3	8/8/2025	\$ 750,000.00	7405	0.17	480-660-014
Murrieta	23763 Aspen Dr	2385	\$ 360.00	4	3	8/11/2025	\$ 860,000.00	6098	0.14	904-601-040

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
Murrieta	41771 Aviv Ct	3446	\$ 464.00	5	3	8/11/2025	\$ 1,600,000.00	22215	0.51	906-070-082
Murrieta	28727 Clearview St	1941	\$ 360.00	3	2	8/11/2025	\$ 700,000.00	8712	0.2	384-410-010
Murrieta	24062 Fuschia Ct	2972	\$ 233.00	5	3	8/11/2025	\$ 695,000.00	8712	0.2	949-323-012
Murrieta	29589 Hazel Glen Rd	3137	\$ 254.00	4	2.75	8/11/2025	\$ 799,000.00	7405	0.17	908-101-002
Murrieta	39781 Pin Oak Ct	1352	\$ 457.00	3	2	8/11/2025	\$ 618,000.00	7840	0.18	912-184-004
Murrieta	38513 Quail Ridge Dr	3114	\$ 433.00	2	2.5	8/11/2025	\$ 1,349,000.00	23522	0.54	904-240-021
Murrieta	38209 Talavera Ct	1910	\$ 342.00	3	2.5	8/11/2025	\$ 655,000.00	6969	0.16	964-430-035
Murrieta	40455 Calle Lampara	1912	\$ 271.00	3	2.5	8/12/2025	\$ 520,000.00	5227	0.12	947-530-035
Murrieta	39671 Corte Santa Barbara	2855	\$ 260.00	4	2.5	8/12/2025	\$ 745,000.00	13939	0.32	948-443-019
Murrieta	41111 Mountain Pride Dr	1445	\$ 429.00	3	2.5	8/12/2025	\$ 620,000.00	6969	0.16	949-052-012
Murrieta	24177 Morning Dove Ln	1732	\$ 346.00	3	2.5	8/13/2025	\$ 600,000.00	4791	0.11	947-403-004
Murrieta	35179 Rockford Way	2500	\$ 284.00	4	3	8/13/2025	\$ 710,000.00	6969	0.16	480-792-015
Murrieta	34250 Swordfern Pl	3004	\$ 266.00	5	3	8/13/2025	\$ 800,000.00	7840	0.18	384-400-043
Murrieta	37066 Whispering Hills Dr	3563	\$ 238.00	5	3	8/13/2025	\$ 850,000.00	12196	0.28	963-410-008
Murrieta	41447 Magnolia St	2300	\$ 289.00	4	2.75	8/14/2025	\$ 665,000.00	7840	0.18	949-301-003
Murrieta	29579 Troon Ct	2156	\$ 345.00	3	2	8/14/2025	\$ 745,000.00	8712	0.2	908-281-021
Murrieta	24156 Corte Valente	1489	\$ 368.00	2	1.75	8/15/2025	\$ 548,000.00	5662	0.13	947-370-037
Murrieta	41137 Robards Way	3092	\$ 51.00	3	3	8/15/2025	\$ 159,000.00	7405	0.17	949-512-004
Murrieta	40235 Sequoia St	3000	\$ 291.00	4	3	8/15/2025	\$ 875,000.00	7840	0.18	916-261-026
Murrieta	37785 Spruce Ct	1647	\$ 358.00	3	2	8/15/2025	\$ 590,000.00	6098	0.14	904-603-062
Murrieta	40224 Via Marisa	1767	\$ 305.00	3	1.75	8/15/2025	\$ 540,000.00	4356	0.1	947-432-052
Murrieta	30644 Belmont Hts	3170	\$ 275.00	3	2.5	8/18/2025	\$ 872,000.00	6098	0.14	957-790-035
Murrieta	27775 Bottle Brush Way	2945	\$ 288.00	4	2.5	8/18/2025	\$ 850,000.00	9583	0.22	392-240-034
Murrieta	29844 Circinus St	1992	\$ 311.00	3	2.5	8/18/2025	\$ 620,000.00	5227	0.12	900-472-010
Murrieta	33668 Iris Ln	2981	\$ 280.00	4	2.75	8/18/2025	\$ 835,000.00	8276	0.19	388-191-001
Murrieta	40020 Via Oporta	2100	\$ 266.00	3	1.75	8/18/2025	\$ 560,000.00	4791	0.11	947-861-034
Murrieta	23381 White Oak Ln	2794	\$ 307.00	4	2.5	8/18/2025	\$ 860,000.00	10018	0.23	904-690-005
Murrieta	25134 Calle Viejo	2290	\$ 288.00	4	2.5	8/19/2025	\$ 660,000.00	6098	0.14	948-451-003
Murrieta	38872 Cherry Point Ln	3504	\$ 259.00	5	3.75	8/19/2025	\$ 910,000.00	12196	0.28	957-521-005
Murrieta	40148 Corte Lorca	1617	\$ 340.00	2	2	8/19/2025	\$ 550,000.00	4791	0.11	947-410-068



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Murrieta	24089 Morella Cir	1744	\$ 428.00	3	2.5	8/19/2025	\$ 748,000.00	8712	0.2	947-181-005
Murrieta	20245 Paseo Montana	3168	\$ 410.00	4	2.75	8/19/2025	\$ 1,300,000.00	194713	4.47	928-130-009
Murrieta	30461 Savoie St	3100	\$ 274.00	5	3	8/19/2025	\$ 850,000.00	8276	0.19	480-141-001
Murrieta	24399 Avenida Musico	2882	\$ 253.00	5	2.75	8/20/2025	\$ 730,000.00	7405	0.17	949-383-002
Murrieta	39812 Barcelona Ter	1716	\$ 399.00	3	2.5	8/20/2025	\$ 685,000.00	10018	0.23	947-225-025
Murrieta	23480 Canterbury Way	3441	\$ 261.00	5	2.5	8/20/2025	\$ 900,000.00	8276	0.19	904-581-038
Murrieta	37628 Flora Ct	2459	\$ 284.00	4	2.5	8/20/2025	\$ 700,000.00	8276	0.19	908-041-012
Murrieta	36364 Provence Dr	1290	\$ 488.00	3	2	8/20/2025	\$ 630,000.00	6969	0.16	947-160-009
Murrieta	31986 Rosales Ave	1910	\$ 358.00	3	2.5	8/20/2025	\$ 685,000.00	11325	0.26	964-371-009
Murrieta	22280 Sky Breeze Ct	3435	\$ 375.00	3	2.5	8/20/2025	\$ 1,290,000.00	18295	0.42	904-390-042
Murrieta	30304 Vercors St	3977	\$ 237.00	4	4	8/20/2025	\$ 945,000.00	8276	0.19	480-130-017
Murrieta	40590 Via Malagas	1614	\$ 328.00	3	2	8/20/2025	\$ 530,000.00	4356	0.1	947-271-048
Murrieta	24498 Jacarte Dr	1923	\$ 345.00	4	3	8/21/2025	\$ 665,000.00	9147	0.21	947-201-006
Murrieta	38108 Tranquila Ave	2005	\$ 321.00	3	2.75	8/21/2025	\$ 645,000.00	5227	0.12	964-431-003
Murrieta	28341 Bruning St	2343	\$ 275.00	4	2.5	8/22/2025	\$ 645,000.00	4356	0.1	392-360-063
Murrieta	33883 Vinca Ln	3442	\$ 217.00	5	3	8/22/2025	\$ 749,000.00	7840	0.18	388-221-004
Murrieta	20575 Avenida De Arboles	5204	\$ 354.00	6	4.75	8/25/2025	\$ 1,843,000.00	219978	5.05	929-280-004
Murrieta	41798 Aviv Ct	2737	\$ 529.00	4	3	8/25/2025	\$ 1,450,000.00	24393	0.56	906-070-087
Murrieta	35425 Evening Glow Dr	2098	\$ 331.00	4	2.25	8/25/2025	\$ 695,000.00	6098	0.14	480-570-009
Murrieta	31666 Rosales Ave	2579	\$ 261.00	3	2.75	8/25/2025	\$ 675,000.00	4791	0.11	964-430-005
Murrieta	39733 School House Way	2680	\$ 242.00	8	2.75	8/25/2025	\$ 649,000.00	5227	0.12	913-390-040
Murrieta	40402 Via Siena	1840	\$ 283.00	3	2.5	8/25/2025	\$ 522,500.00	3920	0.09	947-262-045
Murrieta	42659 Avenida Perris	1654	\$ 1,209.00	1	1	8/26/2025	\$ 2,000,000.00	873813	20.06	932-150-026
Murrieta	25454 Blackthorne Dr	2410	\$ 290.00	4	3	8/27/2025	\$ 700,000.00	8276	0.19	912-122-015
Murrieta	37854 Oxford Dr	2071	\$ 347.00	4	2	8/27/2025	\$ 720,000.00	9147	0.21	904-581-001
Murrieta	25781 Saint Marta Dr	1915	\$ 373.00	4	2	8/27/2025	\$ 715,000.00	9583	0.22	912-241-025
Murrieta	24422 Saradella Ct	1716	\$ 349.00	3	2.5	8/27/2025	\$ 600,000.00	8712	0.2	947-222-015
Murrieta	23815 Via Barletta	1853	\$ 311.00	3	2	8/27/2025	\$ 577,000.00	5227	0.12	947-700-038
Murrieta	39796 Barcelona Ter	1716	\$ 402.00	3	2.5	8/28/2025	\$ 690,000.00	15681	0.36	947-225-029
Murrieta	30514 Boxleaf Ln	3472	\$ 250.00	4	3	8/28/2025	\$ 870,000.00	7840	0.18	480-841-008



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Murrieta	39453 Cardiff Ave	1772	\$ 358.00	2	1.75	8/28/2025	\$ 635,000.00	6969	0.16	920-222-030
Murrieta	25195 Corte Sombrero	1725	\$ 372.00	3	2.5	8/28/2025	\$ 642,000.00	5662	0.13	948-274-013
Murrieta	30029 Korbel Cir	2180	\$ 334.00	3	2	8/28/2025	\$ 730,000.00	5662	0.13	920-231-003
Murrieta	38521 Tranquila Ave	2180	\$ 292.00	3	2.5	8/28/2025	\$ 638,000.00	5227	0.12	964-410-012
Murrieta	40415 Via Francisco	1606	\$ 236.00	2	2	8/28/2025	\$ 380,000.00	4791	0.11	947-240-054
Murrieta	40098 Avenida Venida	1200	\$ 483.00	3	2	8/29/2025	\$ 580,000.00	6969	0.16	948-353-024
Murrieta	28752 Blue Larkspur Ct	4403	\$ 340.00	4	3.5	8/29/2025	\$ 1,500,000.00	44431	1.02	908-460-005
Murrieta	39323 Corte Alisos	2729	\$ 267.00	5	2.75	8/29/2025	\$ 730,000.00	5662	0.13	957-063-017
Murrieta	23919 Corte Emerado	1901	\$ 269.00	2	2.25	8/29/2025	\$ 512,500.00	4791	0.11	947-520-011
Murrieta	40336 Crystal Aire Ct	1428	\$ 423.00	3	2	8/29/2025	\$ 605,000.00	7405	0.17	947-544-004
Murrieta	40015 Festival Rd	1775	\$ 358.00	3	2	8/29/2025	\$ 636,000.00	6098	0.14	948-171-001
Murrieta	24824 Tumbleweed Ct	1383	\$ 50.00	3	2.5	8/29/2025	\$ 70,000.00	7405	0.17	948-540-008
Murrieta	42365 Westar Ct	2784	\$ 305.00	3	2.5	8/29/2025	\$ 850,000.00	11325	0.26	906-573-019

<b>Total Sales:</b>	103
<b>Average Sales Price:</b>	\$749,563.11
<b>Average Square Feet:</b>	2388