

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	23927 Via Pamilla	1344	\$ 412.00	2	1.75	8/24/2026	\$ 555,000.00	4791	0.11	947-572-035
Murrieta	28197 Basswood Way	2985	\$ 249.00	4	3	8/5/2026	\$ 745,000.00	10890	0.25	388-161-009
Murrieta	24080 Manresa Ct	1744	\$ 378.00	3	2.5	8/12/2026	\$ 660,000.00	6098	0.14	947-172-052
Murrieta	33675 Carnation Ave	2365	\$ 262.00	2	2	8/26/2026	\$ 620,000.00	9583	0.22	388-262-002
Murrieta	35815 Red Bluff Pl	3338	\$ 337.00	5	3	8/7/2026	\$ 1,125,000.00	10454	0.24	392-040-001
Murrieta	39410 Medina Ct	1591	\$ 383.00	3	2.5	8/5/2026	\$ 610,000.00	5227	0.12	947-172-059
Murrieta	26748 Lemon Grass Way	2952	\$ 249.00	4	3	8/20/2026	\$ 737,000.00	6534	0.15	392-140-020
Murrieta	39697 Casandra Ct	2410	\$ 238.00	4	3	8/21/2026	\$ 575,000.00	7405	0.17	912-123-005
Murrieta	29687 Rossiter Rd	3453	\$ 214.00	5	3.5	8/5/2026	\$ 739,000.00	7405	0.17	908-115-006
Murrieta	25456 Blackthorne Dr	2410	\$ 342.00	4	3	8/18/2026	\$ 825,000.00	7405	0.17	912-122-014
Murrieta	21715 The Trails Cir	3943	\$ 538.00	4	3.5	8/31/2026	\$ 2,125,000.00	259617	5.96	904-560-017
Murrieta	40684 Corte Albara	1263	\$ 356.00	3	1.75	8/18/2026	\$ 450,000.00	3920	0.09	947-640-021
Murrieta	23910 Via Astuto	1212	\$ 363.00	2	1.75	8/3/2026	\$ 440,000.00	3920	0.09	947-572-013
Murrieta	26512 Winterset Ct	2706	\$ 260.00	7	3.75	8/14/2026	\$ 705,000.00	6098	0.14	916-130-022
Murrieta	37936 Sawleaf Pl	2636	\$ 295.00	3	3	8/21/2026	\$ 778,000.00	8712	0.2	904-752-025
Murrieta	39277 Cayman Ct	1924	\$ 291.00	3	2	8/6/2026	\$ 561,500.00	5227	0.12	920-212-013
Murrieta	30403 Ambercorn Dr	1973	\$ 339.00	3	2	8/17/2026	\$ 670,000.00	5662	0.13	920-283-004
Murrieta	39480 Almaden Cir	2180	\$ 277.00	3	2	8/28/2026	\$ 604,000.00	6534	0.15	920-270-004
Murrieta	25408 Pistache Ct	1368	\$ 420.00	3	2	8/24/2026	\$ 575,000.00	7840	0.18	912-182-008
Murrieta	41196 Coolidge Cir	2274	\$ 303.00	4	2	8/24/2026	\$ 690,000.00	8276	0.19	949-512-015
Murrieta	39394 Via Monserate	1895	\$ 358.00	4	2	8/7/2026	\$ 680,000.00	8712	0.2	912-223-017
Murrieta	39550 Chappellet Cir	2180	\$ 344.00	3	2	8/18/2026	\$ 750,000.00	12196	0.28	920-270-024
Murrieta	35672 Swift Fox Ct	2590	\$ 299.00	4	3	8/10/2026	\$ 775,000.00	13939	0.32	480-502-015
Murrieta	23977 Via Astuto	1154	\$ 485.00	2	1.75	8/5/2026	\$ 560,000.00	4356	0.1	947-571-035
Murrieta	23492 Scooter Way	3187	\$ 268.00	4	2.75	8/21/2026	\$ 855,000.00	10890	0.25	906-581-010
Murrieta	29183 Woodbridge Dr	3613	\$ 220.00	4	3.25	8/14/2026	\$ 795,000.00	7405	0.17	908-370-008
Murrieta	38223 Camarada Ln	3771	\$ 203.00	4	3.5	8/3/2026	\$ 768,000.00	6969	0.16	964-372-003
Murrieta	30508 Laurel Ct	2160	\$ 310.00	4	3	8/26/2026	\$ 670,000.00	7405	0.17	957-111-007
Murrieta	22862 Montanya Pl	3646	\$ 48.00	6	4	8/7/2026	\$ 176,000.00	6098	0.14	904-822-006
Murrieta	39372 Beringer Dr	2180	\$ 332.00	3	2	8/5/2026	\$ 725,000.00	6098	0.14	920-311-001

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	40494 Calle Lampara	1754	\$ 347.00	3	1.75	8/20/2026	\$ 609,000.00	6969	0.16	947-530-047
Murrieta	26831 Talbot St	2025	\$ 353.00	2	2	8/6/2026	\$ 715,000.00	6969	0.16	913-372-008
Murrieta	31882 Straw Lily Dr	2017	\$ 356.00	4	2.5	8/3/2026	\$ 720,000.00	5662	0.13	964-612-008
Murrieta	30290 Carmenet Cir	2604	\$ 284.00	3	2	8/25/2026	\$ 740,000.00	10018	0.23	920-263-007
Murrieta	19170 Vista De Cielo	3947	\$ 342.00	6	4.25	8/5/2026	\$ 1,350,000.00	230432	5.29	929-120-011
Murrieta	31536 Blossom Hill Ct	2017	\$ 317.00	4	2.5	8/17/2026	\$ 640,000.00	4791	0.11	964-581-028
Murrieta	23867 Falconer Dr	1213	\$ 465.00	3	2	8/26/2026	\$ 565,000.00	5662	0.13	947-091-007
Murrieta	36147 Vence Dr	1290	\$ 427.00	3	2	8/17/2026	\$ 552,000.00	7405	0.17	947-123-004
Murrieta	24798 Oakhurst Ct	1664	\$ 78.00	3	2.5	8/10/2026	\$ 130,500.00	6098	0.14	948-540-023
Murrieta	39543 Bainbridge Cir	2037	\$ 348.00	4	2.5	8/7/2026	\$ 710,000.00	5227	0.12	957-393-023
Murrieta	42942 Dawnwood St	4583	\$ 589.00	3	2.5	8/4/2026	\$ 2,700,000.00	317988	7.3	906-240-043
Murrieta	42107 Alexandra Dr	3187	\$ 354.00	4	2.75	8/25/2026	\$ 1,130,000.00	7840	0.18	906-592-005
Murrieta	24014 Manresa Ct	1304	\$ 473.00	3	2	8/19/2026	\$ 617,000.00	6969	0.16	947-172-004
Murrieta	40038 Corte Lorca	2161	\$ 303.00	3	2.5	8/25/2026	\$ 655,000.00	4356	0.1	947-410-036
Murrieta	39263 Half Moon Cir	2890	\$ 190.00	4	2.5	8/26/2026	\$ 550,000.00	7405	0.17	957-691-002
Murrieta	34109 Kensington St	3070	\$ 236.00	3	2.5	8/7/2026	\$ 725,000.00	6098	0.14	472-251-011
Murrieta	40040 Tennyson Rd	3023	\$ 251.00	4	2.5	8/13/2026	\$ 760,000.00	8712	0.2	916-151-021
Murrieta	37824 Spur Dr	2995	\$ 280.00	4	2.75	8/10/2026	\$ 840,000.00	11761	0.27	908-092-013
Murrieta	37280 Huckaby Ln	1887	\$ 329.00	3	2	8/28/2026	\$ 622,000.00	7405	0.17	904-481-020
Murrieta	39986 Via Espana	2478	\$ 282.00	4	2	8/17/2026	\$ 700,000.00	13068	0.3	948-523-014
Murrieta	26886 Hamilton Ct	2996	\$ 199.00	4	3.25	8/27/2026	\$ 599,000.00	8276	0.19	913-363-019
Murrieta	38504 Quail Ridge Dr	4095	\$ 429.00	4	4	8/14/2026	\$ 1,760,000.00	22651	0.52	904-240-003
Murrieta	29895 Masters Dr	2720	\$ 270.00	4	2.75	8/10/2026	\$ 735,000.00	4791	0.11	908-321-006
Murrieta	40212 Rosewood St	2797	\$ 327.00	4	3	8/19/2026	\$ 915,000.00	8276	0.19	916-051-004
Murrieta	34121 Kensington St	3520	\$ 227.00	4	3.5	8/28/2026	\$ 800,000.00	6098	0.14	472-251-012
Murrieta	38464 Rosegate Pl	2732	\$ 274.00	3	3.5	8/17/2026	\$ 749,000.00	4791	0.11	957-812-029
Murrieta	30152 Heritage St	2470	\$ 275.00	4	2.75	8/17/2026	\$ 680,000.00	4791	0.11	957-411-003
Murrieta	40614 Calle Galacia	1607	\$ 302.00	2	1.75	8/6/2026	\$ 486,000.00	6534	0.15	947-530-001
Murrieta	26332 Alcott Union Dr	1611	\$ 384.00	2	2	8/5/2026	\$ 620,000.00	6098	0.14	913-400-014
Murrieta	27761 Crestknoll Ct	2999	\$ 236.00	5	2.75	8/14/2026	\$ 710,000.00	9147	0.21	900-220-018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	30440 Novato Way	2584	\$ 274.00	4	2.75	8/20/2026	\$ 710,000.00	6098	0.14	957-053-023
Murrieta	28192 Amaryllis Way	2585	\$ 301.00	3	3	8/27/2026	\$ 780,000.00	7840	0.18	388-152-003
Murrieta	38049 Turning Leaf Ct	1782	\$ 342.00	3	2	8/28/2026	\$ 610,000.00	6534	0.15	964-540-045
Murrieta	34794 Garden Trellis Pl	3472	\$ 224.00	4	3	8/28/2026	\$ 779,000.00	7405	0.17	480-842-003
Murrieta	27355 Trefoil St	3948	\$ 278.00	5	2.75	8/7/2026	\$ 1,100,000.00	8276	0.19	392-190-008
Murrieta	41167 Lorient Ct	1548	\$ 400.00	3	1.75	8/26/2026	\$ 620,000.00	6969	0.16	949-272-015
Murrieta	38929 Autumn Woods Rd	2091	\$ 334.00	4	2.5	8/28/2026	\$ 700,000.00	4791	0.11	964-272-002
Murrieta	37568 River Oats Ln	1940	\$ 333.00	3	2	8/13/2026	\$ 647,000.00	8276	0.19	964-601-014
Murrieta	39560 Saint Honore Dr	2680	\$ 248.00	5	2.75	8/7/2026	\$ 667,000.00	6098	0.14	913-411-002
Murrieta	29377 Shady Ln	2999	\$ 243.00	5	2.75	8/20/2026	\$ 730,000.00	6969	0.16	908-060-006
Murrieta	40210 Miriam Way	2788	\$ 256.00	4	2.5	8/7/2026	\$ 715,000.00	8712	0.2	916-581-014
Murrieta	40672 Corte Albara	947	\$ 480.00	2	2.25	8/14/2026	\$ 455,000.00	3920	0.09	947-640-018
Murrieta	35585 Hawkeye St	2860	\$ 270.00	5	3	8/26/2026	\$ 775,000.00	8276	0.19	480-501-002
Murrieta	42683 Juniper St	4028	\$ 389.00	6	3.25	8/10/2026	\$ 1,570,000.00	67953	1.56	906-250-014
Murrieta	28564 Hellebore St	2422	\$ 286.00	4	2.5	8/31/2026	\$ 694,000.00	8276	0.19	384-321-008
Murrieta	33973 Wintergreen Pl	2648	\$ 275.00	4	2.5	8/10/2026	\$ 730,000.00	11325	0.26	388-350-036
Murrieta	34571 Mistletoe Ln	2607	\$ 266.00	3	3	8/17/2026	\$ 695,000.00	8276	0.19	480-721-001
Murrieta	27744 Elderberry St	2809	\$ 286.00	3	2.5	8/14/2026	\$ 805,000.00	6534	0.15	392-240-079
Murrieta	26417 John Adams St	3137	\$ 210.00	4	2.75	8/26/2026	\$ 661,000.00	8276	0.19	916-313-003
Murrieta	42748 Mountain Shadow Rd	2417	\$ 301.00	4	2.5	8/14/2026	\$ 729,000.00	12632	0.29	904-514-006
Murrieta	28655 Clearview St	2401	\$ 299.00	4	2.5	8/24/2026	\$ 720,000.00	7405	0.17	384-410-016
Murrieta	40708 Mountain Pride Dr	2483	\$ 241.00	3	3	8/25/2026	\$ 600,000.00	6534	0.15	949-061-004
Murrieta	39221 Memory Dr	2862	\$ 235.00	4	2.5	8/6/2026	\$ 675,000.00	6098	0.14	957-430-008
Murrieta	38900 Avenida Bonita	2558	\$ 508.00	3	2.5	8/14/2026	\$ 1,300,000.00	234352	5.38	929-250-011
Murrieta	40846 Mountain Pride Dr	2373	\$ 288.00	4	2.75	8/31/2026	\$ 685,000.00	5227	0.12	949-071-011
Murrieta	40370 Via Francisco	1727	\$ 312.00	2	2	8/31/2026	\$ 540,000.00	4791	0.11	947-240-025
Murrieta	40077 Corte Fortuna	1764	\$ 328.00	3	2	8/3/2026	\$ 580,000.00	4791	0.11	947-610-024
Murrieta	39845 Teal Dr	1750	\$ 359.00	3	2.75	8/24/2026	\$ 629,000.00	5227	0.12	948-163-016
Murrieta	25417 Clover Glen Cir	2070	\$ 352.00	4	3	8/31/2026	\$ 730,000.00	10018	0.23	912-052-011
Murrieta	38313 Brookdale Way	2427	\$ 313.00	4	3.25	8/31/2026	\$ 761,000.00	3920	0.09	957-810-003



Murrieta

Sales Comparables - August 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	40145 Colony Dr	1921	\$ 312.00	3	2.25	8/17/2026	\$ 600,000.00	7840	0.18	947-620-041
Murrieta	24037 Via Alisol	3073	\$ 245.00		2.75	8/10/2026	\$ 755,000.00	6098	0.14	904-732-006
Murrieta	30358 Mayacamas Dr	2604	\$ 264.00	3	2	8/7/2026	\$ 690,000.00	7840	0.18	920-263-030
Murrieta	24428 Oakridge Cir	1370	\$ 437.00	3	2	8/6/2026	\$ 600,000.00	5227	0.12	948-151-016
Murrieta	24185 Chestnut Oak St	2764	\$ 251.00	5	3.25	8/7/2026	\$ 696,000.00	4791	0.11	949-710-052
Murrieta	36247 Vence Dr	1737	\$ 368.00	4	2.5	8/28/2026	\$ 640,000.00	6534	0.15	947-152-005
Murrieta	39785 Via Careza	2010	\$ 255.00	5	2.75	8/17/2026	\$ 514,000.00	5227	0.12	948-424-022
Murrieta	38355 Vista Del Bosque	4597	\$ 484.00	4	4	8/12/2026	\$ 2,225,000.00	465220	10.68	929-080-004
Murrieta	26757 Queen Ct	2701	\$ 286.00	5	3	8/4/2026	\$ 775,000.00	7405	0.17	916-151-006
Murrieta	23752 Sierra Oak Dr	1646	\$ 325.00	3	2.5	8/21/2026	\$ 536,000.00	6534	0.15	949-342-019
Murrieta	29655 Eagle Crest Ave	1262	\$ 441.00	3	2	8/31/2026	\$ 557,500.00	4791	0.11	908-161-040
Murrieta	25431 Pistache Ct	1493	\$ 399.00	4	2	8/24/2026	\$ 597,000.00	6969	0.16	912-183-001
Murrieta	38129 Florcita St	1640	\$ 367.00	3	2	8/25/2026	\$ 603,000.00	5227	0.12	964-390-010
Murrieta	30592 Red Fox Ct	2520	\$ 281.00	4	2.75	8/27/2026	\$ 710,000.00	7840	0.18	480-511-041
Murrieta	23978 Via Pamilla	1585	\$ 293.00	2	1.75	8/3/2026	\$ 465,000.00	5662	0.13	947-582-005
Murrieta	40678 Alondra Dr	2164	\$ 344.00	4	3	8/17/2026	\$ 745,000.00	9583	0.22	949-163-016
Murrieta	27439 Pinyon St	3903	\$ 212.00	4	4.25	8/13/2026	\$ 830,000.00	9583	0.22	900-153-007
Murrieta	23721 Hollingsworth Dr	3311	\$ 309.00	3	2.75	8/12/2026	\$ 1,025,000.00	9147	0.21	392-110-011
Murrieta	37124 Running Springs Rd	1558	\$ 385.00	4	2	8/18/2026	\$ 600,000.00	8276	0.19	963-411-028
Murrieta	23658 Wooden Horse Trl	2145	\$ 358.00	3	2.5	8/19/2026	\$ 770,000.00	9583	0.22	947-341-013
Murrieta	30280 Mondavi Cir	1772	\$ 363.00	2	1.75	8/10/2026	\$ 645,000.00	5227	0.12	920-223-022
Murrieta	34389 Blairwood St	3070	\$ 232.00	3	2.5	8/27/2026	\$ 715,000.00	8006	0.18	480-980-022
Murrieta	37212 Ascella Ln	1738	\$ 327.00	3	2.5	8/14/2026	\$ 570,000.00	3920	0.09	900-520-055
Murrieta	23782 Via Olivia	885	\$ 548.00	2	2	8/28/2026	\$ 485,000.00	5227	0.12	949-332-017
Murrieta	40205 White Leaf Ln	2550	\$ 258.00	5	3	8/31/2026	\$ 659,500.00	8276	0.19	948-203-006
Murrieta	34727 Ribbon Grass Way	2929	\$ 264.00	4	4	8/6/2026	\$ 775,000.00	5662	0.13	480-912-006
Murrieta	30647 Lily Pond Ln	2873	\$ 308.00	4	2.5	8/27/2026	\$ 885,000.00	8712	0.2	957-481-001
Murrieta	27864 Post Oak Pl	3238	\$ 239.00	4	2.75	8/7/2026	\$ 775,000.00	7405	0.17	900-090-009
Murrieta	40615 Via Malagas	1274	\$ 408.00	2	2	8/17/2026	\$ 520,000.00	4356	0.1	947-271-074
Murrieta	38510 Calle De Lobo	500	\$ 4,400.00	4	3.5	8/21/2026	\$ 2,200,000.00	217800	5	929-100-012

Deemed reliable but not guaranteed

Murrieta

Deemed reliable but not guaranteed



Murrieta

Sales Comparables - August 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	39771 Old Carriage Rd	1212	\$ 499.00	3	2	8/31/2026	\$ 605,000.00	6534	0.15	912-351-050
Murrieta	40454 Ariel Hope Way	4063	\$ 34.00	5	4.5	8/21/2026	\$ 140,000.00	6969	0.16	916-620-036
Murrieta	24474 Via Primero	2086	\$ 342.00	4	2.5	8/31/2026	\$ 715,000.00	6969	0.16	949-422-034
Murrieta	24502 Avenida Arconte	2637	\$ 189.00	4	3	8/28/2026	\$ 500,000.00	6969	0.16	949-421-012
Murrieta	35783 Quail Run St	2269	\$ 282.00	4	3	8/13/2026	\$ 642,000.00	6098	0.14	480-511-006
Murrieta	30929 Palette Rd	3270	\$ 232.00	5	4	8/28/2026	\$ 760,000.00	6838	0.16	480-953-017

Total Sales:	126
Average Sales Price:	\$750,357.14
Average Square Feet:	2422

Deemed reliable but not guaranteed

Murrieta

Deemed reliable but not guaranteed