



Menifee

Sales Comparables - December 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	30096 Diamond Ridge Ct	1798	\$ 310.00	4	2.75	12/1/2025	\$ 558,000.00	5227	0.12	459-311-034
Menifee	25299 Hitch Rail Ln	1698	\$ 332.00	3	2	12/1/2025	\$ 565,000.00	6534	0.15	358-530-027
Menifee	26809 Lazy Creek Rd	2977	\$ 213.00	4	3	12/1/2025	\$ 635,000.00	6969	0.16	338-343-001
Menifee	30401 Pine Creek Dr	1342	\$ 335.00	3	2	12/1/2025	\$ 450,000.00	5227	0.12	360-470-009
Menifee	28200 Valombrosa Dr	1206	\$ 339.00	3	1.75	12/1/2025	\$ 410,000.00	5227	0.12	340-071-003
Menifee	31952 Anthony Ct	3453	\$ 188.00	5	2.75	12/2/2025	\$ 650,000.00	7405	0.17	372-222-034
Menifee	29875 Blue Ridge Ct	2460	\$ 252.00	3	2.25	12/2/2025	\$ 620,000.00	9766	0.22	340-631-006
Menifee	26933 Circus Dr	1776	\$ 247.00	3	1.75	12/2/2025	\$ 440,000.00	4791	0.11	331-410-015
Menifee	29243 Hidden Lake Dr	1814	\$ 289.00	2	2	12/2/2025	\$ 525,000.00	5227	0.12	340-190-039
Menifee	30671 Pier Pointe Cir	2467	\$ 186.00	5	2.75	12/2/2025	\$ 460,000.00	13068	0.3	364-172-012
Menifee	31282 Shadow Ridge Dr	2357	\$ 271.00	4	3	12/2/2025	\$ 640,000.00	9583	0.22	372-243-008
Menifee	29273 Caravel Dr	2907	\$ 232.00	5	2.75	12/3/2025	\$ 675,000.00	4909	0.11	333-800-018
Menifee	26328 Columbus Dr	1715	\$ 196.00	3	1.75	12/3/2025	\$ 337,000.00	6098	0.14	338-194-004
Menifee	28641 Coolwater Ct	2085	\$ 258.00	2	2.5	12/3/2025	\$ 539,000.00	8712	0.2	340-250-011
Menifee	28381 Corte Magdalena	1077	\$ 399.00	2	2	12/3/2025	\$ 430,000.00	7405	0.17	336-273-016
Menifee	25920 Floyd Ave	1629	\$ 539.00	3	1.75	12/3/2025	\$ 879,000.00	43995	1.01	330-210-042
Menifee	29949 Solardo Dr	1609	\$ 353.00	3	2.25	12/3/2025	\$ 568,000.00	4356	0.1	333-820-036
Menifee	26694 Verdant Cir	1788	\$ 304.00	2	1.75	12/3/2025	\$ 545,000.00	5662	0.13	360-840-019
Menifee	28819 Callisto Ct	2693	\$ 281.00	4	3	12/4/2025	\$ 757,500.00	18295	0.42	339-511-012
Menifee	27670 Hub Cir	1982	\$ 287.00	4	2	12/4/2025	\$ 570,000.00	8712	0.2	336-462-002
Menifee	24517 Legion Ct	3059	\$ 261.00	3	2.5	12/4/2025	\$ 799,000.00	6952	0.16	341-291-008
Menifee	25916 Alamo Ct	2504	\$ 275.00	4	3	12/5/2025	\$ 690,000.00	9147	0.21	358-522-001
Menifee	27872 Almont Way	1999	\$ 275.00	3	2	12/5/2025	\$ 550,000.00	8276	0.19	333-321-003
Menifee	27306 Cades Cove St	2207	\$ 256.00	4	2.5	12/5/2025	\$ 565,000.00	6777	0.16	461-782-007
Menifee	27589 Calle Ladera	1111	\$ 357.00	2	1.75	12/5/2025	\$ 397,000.00	3920	0.09	336-302-028
Menifee	25908 Caravan Ct	3443	\$ 218.00	5	3	12/5/2025	\$ 754,000.00	9583	0.22	358-512-008
Menifee	26471 Cedar Crest Dr	2155	\$ 190.00	3	1.75	12/5/2025	\$ 410,000.00	10018	0.23	337-192-020
Menifee	27657 Charlestown Dr	1000	\$ 329.00	2	1	12/5/2025	\$ 329,000.00	6969	0.16	335-253-012
Menifee	31478 Hallwood Ct	1632	\$ 346.00	3	2	12/5/2025	\$ 565,000.00	7405	0.17	372-032-009
Menifee	31191 Murrieta Rd	1443	\$ 450.00	3	2	12/5/2025	\$ 650,000.00	40946	0.94	358-170-014

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	28121 Orangegroove Ave	1299	\$ 292.00	3	1.75	12/5/2025	\$ 380,000.00	4791	0.11	340-062-003
Menifee	30020 Thornhill Dr	1098	\$ 321.00	2	1.75	12/5/2025	\$ 353,000.00	6534	0.15	336-142-011
Menifee	27956 Via Cholula	1855	\$ 307.00	3	2	12/5/2025	\$ 570,000.00	8712	0.2	331-170-039
Menifee	31779 Yale Ln	2132	\$ 288.00	4	2	12/5/2025	\$ 615,000.00	10018	0.23	360-710-033
Menifee	25555 Beth Dr	3867	\$ 236.00	4	2.5	12/8/2025	\$ 915,000.00	39204	0.9	358-232-003
Menifee	29060 Del Monte Dr	1308	\$ 229.00	3	1.75	12/8/2025	\$ 300,000.00	7405	0.17	338-025-005
Menifee	25834 Roundup Cir	3443	\$ 258.00	5	3	12/8/2025	\$ 890,000.00	12632	0.29	358-511-010
Menifee	26400 Shady Ln	1734	\$ 348.00	3	1.75	12/8/2025	\$ 605,000.00	110206	2.53	384-030-020
Menifee	27083 Stagewood St	1008	\$ 362.00	2	1.75	12/8/2025	\$ 365,000.00	4791	0.11	335-424-025
Menifee	26911 Tropicana Dr	1773	\$ 230.00	2	2.25	12/8/2025	\$ 409,000.00	4356	0.1	331-410-034
Menifee	29891 Alisal Ct	2256	\$ 265.00	3	2.25	12/9/2025	\$ 600,000.00	6534	0.15	341-250-027
Menifee	27437 Calle Rabano	1335	\$ 292.00	2	1.75	12/9/2025	\$ 390,000.00	7840	0.18	336-324-032
Menifee	29548 Dry Creek Dr	2314	\$ 280.00	4	2.5	12/9/2025	\$ 650,000.00	7840	0.18	333-570-044
Menifee	27555 Mountainside St	2610	\$ 229.00	4	2.5	12/9/2025	\$ 600,000.00	7200	0.17	364-411-016
Menifee	28545 Raintree Dr	2121	\$ 282.00	2	2	12/9/2025	\$ 600,000.00	6098	0.14	340-220-006
Menifee	31362 Bay Horse Way	3084	\$ 239.00	4	2.75	12/10/2025	\$ 740,000.00	6969	0.16	372-553-001
Menifee	27102 Capilano Dr	992	\$ 272.00	2	1	12/10/2025	\$ 270,000.00	7840	0.18	336-062-014
Menifee	26081 Lancaster Dr	1204	\$ 315.00	2	1.75	12/10/2025	\$ 380,000.00	8276	0.19	335-132-006
Menifee	29081 Loden Cir	2857	\$ 207.00	4	2.75	12/10/2025	\$ 592,000.00	6098	0.14	364-250-016
Menifee	30681 Pier Pointe Cir	2650	\$ 255.00	5	2.75	12/10/2025	\$ 678,000.00	13068	0.3	364-172-011
Menifee	28111 Trenton Way	1055	\$ 303.00	2	1	12/10/2025	\$ 320,000.00	10890	0.25	337-162-011
Menifee	30192 Cascade Range St	2207	\$ 270.00	4	2.5	12/11/2025	\$ 597,000.00	6381	0.15	461-772-012
Menifee	25925 Roanoke Rd	1845	\$ 85.00	3	1.75	12/11/2025	\$ 157,630.00	7840	0.18	339-062-012
Menifee	27105 Bottlebrush Ln	1446	\$ 280.00	2	1.75	12/12/2025	\$ 405,000.00	7840	0.18	335-362-035
Menifee	29885 Calle San Martine	2015	\$ 327.00	4	3	12/12/2025	\$ 660,000.00	9147	0.21	340-083-006
Menifee	26363 Desert Rose Ln	1801	\$ 269.00	2	2.25	12/12/2025	\$ 485,000.00	6969	0.16	335-510-081
Menifee	29333 Humboldt Ct	2604	\$ 245.00	4	2.75	12/12/2025	\$ 640,000.00	5379	0.12	333-810-010
Menifee	29128 Redwood St	1768	\$ 339.00	3	2	12/12/2025	\$ 600,000.00	7840	0.18	333-650-018
Menifee	25679 4th St	975	\$ 67.00	2	1	12/15/2025	\$ 66,000.00	5662	0.13	329-131-005
Menifee	28891 Brookhill Ct	2967	\$ 235.00	4	2.75	12/15/2025	\$ 699,000.00	9147	0.21	333-680-029



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Menifee	27650 Medford Way	1777	\$ 233.00	2	1.75	12/15/2025	\$ 415,000.00	7840	0.18	335-256-004
Menifee	29872 Pebble Beach Dr	1785	\$ 282.00	3	2	12/15/2025	\$ 505,000.00	7405	0.17	336-122-027
Menifee	31257 Casera Ct	2374	\$ 264.00	4	2.75	12/16/2025	\$ 629,000.00	7405	0.17	372-280-018
Menifee	24078 Kerrigan Dr	2519	\$ 275.00	5	2.5	12/16/2025	\$ 695,000.00	7122	0.16	341-430-017
Menifee	28216 Meadowsweet Dr	1690	\$ 295.00	2	2	12/16/2025	\$ 500,000.00	5227	0.12	340-272-018
Menifee	29963 Fox Creek Dr	2921	\$ 196.00	4	2.75	12/17/2025	\$ 575,000.00	6969	0.16	338-350-010
Menifee	28618 Autumn Ln	2243	\$ 300.00	3	2.5	12/18/2025	\$ 675,000.00	9583	0.22	372-411-004
Menifee	26629 Calle Gregorio	961	\$ 378.00	2	1	12/18/2025	\$ 364,000.00	5227	0.12	330-280-044
Menifee	30160 Carmel Rd	992	\$ 322.00	2	1	12/18/2025	\$ 320,000.00	6534	0.15	336-153-005
Menifee	24788 Coldwater Canyon Trl	2164	\$ 312.00	3	2.5	12/18/2025	\$ 676,000.00	6098	0.14	358-670-014
Menifee	28148 Palm Villa Dr	1299	\$ 373.00	3	1.75	12/18/2025	\$ 485,000.00	3484	0.08	340-060-031
Menifee	26847 Calle Celia	1478	\$ 371.00	3	2	12/19/2025	\$ 549,000.00	10018	0.23	331-524-013
Menifee	26276 Foxgrove Rd	1142	\$ 288.00	2	1.75	12/19/2025	\$ 329,000.00	7840	0.18	338-023-007
Menifee	25136 High Plains Ct	2323	\$ 257.00	3	2	12/19/2025	\$ 599,000.00	8276	0.19	358-490-002
Menifee	29185 Lido Bay Dr	2437	\$ 269.00	5	3	12/19/2025	\$ 657,500.00	6969	0.16	333-451-030
Menifee	29527 Singing Wood Ln	1415	\$ 367.00	4	2	12/19/2025	\$ 520,000.00	7405	0.17	338-214-015
Menifee	33173 Aquamarine Cir	2469	\$ 232.00	4	2.5	12/22/2025	\$ 575,000.00	7840	0.18	388-081-023
Menifee	25827 Balsam Fir Cir	2427	\$ 263.00	5	3	12/22/2025	\$ 640,000.00	7405	0.17	335-480-046
Menifee	33011 Brighton Wood St	1977	\$ 295.00	3	2	12/22/2025	\$ 585,000.00	7405	0.17	388-072-030
Menifee	28550 Broadstone Way	1867	\$ 302.00	3	2.75	12/22/2025	\$ 565,500.00	4791	0.11	340-112-003
Menifee	29567 Cool Meadow Dr	3142	\$ 229.00	5	3	12/22/2025	\$ 720,000.00	7840	0.18	339-382-003
Menifee	32930 Forgecroft St	2900	\$ 226.00	5	2.75	12/22/2025	\$ 658,000.00	6285	0.14	372-612-015
Menifee	25897 Night Shade St	1995	\$ 318.00	4	2	12/22/2025	\$ 635,000.00	7405	0.17	339-492-003
Menifee	26946 Shelter Cove Ct	2158	\$ 254.00	3	2	12/22/2025	\$ 550,000.00	8712	0.2	333-460-043
Menifee	26787 Calle Emiliano	1251	\$ 311.00	2	1.75	12/23/2025	\$ 390,000.00	4791	0.11	330-291-024
Menifee	29484 Corte Vista Ln	1846	\$ 327.00	3	2.5	12/23/2025	\$ 604,000.00	6098	0.14	340-570-001
Menifee	25183 Greythorne Dr	2529	\$ 237.00	4	3	12/23/2025	\$ 600,000.00	10149	0.23	335-550-018
Menifee	25315 Lone Acres Rd	2314	\$ 270.00	4	2	12/23/2025	\$ 625,000.00	7840	0.18	358-421-007
Menifee	28308 Parkdale Ln	2243	\$ 245.00	3	2.5	12/23/2025	\$ 550,000.00	7840	0.18	372-391-012
Menifee	26309 Allentown Dr	1000	\$ 320.00	2	1	12/24/2025	\$ 320,000.00	6969	0.16	335-251-004

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	28026 Crystal Spring Dr	2091	\$ 260.00	2	2	12/24/2025	\$ 545,000.00	6098	0.14	340-320-026
Menifee	29528 Pebble Beach Dr	1404	\$ 288.00	2	1.75	12/24/2025	\$ 405,000.00	6098	0.14	338-063-002
Menifee	28570 Sand Island Way	1843	\$ 298.00	4	2.75	12/24/2025	\$ 550,000.00	3920	0.09	364-132-029
Menifee	28731 Thornhill Dr	1404	\$ 306.00	2	1.75	12/24/2025	\$ 430,000.00	6969	0.16	337-352-006
Menifee	28094 Lemonwood Dr	974	\$ 390.00	2	1.75	12/26/2025	\$ 380,000.00	4791	0.11	340-064-010
Menifee	29863 Camino Cristal	1329	\$ 398.00	3	2	12/29/2025	\$ 530,000.00	8712	0.2	340-090-012
Menifee	26678 China Dr	1427	\$ 280.00	3	1.75	12/29/2025	\$ 400,000.00	3920	0.09	331-400-039
Menifee	30773 Old Windmill Rd	1233	\$ 559.00	3	1.75	12/29/2025	\$ 690,000.00	43560	1	360-100-015
Menifee	29718 Squaw Valley Dr	1206	\$ 425.00	3	2	12/29/2025	\$ 513,000.00	7405	0.17	338-263-031
Menifee	29638 Avenida De Sereno	1582	\$ 372.00	4	2	12/30/2025	\$ 589,000.00	7405	0.17	336-261-003
Menifee	27800 Blaze Ln	1773	\$ 213.00	2	2.25	12/30/2025	\$ 378,000.00	3920	0.09	331-400-006
Menifee	27878 Calle Talavera	1389	\$ 381.00	3	2	12/30/2025	\$ 530,000.00	7405	0.17	331-521-005
Menifee	29620 Mcgalliard Rd	1300	\$ 403.00	3	2	12/30/2025	\$ 525,000.00	7405	0.17	338-265-001
Menifee	27108 Flagler St	1777	\$ 239.00	3	1.75	12/31/2025	\$ 425,500.00	10018	0.23	335-353-021
Menifee	26671 Oakmont Dr	992	\$ 347.00	2	1	12/31/2025	\$ 345,000.00	6098	0.14	337-362-006
Menifee	28355 Palm Villa Dr	1299	\$ 323.00	3	1.75	12/31/2025	\$ 420,000.00	4356	0.1	340-072-006
Menifee	31189 Silver Moon Ct	2904	\$ 254.00	4	2.75	12/31/2025	\$ 740,000.00	7840	0.18	372-271-019



Lawyers Title

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Total Sales:	107
Average Sales Price:	\$536,454.49
Average Square Feet:	1931