



Murrieta

Sales Comparables - December 2025

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|----------|--------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Murrieta | 40180 N End Rd | 2701 | \$ 284.00 | 5 | 3 | 12/1/2025 | \$ 769,000.00 | 7405 | 0.17 | 916-142-004 |
| Murrieta | 42425 Ivy St | 4222 | \$ 260.00 | 4 | 4.25 | 12/1/2025 | \$ 1,100,000.00 | 13068 | 0.3 | 906-222-013 |
| Murrieta | 41490 Lily Ave | 2125 | \$ 296.00 | 3 | 2 | 12/1/2025 | \$ 630,000.00 | 9583 | 0.22 | 949-322-001 |
| Murrieta | 30435 Novato Way | 2361 | \$ 306.00 | 3 | 2.75 | 12/1/2025 | \$ 724,000.00 | 5227 | 0.12 | 957-052-005 |
| Murrieta | 38236 Oak Bluff Ln | 3776 | \$ 320.00 | 5 | 2.75 | 12/1/2025 | \$ 1,210,000.00 | 18295 | 0.42 | 904-770-015 |
| Murrieta | 30826 Prairie Smoke Cir | 1992 | \$ 346.00 | 3 | 2.5 | 12/1/2025 | \$ 690,000.00 | 9147 | 0.21 | 480-590-019 |
| Murrieta | 28361 Adrienne St | 2078 | \$ 302.00 | 4 | 2.75 | 12/2/2025 | \$ 628,000.00 | 5227 | 0.12 | 392-400-025 |
| Murrieta | 39980 Corte Calanova | 2100 | \$ 283.00 | 3 | 1.75 | 12/2/2025 | \$ 595,000.00 | 4356 | 0.1 | 947-710-026 |
| Murrieta | 28799 Lavatera Ave | 2905 | \$ 227.00 | 4 | 2.5 | 12/2/2025 | \$ 660,000.00 | 6969 | 0.16 | 388-330-014 |
| Murrieta | 37224 Summerglen Ave | 2671 | \$ 260.00 | 4 | 2.5 | 12/2/2025 | \$ 695,000.00 | 7405 | 0.17 | 900-291-031 |
| Murrieta | 40150 Via Tonada | 1767 | \$ 345.00 | 3 | 1.75 | 12/2/2025 | \$ 610,000.00 | 4356 | 0.1 | 947-422-008 |
| Murrieta | 23312 White Oak Ln | 2983 | \$ 288.00 | 4 | 2.5 | 12/2/2025 | \$ 860,000.00 | 6098 | 0.14 | 904-690-014 |
| Murrieta | 41722 Avenida De Encanto | 761 | \$ 1,235.00 | 4 | 3.5 | 12/3/2025 | \$ 940,000.00 | 209523 | 4.81 | 932-280-031 |
| Murrieta | 30793 Bloomfest St | 2290 | \$ 283.00 | 3 | 2.5 | 12/3/2025 | \$ 650,000.00 | 6063 | 0.14 | 480-961-014 |
| Murrieta | 23563 Kathryn St | 3686 | \$ 210.00 | 5 | 3.5 | 12/3/2025 | \$ 775,000.00 | 7405 | 0.17 | 906-661-003 |
| Murrieta | 10900 Rimpau Ave | 1877 | \$ 950.00 | 2 | 2.75 | 12/3/2025 | \$ 1,785,000.00 | 128066 | 2.94 | 901-040-026 |
| Murrieta | 27945 Tree Ridge St | 2999 | \$ 236.00 | 5 | 2.75 | 12/3/2025 | \$ 710,000.00 | 7405 | 0.17 | 900-212-028 |
| Murrieta | 24527 Westhaven Ct | 1464 | \$ 409.00 | 3 | 1.75 | 12/3/2025 | \$ 600,000.00 | 7405 | 0.17 | 948-182-007 |
| Murrieta | 23873 Corinth Dr | 2300 | \$ 330.00 | 4 | 2.75 | 12/4/2025 | \$ 760,000.00 | 7405 | 0.17 | 949-314-020 |
| Murrieta | 37746 Golden Eagle Ave | 4109 | \$ 219.00 | 5 | 4 | 12/4/2025 | \$ 900,000.00 | 10454 | 0.24 | 908-461-008 |
| Murrieta | 30451 Mendocino Way | 2584 | \$ 248.00 | 4 | 2.5 | 12/4/2025 | \$ 641,000.00 | 5227 | 0.12 | 957-061-016 |
| Murrieta | 34689 Swan Valley Ct | 1860 | \$ 346.00 | 3 | 2 | 12/4/2025 | \$ 645,000.00 | 6534 | 0.15 | 480-741-010 |
| Murrieta | 27158 Tube Rose St | 2952 | \$ 245.00 | 4 | 3 | 12/4/2025 | \$ 725,000.00 | 6969 | 0.16 | 392-210-009 |
| Murrieta | 33573 Azalea Ln | 2459 | \$ 264.00 | 4 | 2.75 | 12/5/2025 | \$ 650,000.00 | 6534 | 0.15 | 388-140-011 |
| Murrieta | 35839 Crickhowell Ave | 1950 | \$ 300.00 | 4 | 2.5 | 12/5/2025 | \$ 585,000.00 | 3484 | 0.08 | 392-380-048 |
| Murrieta | 27404 Desert Willow St | 3668 | \$ 169.00 | 5 | 3.75 | 12/5/2025 | \$ 621,000.00 | 8712 | 0.2 | 900-182-005 |
| Murrieta | 30924 Falling Star Pl | 2884 | \$ 242.00 | 4 | 3 | 12/5/2025 | \$ 699,090.00 | 6098 | 0.14 | 480-872-018 |
| Murrieta | 35724 Kittentails Ln | 1660 | \$ 355.00 | 3 | 2.5 | 12/5/2025 | \$ 590,000.00 | 3049 | 0.07 | 392-410-004 |
| Murrieta | 18675 La Ventana Rd | 3062 | \$ 313.00 | 4 | 2.25 | 12/5/2025 | \$ 960,000.00 | 435600 | 10 | 931-030-002 |
| Murrieta | 41812 Octavia Ct | 3480 | \$ 367.00 | 5 | 4.25 | 12/5/2025 | \$ 1,280,000.00 | 22215 | 0.51 | 909-410-012 |

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|----------|---------------------------|-------|----------------|-----|------|------------|---------------|-----------|--------|-------------|
| Murrieta | 23842 Scarlet Oak Dr | 1872 | \$ 381.00 | 4 | 2 | 12/5/2025 | \$ 715,000.00 | 6534 | 0.15 | 904-601-023 |
| Murrieta | 24461 Tuscola Cir | 1282 | \$ 496.00 | 3 | 1.75 | 12/5/2025 | \$ 637,000.00 | 6098 | 0.14 | 948-132-016 |
| Murrieta | 36012 Corte Pavia | 2508 | \$ 344.00 | 4 | 3 | 12/8/2025 | \$ 865,000.00 | 29620 | 0.68 | 947-464-013 |
| Murrieta | 25943 Summer Hill Ct | 1212 | \$ 482.00 | 3 | 2 | 12/8/2025 | \$ 585,000.00 | 6098 | 0.14 | 912-351-037 |
| Murrieta | 23893 Constantine Dr | 2000 | \$ 330.00 | 4 | 2.5 | 12/9/2025 | \$ 660,000.00 | 7405 | 0.17 | 949-313-016 |
| Murrieta | 25148 Corte Anacapa | 1725 | \$ 366.00 | 3 | 2.5 | 12/9/2025 | \$ 632,000.00 | 5662 | 0.13 | 948-261-003 |
| Murrieta | 25436 Day Lily Dr | 2607 | \$ 255.00 | 4 | 3 | 12/9/2025 | \$ 665,000.00 | 7405 | 0.17 | 912-073-028 |
| Murrieta | 25720 Marvick Way | 1760 | \$ 355.00 | 4 | 3 | 12/9/2025 | \$ 625,000.00 | 5227 | 0.12 | 912-231-040 |
| Murrieta | 29616 Royal Burgh Dr | 2617 | \$ 350.00 | 3 | 2 | 12/9/2025 | \$ 917,000.00 | 15245 | 0.35 | 908-420-012 |
| Murrieta | 23975 Via Pamilla | 1489 | \$ 376.00 | 2 | 1.75 | 12/9/2025 | \$ 560,000.00 | 5227 | 0.12 | 947-583-027 |
| Murrieta | 39719 Chambray Dr | 1916 | \$ 318.00 | 4 | 2.5 | 12/10/2025 | \$ 610,000.00 | 5662 | 0.13 | 913-382-001 |
| Murrieta | 40216 Corte Peralta | 1330 | \$ 427.00 | 2 | 1.75 | 12/10/2025 | \$ 569,000.00 | 4356 | 0.1 | 947-360-059 |
| Murrieta | 23466 Saratoga Springs Pl | 3512 | \$ 199.00 | 3 | 2.5 | 12/10/2025 | \$ 699,000.00 | 7840 | 0.18 | 947-842-010 |
| Murrieta | 36622 Silk Oak Terrace Pl | 3962 | \$ 222.00 | 5 | 3.5 | 12/10/2025 | \$ 880,000.00 | 8712 | 0.2 | 900-170-016 |
| Murrieta | 37943 Spyglass Cir | 1458 | \$ 380.00 | 4 | 2.5 | 12/10/2025 | \$ 555,000.00 | 5227 | 0.12 | 908-163-005 |
| Murrieta | 41621 Valor Dr | 2447 | \$ 56.00 | 4 | 2.75 | 12/10/2025 | \$ 138,000.00 | 7840 | 0.18 | 906-282-018 |
| Murrieta | 37549 Windsor Ct | 2671 | \$ 323.00 | 4 | 2.5 | 12/10/2025 | \$ 865,000.00 | 6534 | 0.15 | 904-610-021 |
| Murrieta | 24278 Broad Oak St | 3291 | \$ 249.00 | 5 | 3 | 12/11/2025 | \$ 820,000.00 | 7405 | 0.17 | 906-720-023 |
| Murrieta | 41550 Grand View Dr | 2232 | \$ 310.00 | 3 | 2.5 | 12/11/2025 | \$ 692,000.00 | 12632 | 0.29 | 906-611-010 |
| Murrieta | 23517 Mountain Breeze Dr | 2562 | \$ 298.00 | 3 | 2.75 | 12/11/2025 | \$ 765,000.00 | 6969 | 0.16 | 906-442-015 |
| Murrieta | 40609 Symeron Way | 1997 | \$ 348.00 | 4 | 2.5 | 12/11/2025 | \$ 695,000.00 | 10018 | 0.23 | 949-163-012 |
| Murrieta | 39646 Via Temprano | 1808 | \$ 387.00 | 3 | 2.5 | 12/11/2025 | \$ 700,000.00 | 7405 | 0.17 | 912-291-003 |
| Murrieta | 37541 Windsor Ct | 3441 | \$ 277.00 | 5 | 2.5 | 12/11/2025 | \$ 955,000.00 | 7840 | 0.18 | 904-610-020 |
| Murrieta | 24099 Chatenay Ln | 2415 | \$ 293.00 | 4 | 2 | 12/12/2025 | \$ 710,000.00 | 7840 | 0.18 | 949-262-001 |
| Murrieta | 23664 Groveland Pl | 2990 | \$ 214.00 | 5 | 2.75 | 12/12/2025 | \$ 640,000.00 | 6098 | 0.14 | 947-762-018 |
| Murrieta | 24490 Jefferson Ave | 1200 | \$ 508.00 | 2 | 2 | 12/12/2025 | \$ 610,000.00 | 19602 | 0.45 | 949-110-006 |
| Murrieta | 38964 Autumn Woods Rd | 2330 | \$ 278.00 | 4 | 2.5 | 12/15/2025 | \$ 650,000.00 | 4356 | 0.1 | 964-271-010 |
| Murrieta | 25047 Parkcrest Dr | 1200 | \$ 491.00 | 3 | 2 | 12/15/2025 | \$ 590,000.00 | 5227 | 0.12 | 948-341-003 |
| Murrieta | 29880 Pinehurst Dr | 2563 | \$ 306.00 | 3 | 3 | 12/15/2025 | \$ 785,000.00 | 6534 | 0.15 | 908-311-015 |
| Murrieta | 37414 Valley Spring Way | 3563 | \$ 232.00 | 5 | 3 | 12/15/2025 | \$ 830,000.00 | 10890 | 0.25 | 963-421-009 |



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|----------|--------------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|-------------|
| Murrieta | 23666 Ballestros Rd | 2600 | \$ 246.00 | 4 | 2.5 | 12/16/2025 | \$ 640,000.00 | 9583 | 0.22 | 949-361-042 |
| Murrieta | 39201 Dovetree Dr | 2310 | \$ 313.00 | 5 | 3 | 12/16/2025 | \$ 725,000.00 | 9583 | 0.22 | 912-081-006 |
| Murrieta | 29162 Hydrangea St | 2648 | \$ 215.00 | 4 | 2.5 | 12/16/2025 | \$ 570,000.00 | 6534 | 0.15 | 388-351-009 |
| Murrieta | 40169 Los Olivos Ct | 1480 | \$ 415.00 | 3 | 2 | 12/16/2025 | \$ 615,000.00 | 11325 | 0.26 | 948-351-026 |
| Murrieta | 30288 Mondavi Cir | 2011 | \$ 233.00 | 3 | 2 | 12/16/2025 | \$ 470,000.00 | 6098 | 0.14 | 920-223-021 |
| Murrieta | 23649 Sycamore Creek Ave | 3686 | \$ 252.00 | 5 | 3.5 | 12/16/2025 | \$ 929,000.00 | 8276 | 0.19 | 906-642-005 |
| Murrieta | 37093 Almond Cir | 3677 | \$ 212.00 | 5 | 2.75 | 12/17/2025 | \$ 780,000.00 | 7405 | 0.17 | 963-321-021 |
| Murrieta | 35646 Summerholly Ln | 2269 | \$ 315.00 | 4 | 3 | 12/17/2025 | \$ 715,000.00 | 7405 | 0.17 | 480-561-029 |
| Murrieta | 29914 Tucana Pl | 1636 | \$ 323.00 | 3 | 2.5 | 12/17/2025 | \$ 528,500.00 | 3484 | 0.08 | 900-510-048 |
| Murrieta | 38436 Windingwalk Dr | 2032 | \$ 322.00 | 3 | 2.5 | 12/17/2025 | \$ 656,000.00 | 3049 | 0.07 | 957-780-014 |
| Murrieta | 39869 S Creek Cir | 2517 | \$ 359.00 | 4 | 2.5 | 12/18/2025 | \$ 904,145.00 | 7405 | 0.17 | 957-700-002 |
| Murrieta | 39890 S Creek Cir | 2517 | \$ 359.00 | 4 | 2.5 | 12/18/2025 | \$ 904,145.00 | 10018 | 0.23 | 957-700-006 |
| Murrieta | 39680 Rowan Ct | 1493 | \$ 411.00 | 4 | 2 | 12/18/2025 | \$ 615,000.00 | 7840 | 0.18 | 912-162-031 |
| Murrieta | 23967 Via De Gema Linda | 2882 | \$ 242.00 | 5 | 2.75 | 12/18/2025 | \$ 700,000.00 | 12632 | 0.29 | 947-071-014 |
| Murrieta | 38254 Willowick Dr | 2563 | \$ 280.00 | 3 | 3 | 12/18/2025 | \$ 720,000.00 | 8712 | 0.2 | 908-311-035 |
| Murrieta | 35793 Abelia St | 3442 | \$ 249.00 | 5 | 3 | 12/19/2025 | \$ 860,000.00 | 8712 | 0.2 | 392-040-021 |
| Murrieta | 37939 Sky High Dr | 3078 | \$ 487.00 | 3 | 2.5 | 12/19/2025 | \$ 1,499,000.00 | 20037 | 0.46 | 904-390-002 |
| Murrieta | 40306 Via Ambiente | 1263 | \$ 410.00 | 3 | 1.75 | 12/19/2025 | \$ 519,000.00 | 4791 | 0.11 | 947-512-012 |
| Murrieta | 25552 Blackwood Rd | 1300 | \$ 461.00 | 3 | 1.75 | 12/22/2025 | \$ 600,000.00 | 7405 | 0.17 | 912-202-013 |
| Murrieta | 39847 Cote D Azure | 1611 | \$ 434.00 | 2 | 2 | 12/22/2025 | \$ 700,000.00 | 6534 | 0.15 | 913-303-005 |
| Murrieta | 30536 Fragrant St | 3070 | \$ 269.00 | 3 | 2.5 | 12/22/2025 | \$ 828,000.00 | 8324 | 0.19 | 480-980-027 |
| Murrieta | 39555 Freemark Abbey | 2773 | \$ 247.00 | 3 | 2.75 | 12/22/2025 | \$ 685,000.00 | 6534 | 0.15 | 920-243-049 |
| Murrieta | 24667 Malbec St | 1367 | \$ 428.00 | 3 | 2 | 12/22/2025 | \$ 586,000.00 | 6098 | 0.14 | 949-465-017 |
| Murrieta | 29944 Peach Tree Ct | 3732 | \$ 210.00 | 4 | 3.75 | 12/22/2025 | \$ 785,000.00 | 5227 | 0.12 | 908-152-018 |
| Murrieta | 27123 Coral Bells Way | 3371 | \$ 247.00 | 4 | 2.75 | 12/23/2025 | \$ 833,000.00 | 8276 | 0.19 | 900-161-005 |
| Murrieta | 31698 Summerfield Ln | 2706 | \$ 223.00 | 4 | 2.5 | 12/23/2025 | \$ 605,000.00 | 10018 | 0.23 | 964-311-004 |
| Murrieta | 24076 Verdun Ln | 2290 | \$ 305.00 | 5 | 3 | 12/23/2025 | \$ 700,000.00 | 7405 | 0.17 | 949-263-036 |
| Murrieta | 30587 Aspen Glen St | 3462 | \$ 250.00 | 4 | 3 | 12/24/2025 | \$ 867,000.00 | 8712 | 0.2 | 480-831-003 |
| Murrieta | 42179 Calle Paramo | 3668 | \$ 299.00 | 4 | 3.25 | 12/24/2025 | \$ 1,100,000.00 | 212572 | 4.88 | 932-360-013 |
| Murrieta | 38405 Sevilla Ave | 2324 | \$ 267.00 | 3 | 2.5 | 12/24/2025 | \$ 621,000.00 | 6098 | 0.14 | 964-360-010 |



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|----------|------------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|-------------|
| Murrieta | 20625 Sierra Elena | 4452 | \$ 403.00 | 3 | 4.75 | 12/24/2025 | \$ 1,798,000.00 | 666468 | 15.3 | 931-400-006 |
| Murrieta | 34310 Swordfern Pl | 2858 | \$ 265.00 | 5 | 3 | 12/24/2025 | \$ 758,000.00 | 6534 | 0.15 | 384-400-038 |
| Murrieta | 31553 Whitefield Ct | 3468 | \$ 302.00 | 5 | 4 | 12/24/2025 | \$ 1,050,000.00 | 8712 | 0.2 | 964-260-020 |
| Murrieta | 34171 Willow Stone St | 3381 | \$ 260.00 | 5 | 3 | 12/24/2025 | \$ 880,000.00 | 7405 | 0.17 | 472-250-015 |
| Murrieta | 40918 Bouvier Ct | 2274 | \$ 294.00 | 3 | 2 | 12/26/2025 | \$ 669,500.00 | 7840 | 0.18 | 949-503-006 |
| Murrieta | 37068 Ascella Ln | 1636 | \$ 329.00 | 3 | 2.5 | 12/29/2025 | \$ 539,000.00 | 3049 | 0.07 | 900-510-053 |
| Murrieta | 27792 Carlton Oaks St | 3238 | \$ 262.00 | 4 | 2.75 | 12/29/2025 | \$ 850,000.00 | 8276 | 0.19 | 900-091-014 |
| Murrieta | 42370 Circulo Cavinara | 2450 | \$ 300.00 | 4 | 2.5 | 12/29/2025 | \$ 735,000.00 | 7840 | 0.18 | 906-373-019 |
| Murrieta | 26966 Mandelieu Dr | 2209 | \$ 314.00 | 3 | 3 | 12/29/2025 | \$ 695,000.00 | 7840 | 0.18 | 947-132-013 |
| Murrieta | 39664 Maple Leaf Ct | 1300 | \$ 384.00 | 3 | 1.75 | 12/29/2025 | \$ 500,000.00 | 7840 | 0.18 | 912-212-021 |
| Murrieta | 36034 Redgrave Way | 4261 | \$ 199.00 | 5 | 2.5 | 12/29/2025 | \$ 850,000.00 | 6969 | 0.16 | 392-430-002 |
| Murrieta | 35488 Sumac Ave | 2809 | \$ 288.00 | 3 | 2.5 | 12/29/2025 | \$ 809,000.00 | 7405 | 0.17 | 392-210-041 |
| Murrieta | 38337 Augusta Dr | 2251 | \$ 358.00 | 4 | 3 | 12/30/2025 | \$ 806,500.00 | 6098 | 0.14 | 908-310-018 |
| Murrieta | 38589 Fairfield Hts | 2732 | \$ 310.00 | 3 | 3.5 | 12/30/2025 | \$ 847,500.00 | 4356 | 0.1 | 957-812-011 |
| Murrieta | 39268 Half Moon Cir | 2386 | \$ 295.00 | 3 | 2.5 | 12/30/2025 | \$ 705,000.00 | 8276 | 0.19 | 957-690-002 |
| Murrieta | 41548 Hutchison Ct | 2390 | \$ 792.00 | 3 | 2.5 | 12/30/2025 | \$ 1,895,000.00 | 39639 | 0.91 | 906-070-042 |
| Murrieta | 38387 Chestnut Cir | 1752 | \$ 362.00 | 3 | 2.5 | 12/31/2025 | \$ 635,000.00 | 5227 | 0.12 | 964-250-038 |



Murrieta

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| | |
|-----------------------------|--------------|
| <i>Total Sales:</i> | 107 |
| <i>Average Sales Price:</i> | \$762,508.22 |
| <i>Average Square Feet:</i> | 2498 |