



## Murrieta

Sales Comparables - February 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	24599 Calle Perla	3411	\$271.00	5	3.5	2/2/2026	\$925,000.00	16552	0.38	948-561-024
Murrieta	39812 De Vendome Ct	2470	\$313.00	6	3	2/2/2026	\$774,500.00	10018	0.23	913-302-021
Murrieta	23262 Joaquin Ridge Dr	1682	\$368.00	3	2	2/2/2026	\$620,000.00	7405	0.17	904-371-017
Murrieta	24710 Morningstar Dr	1080	\$500.00	3	2	2/2/2026	\$540,000.00	6534	0.15	948-094-007
Murrieta	24306 Red Spruce Ave	2365	\$304.00	5	2.75	2/2/2026	\$720,000.00	5227	0.12	949-720-051
Murrieta	38160 Spring Canyon Dr	2986	\$267.00	5	3.75	2/2/2026	\$799,000.00	6534	0.15	964-552-004
Murrieta	40442 Via Amapola	1606	\$334.00	2	2	2/2/2026	\$537,500.00	4791	0.11	947-250-044
Murrieta	28917 Wallflower Way	2905	\$195.00	4	2.5	2/2/2026	\$569,000.00	9583	0.22	388-332-013
Murrieta	34668 Butte Ct	2338	\$312.00	3	2.5	2/3/2026	\$730,000.00	6534	0.15	480-741-028
Murrieta	27015 Lemon Grass Way	2952	\$254.00	4	3	2/3/2026	\$750,000.00	6969	0.16	392-150-030
Murrieta	35476 Sumac Ave	2809	\$249.00	3	2.5	2/3/2026	\$700,000.00	7840	0.18	392-210-040
Murrieta	39169 Via Cadiz	2370	\$308.00	4	3	2/3/2026	\$730,000.00	7405	0.17	948-252-007
Murrieta	34770 Carina Pl	3124	\$272.00	5	3.75	2/4/2026	\$850,000.00	6534	0.15	384-420-019
Murrieta	29675 Saint Andrews Ct	1262	\$451.00	3	2	2/4/2026	\$570,000.00	4791	0.11	908-161-007
Murrieta	39946 Via Graziana	2100	\$278.00	3	1.75	2/4/2026	\$585,000.00	4791	0.11	947-721-011
Murrieta	39822 Barcelona Ter	1716	\$329.00	3	2.5	2/5/2026	\$565,000.00	10018	0.23	947-225-023
Murrieta	36605 Walden Ln	2239	\$288.00	4	2.75	2/5/2026	\$645,000.00	8712	0.2	900-210-004
Murrieta	31710 Waterfall Way	3628	\$198.00	5	3.5	2/5/2026	\$719,000.00	8276	0.19	963-392-021
Murrieta	24026 Crowned Partridge Ln	2382	\$291.00	5	3	2/6/2026	\$695,000.00	4791	0.11	947-661-018
Murrieta	23885 Noelle Ave	3084	\$421.00	4	2.5	2/6/2026	\$1,300,000.00	15681	0.36	906-621-008
Murrieta	24356 Via Las Junitas	1658	\$389.00	3	2.5	2/6/2026	\$645,000.00	8276	0.19	948-371-015
Murrieta	25701 Bay Meadows Way	4493	\$445.00	5	5	2/10/2026	\$2,001,500.00	98881	2.27	909-400-005
Murrieta	40532 Corte Lucia	1783	\$291.00	4	2	2/10/2026	\$520,000.00	4356	0.1	947-271-022
Murrieta	35409 Summerholly Ln	4089	\$220.00	5	4	2/10/2026	\$900,000.00	7405	0.17	480-581-010
Murrieta	41675 Broad Oak St	3291	\$233.00	5	3	2/11/2026	\$770,000.00	8276	0.19	906-720-009
Murrieta	39270 Corte Pluma	2222	\$299.00	4	3	2/11/2026	\$666,000.00	8276	0.19	948-274-028
Murrieta	42587 Sherry Ln	3842	\$305.00	5	4.25	2/11/2026	\$1,175,000.00	13503	0.31	904-810-009
Murrieta	24620 2nd Ave	2424	\$325.00	3	3.75	2/13/2026	\$789,000.00	6969	0.16	906-156-019
Murrieta	39058 Camino Hermosa	2370	\$284.00	4	3	2/13/2026	\$675,000.00	7840	0.18	948-234-002
Murrieta	39643 Cedarwood Dr	2162	\$289.00	4	2.5	2/13/2026	\$625,000.00	7840	0.18	912-212-014



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Murrieta	30517 Copper Rose Dr	3199	\$261.00	4	3.25	2/13/2026	\$835,000.00	7840	0.18	480-790-008
Murrieta	37444 Hydrus Pl	2643	\$245.00	4	3	2/13/2026	\$650,000.00	5227	0.12	900-443-024
Murrieta	24646 Leafwood Dr	1322	\$457.00	3	2	2/13/2026	\$605,000.00	5227	0.12	948-112-009
Murrieta	37185 Moonbeam Ct	1773	\$329.00	3	2.5	2/13/2026	\$585,000.00	9583	0.22	900-280-027
Murrieta	40885 Mountain Pride Dr	2105	\$294.00	3	2.5	2/13/2026	\$620,000.00	6534	0.15	949-072-003
Murrieta	39938 Pearl Dr	1200	\$462.00	3	2	2/13/2026	\$555,000.00	7405	0.17	912-092-003
Murrieta	19750 Avenida Rosella	3011	\$530.00	4	2.75	2/17/2026	\$1,598,000.00	216928	4.98	929-260-025
Murrieta	40565 Sunflower Rd	1727	\$382.00	4	2.5	2/17/2026	\$660,000.00	7405	0.17	949-456-009
Murrieta	34286 Swordfern Pl	3401	\$236.00	5	3	2/17/2026	\$805,000.00	7405	0.17	384-400-040
Murrieta	40364 Via Marisa	1767	\$293.00	3	1.75	2/17/2026	\$518,000.00	5227	0.12	947-432-064
Murrieta	34833 Carina Pl	2861	\$307.00	5	2.75	2/18/2026	\$880,000.00	7405	0.17	384-420-011
Murrieta	40628 Geyser St	1367	\$449.00	3	2	2/18/2026	\$615,000.00	7405	0.17	949-453-008
Murrieta	38612 Members Club Dr	3301	\$242.00	4	3	2/18/2026	\$800,000.00	6534	0.15	908-381-008
Murrieta	29419 Shady Ln	2999	\$290.00	5	2.75	2/18/2026	\$870,000.00	6969	0.16	908-060-009
Murrieta	27886 Starfall Way	2239	\$297.00	4	2.75	2/18/2026	\$666,500.00	7840	0.18	900-231-019
Murrieta	38096 Talavera Ct	1910	\$327.00	3	2.5	2/18/2026	\$625,000.00	4356	0.1	964-430-023
Murrieta	23733 Via Olivia	1052	\$518.00	3	1.75	2/18/2026	\$545,000.00	5227	0.12	949-331-048
Murrieta	40083 Corte Lorca	1435	\$336.00	2	1.75	2/19/2026	\$482,500.00	4791	0.11	947-410-056
Murrieta	30874 Dropseed Dr	2535	\$274.00	4	2	2/19/2026	\$695,000.00	7840	0.18	480-602-039
Murrieta	40190 Paseo Del Sol	2012	\$345.00	5	2.75	2/19/2026	\$695,000.00	7840	0.18	948-352-007
Murrieta	31465 Pear Blossom Cir	3468	\$201.00	5	4	2/19/2026	\$699,000.00	6534	0.15	964-290-004
Murrieta	24285 Red Spruce Ave	2065	\$193.00	4	2.75	2/19/2026	\$400,000.00	4356	0.1	949-720-041
Murrieta	28560 Triple C Ranch Rd	3529	\$229.00	5	3.5	2/19/2026	\$810,000.00	9147	0.21	384-354-002
Murrieta	25382 Blackthorne Dr	1560	\$422.00	3	2	2/20/2026	\$659,000.00	9147	0.21	912-083-005
Murrieta	39234 Calistoga Dr	2022	\$284.00	3	2.75	2/20/2026	\$575,000.00	7840	0.18	957-051-004
Murrieta	36205 Coffee Tree Pl	2621	\$274.00	3	2.5	2/20/2026	\$719,000.00	7840	0.18	900-132-002
Murrieta	30409 Corte Santalina	2584	\$292.00	4	2.75	2/20/2026	\$755,000.00	5662	0.13	957-053-019
Murrieta	34926 Heartland Ln	3571	\$274.00	5	2.25	2/20/2026	\$979,000.00	9583	0.22	480-830-005
Murrieta	30095 Mickelson Way	2720	\$282.00	4	2.75	2/20/2026	\$768,000.00	5662	0.13	908-320-024
Murrieta	40705 Mountain Pride Dr	2155	\$301.00	4	2.5	2/20/2026	\$650,000.00	5227	0.12	949-062-002

Deemed reliable but not guaranteed

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Murrieta	28319 Triese St	1626	\$325.00	3	2.5	2/20/2026	\$528,500.00	2613	0.06	392-370-071
Murrieta	24182 Via Llano	2100	\$257.00	3	1.75	2/20/2026	\$540,000.00	4356	0.1	947-721-057
Murrieta	37289 Via Majorca	2550	\$560.00	3	3	2/20/2026	\$1,430,000.00	449103	10.31	928-250-022
Murrieta	42352 Wildwood Ln	2784	\$308.00	3	2.5	2/20/2026	\$860,000.00	9147	0.21	906-572-008
Murrieta	33886 Begonia Pl	2579	\$273.00	3	2.5	2/23/2026	\$705,000.00	8276	0.19	388-161-015
Murrieta	42206 Kimberly Way	3738	\$232.00	6	3.75	2/23/2026	\$870,000.00	9583	0.22	906-581-025
Murrieta	33545 Nandina Ln	2585	\$268.00	3	3	2/23/2026	\$695,000.00	8276	0.19	388-180-046
Murrieta	24471 Saradella Ct	1923	\$364.00	4	3	2/23/2026	\$700,000.00	6969	0.16	947-222-005
Murrieta	39897 Verono Corte	1778	\$309.00	4	2.5	2/23/2026	\$550,000.00	5662	0.13	948-111-006
Murrieta	39623 Clos Du Val	2773	\$274.00	3	2.75	2/24/2026	\$761,000.00	9147	0.21	920-251-013
Murrieta	23871 Cloverleaf Way	3073	\$258.00	5	2.75	2/24/2026	\$795,000.00	6098	0.14	904-753-008
Murrieta	38342 Encanto Rd	2916	\$239.00	4	3	2/24/2026	\$699,000.00	6098	0.14	964-401-010
Murrieta	23260 Joaquin Ridge Dr	2218	\$277.00	4	2.5	2/24/2026	\$615,000.00	6098	0.14	904-371-016
Murrieta	30334 Prairie Dog Way	2343	\$337.00	3	2	2/24/2026	\$791,000.00	9147	0.21	480-731-010
Murrieta	39523 Sierra Madre Dr	2289	\$316.00	3	2	2/24/2026	\$725,000.00	5662	0.13	920-231-015
Murrieta	39320 Beringer Dr	1973	\$357.00	3	2	2/25/2026	\$705,000.00	9147	0.21	920-311-008
Murrieta	30808 Evian Dr	1849	\$370.00	4	2.5	2/25/2026	\$685,000.00	6969	0.16	957-672-006
Murrieta	34901 Limecrest Pl	3571	\$224.00	5	2.25	2/25/2026	\$800,000.00	7840	0.18	480-831-018
Murrieta	40247 Via Acuna	1489	\$345.00	2	1.75	2/25/2026	\$515,000.00	4356	0.1	947-360-053
Murrieta	39483 Almaden Cir	2180	\$288.00	3	2	2/26/2026	\$630,000.00	5662	0.13	920-270-019
Murrieta	40027 Gibraltar Dr	2902	\$310.00	4	2.75	2/26/2026	\$900,000.00	11325	0.26	948-473-003
Murrieta	28564 Hellebore St	2422	\$227.00	4	2.5	2/26/2026	\$552,000.00	8276	0.19	384-321-008
Murrieta	39795 Payton Ct	3206	\$240.00	4	2.5	2/26/2026	\$770,000.00	8712	0.2	957-701-010
Murrieta	29991 Peach Tree Ct	2090	\$308.00	3	2	2/26/2026	\$645,000.00	7405	0.17	908-152-009
Murrieta	24437 Ridgewood Dr	1816	\$385.00	4	2.5	2/26/2026	\$700,000.00	6534	0.15	948-171-037
Murrieta	24529 Ridgewood Dr	1685	\$372.00	3	1.75	2/26/2026	\$627,500.00	6098	0.14	948-181-039
Murrieta	38275 Sevilla Ave	2005	\$315.00	3	2.75	2/26/2026	\$632,000.00	6969	0.16	964-380-002
Murrieta	22961 Banbury Ct	4369	\$331.00	3	2.5	2/27/2026	\$1,450,000.00	10018	0.23	904-680-010
Murrieta	22214 Bear Creek Dr S	5385	\$444.00	3	4	2/27/2026	\$2,395,000.00	51836	1.19	904-310-010



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Murrieta	24217 Corte Cordoba	2010	\$296.00	3	1.75	2/27/2026	\$595,000.00	6098	0.14	947-272-061
Murrieta	23825 Matador Way	1783	\$364.00	4	2.5	2/27/2026	\$650,000.00	5227	0.12	947-351-057
Murrieta	39535 Stags Leap Dr	2095	\$324.00	3	2	2/27/2026	\$680,000.00	7840	0.18	920-232-023
Murrieta	23805 Via Compadres	2086	\$270.00	3	2.5	2/27/2026	\$565,000.00	5662	0.13	947-700-005
Murrieta	29263 Via Espada	2255	\$288.00	3	2	2/27/2026	\$650,000.00	8712	0.2	908-080-013

<b>Total Sales:</b>	94
<b>Average Sales Price:</b>	\$753,409.57
<b>Average Square Feet:</b>	2462