



# Menifee

## Sales Comparables - January 2026

| City    | Address                  | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price  | Lot Sq Ft | Lot Ac | APN         |
|---------|--------------------------|-------|----------------|-----|------|-----------|--------------|-----------|--------|-------------|
| Menifee | 25043 Babbling Brook Cir | 2459  | \$203.00       | 4   | 2.5  | 1/2/2026  | \$500,000.00 | 8712      | 0.2    | 339-423-018 |
| Menifee | 29238 Carmel Rd          | 2205  | \$192.00       | 4   | 2.75 | 1/2/2026  | \$425,000.00 | 6534      | 0.15   | 338-081-006 |
| Menifee | 27105 Hemingway Ct       | 1728  | \$326.00       | 4   | 2    | 1/5/2026  | \$565,000.00 | 4791      | 0.11   | 360-091-014 |
| Menifee | 28433 Oasis View Cir     | 2139  | \$252.00       | 2   | 2    | 1/5/2026  | \$540,000.00 | 6534      | 0.15   | 340-260-017 |
| Menifee | 29629 Painted Desert Dr  | 2504  | \$233.00       | 5   | 2.75 | 1/5/2026  | \$585,000.00 | 5662      | 0.13   | 340-151-018 |
| Menifee | 27786 Panorama Hills Dr  | 1297  | \$335.00       | 1   | 1.75 | 1/5/2026  | \$435,000.00 | 6534      | 0.15   | 340-360-009 |
| Menifee | 25644 Pelion Rd          | 1098  | \$478.00       | 2   | 2    | 1/5/2026  | \$525,000.00 | 7405      | 0.17   | 339-282-001 |
| Menifee | 28700 Bridge Water Ln    | 1595  | \$322.00       | 4   | 2.5  | 1/6/2026  | \$515,000.00 | 3920      | 0.09   | 364-134-015 |
| Menifee | 29915 Camino Cristal     | 1449  | \$327.00       | 3   | 2    | 1/6/2026  | \$475,000.00 | 5662      | 0.13   | 340-080-004 |
| Menifee | 28197 Harmony Ln         | 1690  | \$281.00       | 2   | 2    | 1/6/2026  | \$475,000.00 | 4791      | 0.11   | 340-275-008 |
| Menifee | 28714 Portsmouth Dr      | 1681  | \$256.00       | 3   | 1.75 | 1/6/2026  | \$431,000.00 | 7840      | 0.18   | 339-162-001 |
| Menifee | 29267 Summerset Dr       | 1408  | \$333.00       | 3   | 1.75 | 1/6/2026  | \$470,000.00 | 7405      | 0.17   | 338-291-008 |
| Menifee | 32670 Toleworth St       | 4036  | \$148.00       | 4   | 3.5  | 1/6/2026  | \$600,000.00 | 10018     | 0.23   | 372-340-016 |
| Menifee | 26141 Unitas Ct          | 1954  | \$296.00       | 4   | 2    | 1/6/2026  | \$580,000.00 | 9583      | 0.22   | 331-442-007 |
| Menifee | 31908 Constellation Dr   | 2517  | \$261.00       | 4   | 3    | 1/7/2026  | \$659,000.00 | 8276      | 0.19   | 339-362-021 |
| Menifee | 26373 Ulman Ct           | 2625  | \$247.00       | 4   | 1.75 | 1/7/2026  | \$649,000.00 | 8712      | 0.2    | 360-770-021 |
| Menifee | 26616 Baneberry Ct       | 1895  | \$316.00       | 4   | 2.5  | 1/8/2026  | \$600,000.00 | 8276      | 0.19   | 331-591-025 |
| Menifee | 28435 Boardwalk Ct       | 2540  | \$240.00       | 5   | 2.75 | 1/8/2026  | \$610,000.00 | 7840      | 0.18   | 333-570-024 |
| Menifee | 29313 Chestnut St        | 2307  | \$257.00       | 3   | 2.25 | 1/8/2026  | \$595,000.00 | 6821      | 0.16   | 340-650-002 |
| Menifee | 30076 Mount Menifee St   | 2239  | \$247.00       | 4   | 2.75 | 1/8/2026  | \$555,000.00 | 6969      | 0.16   | 459-312-018 |
| Menifee | 26480 Ridgemoor Rd       | 1522  | \$236.00       | 2   | 1.75 | 1/8/2026  | \$360,000.00 | 7405      | 0.17   | 337-203-013 |
| Menifee | 28261 Via Bandita        | 1116  | \$364.00       | 2   | 1.75 | 1/8/2026  | \$407,000.00 | 3484      | 0.08   | 336-316-009 |
| Menifee | 29770 Avenida De Real    | 1600  | \$321.00       | 4   | 2    | 1/9/2026  | \$515,000.00 | 7405      | 0.17   | 336-253-009 |
| Menifee | 33340 Brighton Wood St   | 2738  | \$226.00       | 3   | 2.5  | 1/9/2026  | \$620,000.00 | 8276      | 0.19   | 388-102-001 |
| Menifee | 28820 Corte Suerte       | 1329  | \$402.00       | 3   | 2    | 1/9/2026  | \$535,000.00 | 6098      | 0.14   | 340-090-011 |
| Menifee | 28777 Evening Passage Dr | 2834  | \$232.00       | 4   | 2.75 | 1/9/2026  | \$660,000.00 | 7840      | 0.18   | 372-352-012 |
| Menifee | 28125 Orangegrove Ave    | 1089  | \$335.00       | 2   | 1.75 | 1/9/2026  | \$365,000.00 | 4791      | 0.11   | 340-062-002 |
| Menifee | 28297 Palm Villa Dr      | 1206  | \$331.00       | 3   | 1.75 | 1/9/2026  | \$400,000.00 | 3920      | 0.09   | 340-072-012 |
| Menifee | 30521 Sierra Vista Dr    | 1559  | \$236.00       | 3   | 2    | 1/9/2026  | \$369,000.00 | 5662      | 0.13   | 360-481-002 |
| Menifee | 26851 N Bay Ln           | 2437  | \$219.00       | 5   | 3    | 1/12/2026 | \$535,000.00 | 6098      | 0.14   | 333-460-013 |

Deemed reliable but not guaranteed

**Menifee**

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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 | 26281 Hohokam Ct       | 1206  | \$414.00       | 3   | 2    | 1/12/2026 | \$500,000.00 | 7405      | 0.17   | 338-222-029 |
| Menifee | 26538 Roseate Cir      | 2398  | \$248.00       | 2   | 2.75 | 1/12/2026 | \$595,000.00 | 5662      | 0.13   | 360-820-030 |
| Menifee | 26798 Wilkes Dr        | 1954  | \$278.00       | 4   | 2    | 1/12/2026 | \$545,000.00 | 7405      | 0.17   | 331-473-004 |
| Menifee | 29101 Gooseneck Trl    | 2445  | \$239.00       | 3   | 2.75 | 1/13/2026 | \$585,000.00 | 6098      | 0.14   | 364-240-089 |
| Menifee | 26170 Lancaster Dr     | 1519  | \$209.00       | 3   | 1.75 | 1/13/2026 | \$317,500.00 | 7405      | 0.17   | 335-131-024 |
| Menifee | 25925 Roanoke Rd       | 1845  | \$184.00       | 3   | 1.75 | 1/13/2026 | \$340,000.00 | 7840      | 0.18   | 339-062-012 |
| Menifee | 29889 Warm Sands Dr    | 2569  | \$233.00       | 4   | 3    | 1/13/2026 | \$600,000.00 | 5227      | 0.12   | 340-490-002 |
| Menifee | 26646 Amhurst Ct       | 1777  | \$226.00       | 3   | 1.75 | 1/14/2026 | \$403,000.00 | 7840      | 0.18   | 335-220-011 |
| Menifee | 28592 Country Rose Ln  | 2473  | \$298.00       | 4   | 2.75 | 1/14/2026 | \$738,500.00 | 7405      | 0.17   | 372-230-007 |
| Menifee | 33409 Mesolite Way     | 1704  | \$322.00       | 4   | 2    | 1/14/2026 | \$550,000.00 | 7405      | 0.17   | 388-373-022 |
| Menifee | 26470 New Bedford Rd   | 1146  | \$322.00       | 2   | 1.75 | 1/14/2026 | \$370,000.00 | 6969      | 0.16   | 337-172-016 |
| Menifee | 30253 Pebble Beach Dr  | 1785  | \$259.00       | 3   | 2    | 1/14/2026 | \$463,000.00 | 6969      | 0.16   | 336-156-003 |
| Menifee | 26807 Wilkes Dr        | 1954  | \$301.00       | 4   | 2    | 1/14/2026 | \$590,000.00 | 7405      | 0.17   | 331-471-010 |
| Menifee | 25810 Coombe Hill Dr   | 1098  | \$271.00       | 2   | 1.75 | 1/15/2026 | \$298,000.00 | 6969      | 0.16   | 339-102-020 |
| Menifee | 30138 Mount Menifee St | 1895  | \$306.00       | 3   | 1.75 | 1/15/2026 | \$580,000.00 | 6534      | 0.15   | 459-312-024 |
| Menifee | 29653 Park City Ave    | 1546  | \$329.00       | 3   | 2.5  | 1/15/2026 | \$510,000.00 | 7405      | 0.17   | 339-223-019 |
| Menifee | 27951 Patti Ln         | 3015  | \$315.00       | 5   | 2.5  | 1/15/2026 | \$950,000.00 | 46173     | 1.06   | 327-061-019 |
| Menifee | 29825 Evans Rd         | 1292  | \$402.00       | 2   | 1.75 | 1/16/2026 | \$520,000.00 | 8276      | 0.19   | 338-120-011 |
| Menifee | 27780 Hillpointe Dr    | 927   | \$517.00       | 2   | 1.75 | 1/16/2026 | \$480,000.00 | 5227      | 0.12   | 333-244-002 |
| Menifee | 24169 Marley Cir       | 1460  | \$254.00       | 4   | 2    | 1/16/2026 | \$371,000.00 | 25700     | 0.59   | 327-090-050 |
| Menifee | 26576 Scotch Pne       | 2767  | \$245.00       | 4   | 3.5  | 1/16/2026 | \$680,000.00 | 7805      | 0.18   | 360-931-014 |
| Menifee | 27750 Tate Rd          | 1813  | \$311.00       | 3   | 2    | 1/16/2026 | \$565,000.00 | 7405      | 0.17   | 336-421-017 |
| Menifee | 29553 Tulipwood St     | 2790  | \$242.00       | 5   | 2.75 | 1/16/2026 | \$676,000.00 | 6050      | 0.14   | 340-661-002 |
| Menifee | 29451 Winding Brook Dr | 2382  | \$245.00       | 2   | 2.5  | 1/16/2026 | \$585,000.00 | 6098      | 0.14   | 340-240-083 |
| Menifee | 27055 Back Bay Dr      | 1586  | \$344.00       | 3   | 2    | 1/20/2026 | \$547,000.00 | 6534      | 0.15   | 333-410-006 |
| Menifee | 29351 Castaway Ct      | 2196  | \$280.00       | 3   | 2.5  | 1/20/2026 | \$615,000.00 | 10454     | 0.24   | 333-393-006 |
| Menifee | 28402 Crestwood St     | 2865  | \$204.00       | 4   | 2.5  | 1/20/2026 | \$585,000.00 | 7405      | 0.17   | 333-320-014 |
| Menifee | 27350 Del Monte Ln     | 977   | \$332.00       | 2   | 1.75 | 1/20/2026 | \$325,000.00 | 3484      | 0.08   | 336-230-023 |
| Menifee | 25313 High Noon Ct     | 3824  | \$232.00       | 5   | 3    | 1/20/2026 | \$890,000.00 | 10018     | 0.23   | 358-460-006 |
| Menifee | 29040 Olympia Way      | 992   | \$367.00       | 2   | 1    | 1/20/2026 | \$365,000.00 | 6534      | 0.15   | 338-045-013 |

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|---------|---------------------------|-------|----------------|-----|------|-----------|--------------|-----------|--------|-------------|
| Menifee | 27968 Red Dawn Dr         | 865   | \$470.00       | 2   | 1    | 1/20/2026 | \$407,000.00 | 4356      | 0.1    | 333-263-018 |
| Menifee | 30797 Via Las Rosas       | 2665  | \$365.00       | 4   | 2    | 1/20/2026 | \$975,000.00 | 212572    | 4.88   | 472-050-009 |
| Menifee | 29723 Western Front Dr    | 1895  | \$328.00       | 3   | 2.75 | 1/20/2026 | \$622,500.00 | 7095      | 0.16   | 341-321-019 |
| Menifee | 32875 El Centro Ln        | 3993  | \$220.00       | 6   | 3.75 | 1/21/2026 | \$882,000.00 | 10890     | 0.25   | 466-370-001 |
| Menifee | 30429 Meadow Run Pl       | 1595  | \$354.00       | 4   | 2.5  | 1/21/2026 | \$565,500.00 | 4791      | 0.11   | 364-131-013 |
| Menifee | 25491 Mountain Springs St | 2255  | \$284.00       | 3   | 2    | 1/21/2026 | \$642,500.00 | 6969      | 0.16   | 339-460-008 |
| Menifee | 28838 Snead Dr            | 1674  | \$223.00       | 3   | 1.75 | 1/21/2026 | \$374,000.00 | 9147      | 0.21   | 337-391-007 |
| Menifee | 32079 Bullard St          | 2977  | \$319.00       | 4   | 2.5  | 1/22/2026 | \$950,000.00 | 6695      | 0.15   | 466-454-002 |
| Menifee | 29632 Canyonlands Dr      | 3715  | \$232.00       | 5   | 3.25 | 1/22/2026 | \$864,500.00 | 9147      | 0.21   | 333-770-034 |
| Menifee | 28300 Coral Dune Dr       | 2638  | \$284.00       | 5   | 2.75 | 1/22/2026 | \$750,000.00 | 8276      | 0.19   | 372-521-001 |
| Menifee | 29450 Cresta Dr           | 2425  | \$247.00       | 4   | 2.5  | 1/22/2026 | \$600,000.00 | 4356      | 0.1    | 340-571-006 |
| Menifee | 29665 Gypsy Canyon Cir    | 3126  | \$223.00       | 5   | 3.75 | 1/22/2026 | \$700,000.00 | 6098      | 0.14   | 341-282-001 |
| Menifee | 29384 Kittridge Cir       | 3386  | \$231.00       | 5   | 2.75 | 1/22/2026 | \$785,000.00 | 14374     | 0.33   | 341-360-001 |
| Menifee | 29164 Paperflower Ln      | 1995  | \$290.00       | 4   | 2    | 1/22/2026 | \$579,000.00 | 8276      | 0.19   | 339-492-012 |
| Menifee | 30282 Silicate Dr         | 1813  | \$303.00       | 2   | 2    | 1/22/2026 | \$550,000.00 | 5227      | 0.12   | 360-810-050 |
| Menifee | 28890 Snead Dr            | 1338  | \$291.00       | 3   | 1.75 | 1/22/2026 | \$390,000.00 | 7840      | 0.18   | 337-391-010 |
| Menifee | 29497 Dorsey St           | 1370  | \$357.00       | 2   | 2    | 1/23/2026 | \$490,000.00 | 8712      | 0.2    | 336-351-016 |
| Menifee | 26535 Emperor Rd          | 2399  | \$239.00       | 4   | 3    | 1/23/2026 | \$575,000.00 | 6098      | 0.14   | 459-310-026 |
| Menifee | 28885 Hope Dr             | 1348  | \$217.00       | 2   | 1.75 | 1/23/2026 | \$293,000.00 | 6098      | 0.14   | 337-365-003 |
| Menifee | 28721 Meadow View Dr      | 2836  | \$222.00       | 5   | 2.75 | 1/23/2026 | \$632,000.00 | 7405      | 0.17   | 372-072-018 |
| Menifee | 30540 Oak Smt             | 2429  | \$308.00       | 4   | 2.75 | 1/23/2026 | \$749,000.00 | 7322      | 0.17   | 360-930-003 |
| Menifee | 28960 Olympia Way         | 1404  | \$305.00       | 2   | 1.75 | 1/23/2026 | \$429,000.00 | 6534      | 0.15   | 337-385-022 |
| Menifee | 30258 Shoreline Dr        | 1812  | \$317.00       | 4   | 2.5  | 1/23/2026 | \$575,000.00 | 4356      | 0.1    | 364-044-002 |
| Menifee | 27150 Tran Ct             | 1585  | \$350.00       | 3   | 2    | 1/23/2026 | \$555,000.00 | 7405      | 0.17   | 331-461-025 |
| Menifee | 33360 Wright Rd           | 2592  | \$370.00       | 3   | 2.75 | 1/23/2026 | \$960,000.00 | 105850    | 2.43   | 362-290-014 |
| Menifee | 31074 Desert View Ct      | 3060  | \$209.00       | 5   | 4    | 1/26/2026 | \$640,000.00 | 10890     | 0.25   | 372-360-012 |
| Menifee | 29144 Lighthouse Ct       | 2620  | \$232.00       | 4   | 3    | 1/26/2026 | \$610,000.00 | 6534      | 0.15   | 333-360-032 |
| Menifee | 30536 Covecrest Cir       | 2467  | \$308.00       | 5   | 2.75 | 1/27/2026 | \$760,000.00 | 16117     | 0.37   | 364-160-009 |
| Menifee | 29066 Salrio Dr           | 2249  | \$244.00       | 4   | 2.75 | 1/27/2026 | \$549,000.00 | 7840      | 0.18   | 340-570-009 |
| Menifee | 29391 Santa Ynez Cir      | 2268  | \$288.00       | 3   | 2    | 1/27/2026 | \$655,000.00 | 7840      | 0.18   | 341-380-018 |



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|---------|-----------------------|-------|----------------|-----|------|-----------|--------------|-----------|--------|-------------|
| Menifee | 30211 Westlake Dr     | 1746  | \$227.00       | 3   | 2.5  | 1/27/2026 | \$397,000.00 | 5662      | 0.13   | 364-023-002 |
| Menifee | 27992 Whisperwood Dr  | 1500  | \$266.00       | 2   | 1.75 | 1/27/2026 | \$400,000.00 | 6534      | 0.15   | 340-320-043 |
| Menifee | 29594 Chelton Way     | 2090  | \$294.00       | 3   | 2    | 1/28/2026 | \$615,000.00 | 6534      | 0.15   | 364-370-038 |
| Menifee | 25800 Coombe Hill Dr  | 992   | \$398.00       | 2   | 1    | 1/28/2026 | \$395,000.00 | 6098      | 0.14   | 339-102-019 |
| Menifee | 26659 Evergreen Crst  | 2592  | \$180.00       | 4   | 2.5  | 1/28/2026 | \$469,000.00 | 7200      | 0.17   | 360-961-030 |
| Menifee | 29274 Fenwick Cir     | 2204  | \$306.00       | 4   | 2.5  | 1/28/2026 | \$675,000.00 | 7405      | 0.17   | 364-320-003 |
| Menifee | 33263 Gypsum St       | 2320  | \$288.00       | 4   | 2.5  | 1/28/2026 | \$670,000.00 | 10454     | 0.24   | 388-360-001 |
| Menifee | 27884 Invitation Dr   | 1134  | \$317.00       | 2   | 1.75 | 1/28/2026 | \$360,000.00 | 3920      | 0.09   | 331-393-021 |
| Menifee | 24450 Malaga Rd       | 4174  | \$221.00       | 5   | 4.5  | 1/28/2026 | \$925,000.00 | 220849    | 5.07   | 327-140-013 |
| Menifee | 29737 Northshore St   | 2372  | \$274.00       | 4   | 2.5  | 1/29/2026 | \$650,000.00 | 5662      | 0.13   | 340-490-039 |
| Menifee | 28355 Via Cascadita   | 1116  | \$349.00       | 2   | 1.75 | 1/29/2026 | \$390,000.00 | 3484      | 0.08   | 336-322-012 |
| Menifee | 25065 Clover Creek Ln | 1975  | \$313.00       | 3   | 2    | 1/30/2026 | \$620,000.00 | 7405      | 0.17   | 339-424-006 |
| Menifee | 28967 Crosby Dr       | 1098  | \$309.00       | 2   | 1.75 | 1/30/2026 | \$340,000.00 | 7840      | 0.18   | 337-383-009 |
| Menifee | 30377 Dapple Gray Way | 1662  | \$326.00       | 3   | 2    | 1/30/2026 | \$543,000.00 | 5227      | 0.12   | 358-441-039 |
| Menifee | 28812 Pebble Beach Dr | 992   | \$300.00       | 2   | 1    | 1/30/2026 | \$298,000.00 | 6534      | 0.15   | 337-215-004 |
| Menifee | 31244 Sierra View Ct  | 1883  | \$302.00       | 4   | 2    | 1/30/2026 | \$570,000.00 | 6969      | 0.16   | 372-243-024 |



**Lawyers Title**

## Menifee

Sales Comparables - January 2026

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 106          |
| <b>Average Sales Price:</b> | \$557,735.85 |
| <b>Average Square Feet:</b> | 2034         |