



Murrieta

Sales Comparables - January 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	39832 De Vendome Ct	1611	\$341.00	2	2	1/2/2026	\$550,000.00	6534	0.15	913-302-019
Murrieta	42025 Boothill Ln	2650	\$264.00	5	3	1/5/2026	\$700,000.00	6969	0.16	906-301-008
Murrieta	28688 Lavatera Ave	2742	\$235.00	4	2.5	1/5/2026	\$645,000.00	7405	0.17	388-332-031
Murrieta	39463 Napa Creek Dr	2011	\$312.00	3	2	1/5/2026	\$628,000.00	6098	0.14	920-221-005
Murrieta	37569 Newcastle Rd	2773	\$248.00	3	2.75	1/5/2026	\$690,000.00	7405	0.17	908-133-008
Murrieta	23674 Pepperleaf St	2180	\$327.00	3	2.5	1/5/2026	\$715,000.00	6969	0.16	904-742-038
Murrieta	36038 Ravello Ct	3176	\$244.00	5	3	1/5/2026	\$775,000.00	7840	0.18	947-443-009
Murrieta	33769 Salvia Ln	2766	\$262.00	3	2	1/5/2026	\$725,000.00	12196	0.28	388-222-001
Murrieta	40080 Avenida Palizada	2141	\$326.00	4	3	1/6/2026	\$700,000.00	6098	0.14	948-301-009
Murrieta	40271 Berlie St	3168	\$347.00	3	3.5	1/6/2026	\$1,100,000.00	22215	0.51	949-130-024
Murrieta	39888 Hillsboro Cir	1837	\$381.00	5	2.75	1/6/2026	\$700,000.00	6098	0.14	947-751-012
Murrieta	40633 Corte Albara	1263	\$398.00	3	1.75	1/7/2026	\$503,000.00	4356	0.1	947-630-061
Murrieta	24395 Jacarte Dr	1716	\$382.00	3	2.5	1/7/2026	\$656,500.00	7405	0.17	947-212-001
Murrieta	24412 Leafwood Dr	1665	\$383.00	4	2.5	1/7/2026	\$639,000.00	6534	0.15	948-152-023
Murrieta	40380 Via Francisco	1437	\$313.00	2	2	1/7/2026	\$450,000.00	4791	0.11	947-240-024
Murrieta	25190 Washington Ave	1759	\$4,548.00	4	2.5	1/7/2026	\$8,000,000.00	842450	19.34	909-190-001
Murrieta	31933 Browning St	2750	\$243.00	4	2.5	1/8/2026	\$670,000.00	7405	0.17	964-361-029
Murrieta	25205 Via Las Lomas	1200	\$483.00	3	2	1/8/2026	\$580,000.00	6534	0.15	948-352-026
Murrieta	30148 Woodland Hills St	2894	\$240.00	4	3	1/8/2026	\$695,000.00	7840	0.18	480-721-007
Murrieta	37326 La Lune Ave	2822	\$223.00	3	2.75	1/9/2026	\$630,500.00	5227	0.12	900-464-012
Murrieta	40688 La Salle Pl	2099	\$285.00	3	2.5	1/9/2026	\$600,000.00	5227	0.12	910-450-021
Murrieta	42302 Oregon Trl	2766	\$338.00	5	2.5	1/9/2026	\$935,000.00	16988	0.39	906-531-012
Murrieta	29683 Ski Ranch St	3455	\$253.00	5	3.75	1/9/2026	\$875,000.00	8276	0.19	900-505-004
Murrieta	38405 Avenida La Cresta	3550	\$422.00	4	3.75	1/12/2026	\$1,499,000.00	257875	5.92	929-220-003
Murrieta	30302 Lapassade Ct	2541	\$293.00	5	2.25	1/12/2026	\$745,000.00	5227	0.12	963-510-031
Murrieta	27792 Elderberry St	2945	\$267.00	4	2	1/13/2026	\$789,000.00	10018	0.23	392-240-083
Murrieta	42154 Thoroughbred Ln	2650	\$269.00	5	3	1/13/2026	\$715,000.00	7840	0.18	906-313-020
Murrieta	28735 Ivy Springs Way	2446	\$309.00	4	2.75	1/14/2026	\$757,000.00	7405	0.17	384-430-046
Murrieta	23513 Mountain Breeze Dr	2328	\$315.00	3	2.5	1/14/2026	\$735,000.00	6534	0.15	906-442-014
Murrieta	39625 Ranchwood Dr	2310	\$287.00	5	3	1/14/2026	\$665,000.00	10018	0.23	912-051-001

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Murrieta	26932 St Julian Cir	1858	\$368.00	4	2.5	1/14/2026	\$685,000.00	7405	0.17	913-362-014
Murrieta	24515 Westhaven Ct	2007	\$303.00	4	2.75	1/14/2026	\$610,000.00	6534	0.15	948-182-009
Murrieta	22841 Rolling Glen Ct	4737	\$195.00	4	5.5	1/15/2026	\$925,000.00	19602	0.45	904-130-009
Murrieta	27478 Sierra Madre Dr	2608	\$287.00	4	2.5	1/15/2026	\$750,000.00	6969	0.16	920-212-023
Murrieta	40254 Via Sonoro	2086	\$329.00	4	2.5	1/15/2026	\$687,000.00	7405	0.17	949-412-028
Murrieta	26419 Aloe Way	3768	\$280.00	4	3	1/16/2026	\$1,057,500.00	9147	0.21	392-060-010
Murrieta	37763 Amber Ln	1647	\$394.00	3	2	1/16/2026	\$649,000.00	6098	0.14	904-602-007
Murrieta	24061 Grafton Ave	2047	\$346.00	3	2	1/16/2026	\$710,000.00	7840	0.18	906-750-016
Murrieta	37432 Hydrus Pl	2643	\$230.00	4	3	1/16/2026	\$610,000.00	5662	0.13	900-443-023
Murrieta	40355 Miklich Dr	2190	\$321.00	4	2	1/16/2026	\$705,000.00	6969	0.16	916-204-015
Murrieta	37244 Avocet Way	2835	\$278.00	4	2.5	1/20/2026	\$790,000.00	6969	0.16	963-460-015
Murrieta	25545 Blackwood Rd	2052	\$214.00	4	2.5	1/20/2026	\$440,000.00	6969	0.16	912-201-017
Murrieta	29213 Broken Arrow Way	3146	\$226.00	4	2.5	1/20/2026	\$712,000.00	6969	0.16	908-022-007
Murrieta	40222 Colony Dr	2086	\$278.00	3	2.5	1/20/2026	\$580,000.00	6098	0.14	947-630-005
Murrieta	41349 Magnolia St	2600	\$275.00	4	2.5	1/20/2026	\$715,000.00	7840	0.18	949-301-012
Murrieta	39672 Maple Leaf Ct	2162	\$346.00	4	2.5	1/20/2026	\$750,000.00	7405	0.17	912-212-020
Murrieta	34642 Sawtooth Ct	1860	\$408.00	3	2	1/20/2026	\$760,000.00	8712	0.2	480-741-015
Murrieta	23843 Spring Branch Ct	2318	\$297.00	4	2.5	1/20/2026	\$690,000.00	5662	0.13	949-072-020
Murrieta	23799 Via De Gema Linda	2882	\$241.00	5	2.75	1/20/2026	\$695,000.00	7405	0.17	947-063-006
Murrieta	24815 1st Ave	1734	\$219.00	4	3.5	1/21/2026	\$380,000.00	6969	0.16	906-164-001
Murrieta	23501 Brigin Pl	3040	\$284.00	3	2.5	1/21/2026	\$865,000.00	7405	0.17	947-821-025
Murrieta	40723 Mountain Pride Dr	1826	\$325.00	3	2.5	1/21/2026	\$595,000.00	6098	0.14	949-062-057
Murrieta	33711 Shamrock Ln	2579	\$265.00	3	2.5	1/21/2026	\$685,000.00	7840	0.18	388-230-006
Murrieta	35621 Epple St	2870	\$331.00	4	3.25	1/23/2026	\$950,000.00	198198	4.55	392-320-003
Murrieta	26714 Queen Ct	2284	\$328.00	4	2	1/23/2026	\$750,000.00	12196	0.28	916-151-011
Murrieta	31204 Boulder Ct	2888	\$112.00	4	3	1/26/2026	\$325,000.00	6098	0.14	964-280-030
Murrieta	42300 Fig St	2274	\$560.00	3	2	1/26/2026	\$1,275,000.00	89733	2.06	909-100-060
Murrieta	23549 Bending Oak Ct	3165	\$274.00	5	3	1/27/2026	\$870,000.00	8276	0.19	904-542-005
Murrieta	39304 Memory Dr	2109	\$315.00	3	2.5	1/27/2026	\$665,000.00	6098	0.14	957-430-028
Murrieta	41793 Pioneer St	3459	\$234.00	7	3.25	1/27/2026	\$810,000.00	10018	0.23	906-602-015

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Murrieta	29918 Rose Blossom Dr	2090	\$301.00	3	2	1/28/2026	\$630,000.00	5662	0.13	908-151-004
Murrieta	21855 The Trails Cir	3943	\$486.00	4	3.5	1/28/2026	\$1,920,000.00	226076	5.19	904-560-015
Murrieta	22910 Banbury Ct	4139	\$352.00	3	2.5	1/29/2026	\$1,460,000.00	15245	0.35	904-680-020
Murrieta	37974 Orange Blossom Ln	2684	\$265.00	4	2.5	1/29/2026	\$712,500.00	5662	0.13	916-303-055
Murrieta	40295 Via Francisco	1722	\$344.00	3	2.5	1/29/2026	\$592,500.00	5227	0.12	947-240-042
Murrieta	39685 Almansa Ct	1304	\$440.00	3	2	1/30/2026	\$575,000.00	6969	0.16	947-182-051
Murrieta	39535 Bainbridge Cir	1420	\$456.00	3	2.5	1/30/2026	\$648,000.00	4791	0.11	957-393-022
Murrieta	23832 Matador Way	1783	\$392.00	4	2.5	1/30/2026	\$700,000.00	8276	0.19	947-352-035
Murrieta	39795 Old Carriage Rd	1354	\$419.00	3	2	1/30/2026	\$568,000.00	6534	0.15	912-351-047
Murrieta	39269 Salinas Dr	2022	\$234.00	3	2.75	1/30/2026	\$475,000.00	5227	0.12	957-064-001
Murrieta	30902 Thimbleberry Ln	2798	\$294.00	3	2.5	1/30/2026	\$825,000.00	14374	0.33	480-611-004

Total Sales:	71
Average Sales Price:	\$843,147.89
Average Square Feet:	2432