

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	24984 1st Ave	1394	\$ 410.00	3	1.75	7/26/2023	\$ 572,000.00	6969	0.16	906-162-026
Murrieta	41485 Agean Ct	2850	\$ 255.00	5	2.75	7/13/2023	\$ 727,000.00	7840	0.18	949-371-025
Murrieta	39539 Almaden Cir	2289	\$ 314.00	3	2	7/10/2023	\$ 719,000.00	10890	0.25	920-270-012
Murrieta	37108 Ascella Ln	1636	\$ 262.00	3	2.5	7/13/2023	\$ 430,000.00	3049	0.07	900-510-058
Murrieta	24479 Avenida Arconte	2086	\$ 299.00	4	2.5	7/17/2023	\$ 625,000.00	6969	0.16	949-422-020
Murrieta	24538 Avenida Arconte	2817	\$ 239.00	4	3	7/28/2023	\$ 675,000.00	6969	0.16	949-421-018
Murrieta	40055 Avenida Palizada	1825	\$ 339.00	3	2	7/27/2023	\$ 620,000.00	6098	0.14	948-304-008
Murrieta	24121 Bearskin Cir	2447	\$ 316.00	4	2.5	7/6/2023	\$ 775,000.00	6969	0.16	906-292-058
Murrieta	38150 Bella Rosa Dr	1940	\$ 323.00	3	2	7/28/2023	\$ 627,500.00	5227	0.12	964-551-009
Murrieta	40206 S Bend Rd	2284	\$ 313.00	4	2	7/28/2023	\$ 715,000.00	10890	0.25	916-142-027
Murrieta	25426 Blackwood Rd	2052	\$ 299.00	4	2.5	7/3/2023	\$ 615,000.00	6969	0.16	912-202-002
Murrieta	36258 Bladen Ave	3144	\$ 222.00	5	2.75	7/21/2023	\$ 700,000.00	7405	0.17	947-773-021
Murrieta	39775 Bolina Dr	1850	\$ 359.00	4	2.5	7/21/2023	\$ 665,000.00	9583	0.22	947-214-007
Murrieta	38421 Brookdale Way	2732	\$ 267.00	3	3.5	7/6/2023	\$ 730,000.00	4356	0.1	957-810-012
Murrieta	28370 Bruning St	2297	\$ 265.00	4	2.5	7/6/2023	\$ 610,000.00	4356	0.1	392-360-057
Murrieta	23840 Cadenza Dr	2600	\$ 270.00	4	2.5	7/17/2023	\$ 702,000.00	7840	0.18	949-372-009
Murrieta	39017 Cala Del Valle	1386	\$ 436.00	3	2	7/11/2023	\$ 605,000.00	7840	0.18	948-371-003
Murrieta	39285 Calle De Companero	6079	\$ 443.00	5	6.5	7/31/2023	\$ 2,695,000.00	230432	5.29	929-120-012
Murrieta	39345 Calle De Companero	4838	\$ 485.00	4	4.75	7/10/2023	\$ 2,350,000.00	217800	5	929-120-017
Murrieta	38140 Camarada Ln	3771	\$ 201.00	4	3.5	7/21/2023	\$ 760,000.00	6969	0.16	964-392-021
Murrieta	20475 Camino Balada	1338	\$ 1,438.00	4	4.25	7/12/2023	\$ 1,925,000.00	218235	5.01	930-270-022
Murrieta	27394 Carlton Oaks St	3371	\$ 229.00	4	2.75	7/6/2023	\$ 775,000.00	6969	0.16	900-140-012
Murrieta	39090 Cattail Dr	2079	\$ 317.00	4	3	7/25/2023	\$ 660,000.00	6969	0.16	912-071-010
Murrieta	26535 Chamomile St	2854	\$ 320.00	5	3	7/3/2023	\$ 915,000.00	7840	0.18	392-070-024
Murrieta	35682 Cherry Bark Way	3104	\$ 249.00	4	3	7/17/2023	\$ 775,000.00	6534	0.15	392-440-007
Murrieta	38877 Cherry Point Ln	2965	\$ 289.00	5	3	7/7/2023	\$ 859,000.00	9147	0.21	957-520-007
Murrieta	30399 Chinook St	2556	\$ 287.00	4	3	7/6/2023	\$ 735,000.00	8276	0.19	480-670-006
Murrieta	36250 Chittam Wood Pl	2224	\$ 290.00	3	2.5	7/31/2023	\$ 645,000.00	7840	0.18	900-130-005
Murrieta	23847 Cloverleaf Way	3687	\$ 240.00	5	2.75	7/12/2023	\$ 885,000.00	6098	0.14	904-753-005
Murrieta	40205 Colony Dr	2086	\$ 287.00	3	2.5	7/18/2023	\$ 600,000.00	8276	0.19	947-620-026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	40267 Colony Dr	2086	\$ 300.00	3	2.5	7/27/2023	\$ 627,500.00	8276	0.19	947-630-015
Murrieta	24189 Corte Cordoba	1437	\$ 359.00	2	2	7/24/2023	\$ 516,500.00	3920	0.09	947-272-006
Murrieta	24595 Corte Jaramillo	2882	\$ 259.00	5	2.75	7/24/2023	\$ 748,000.00	7840	0.18	949-394-007
Murrieta	39837 Cote D Azure	1740	\$ 344.00	4	1.75	7/25/2023	\$ 600,000.00	6534	0.15	913-303-004
Murrieta	39420 Countryside Ln	1927	\$ 342.00	4	3	7/31/2023	\$ 660,000.00	14374	0.33	947-292-028
Murrieta	28495 Crosby St	2078	\$ 295.00	4	2.75	7/19/2023	\$ 615,000.00	6969	0.16	392-400-002
Murrieta	26241 Cypress Union Ln	1773	\$ 324.00	3	2.5	7/28/2023	\$ 575,000.00	4356	0.1	913-385-026
Murrieta	30814 Dropseed Dr	2384	\$ 276.00	4	2	7/28/2023	\$ 660,000.00	7405	0.17	480-602-034
Murrieta	26534 Evergreen Ave	2913	\$ 315.00	3	2.5	7/6/2023	\$ 919,000.00	8276	0.19	913-292-020
Murrieta	26714 Evergreen Ave	2214	\$ 310.00	3	2	7/7/2023	\$ 687,000.00	7405	0.17	913-341-010
Murrieta	40571 Eyota Ct	3259	\$ 368.00	6	2.75	7/28/2023	\$ 1,200,000.00	13939	0.32	949-141-022
Murrieta	39832 Falcon Way	1475	\$ 349.00	3	2	7/13/2023	\$ 515,000.00	5662	0.13	948-163-019
Murrieta	39867 Falcon Way	1275	\$ 529.00	3	2	7/7/2023	\$ 675,000.00	6098	0.14	948-162-022
Murrieta	27517 Fern Pine Way	3658	\$ 237.00	5	2.75	7/7/2023	\$ 870,000.00	7840	0.18	392-200-025
Murrieta	24091 Five Tribes Trl	1213	\$ 474.00	3	2	7/31/2023	\$ 575,000.00	6098	0.14	947-102-012
Murrieta	39729 N General Kearny Rd	3408	\$ 225.00	4	2.75	7/31/2023	\$ 767,500.00	8712	0.2	957-600-034
Murrieta	24065 Golden Mist Dr	3711	\$ 220.00	5	4.25	7/21/2023	\$ 820,000.00	9583	0.22	904-811-014
Murrieta	41523 Grand View Dr	3459	\$ 255.00	7	3.25	7/20/2023	\$ 885,000.00	12632	0.29	906-612-002
Murrieta	29610 Hazel Glen Rd	3137	\$ 218.00	4	2.75	7/25/2023	\$ 685,000.00	7840	0.18	908-100-002
Murrieta	38954 Hickory Hill Ct	2188	\$ 278.00	3	2.5	7/24/2023	\$ 610,000.00	5227	0.12	964-301-025
Murrieta	37310 Huckaby Ln	2259	\$ 289.00	4	2.75	7/18/2023	\$ 655,000.00	7405	0.17	904-481-018
Murrieta	37372 Hydrus Pl	2776	\$ 244.00	5	3	7/21/2023	\$ 680,000.00	5662	0.13	900-443-018
Murrieta	37399 Hydrus Pl	2776	\$ 241.00	5	3	7/7/2023	\$ 670,000.00	5227	0.12	900-441-009
Murrieta	28914 Joann Ln	2230	\$ 616.00	4	2	7/3/2023	\$ 1,375,000.00	218671	5.02	900-060-005
Murrieta	23250 Joaquin Ridge Dr	1858	\$ 341.00	3	2.5	7/27/2023	\$ 635,000.00	6098	0.14	904-371-011
Murrieta	30508 Laurel Ct	2160	\$ 300.00	4	3	7/17/2023	\$ 650,000.00	6969	0.16	957-111-007
Murrieta	28780 Lavatera Ave	2375	\$ 296.00	3	2.5	7/24/2023	\$ 705,000.00	6969	0.16	388-332-024
Murrieta	30400 Los Alamos Rd	1970	\$ 372.00	3	1.75	7/31/2023	\$ 733,000.00	246114	5.65	480-100-085
Murrieta	34547 Low Bench St	2894	\$ 248.00	4	3	7/21/2023	\$ 720,000.00	8276	0.19	480-720-025
Murrieta	38440 Magdalena St	2579	\$ 281.00	4	2.75	7/21/2023	\$ 725,000.00	5227	0.12	964-361-013

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	19700 Managua Pl	3093	\$ 556.00	3	2.5	7/19/2023	\$ 1,720,000.00	226511	5.2	929-250-007
Murrieta	26201 Manzanita St	3354	\$ 260.00	5	4.25	7/27/2023	\$ 875,000.00	9583	0.22	916-241-007
Murrieta	30337 Mayacamas Dr	2773	\$ 265.00	3	2.75	7/17/2023	\$ 735,000.00	8712	0.2	920-261-020
Murrieta	33555 Mint Ave	3113	\$ 205.00	4	2.5	7/31/2023	\$ 641,000.00	7405	0.17	388-252-005
Murrieta	31965 Mirada Cir	3258	\$ 217.00	5	3	7/7/2023	\$ 710,000.00	6534	0.15	964-393-002
Murrieta	30915 Moonflower Ln	1794	\$ 356.00	3	1.75	7/7/2023	\$ 640,000.00	6969	0.16	480-560-003
Murrieta	41164 Mountain Pride Dr	1612	\$ 334.00	4	2.5	7/10/2023	\$ 540,000.00	5227	0.12	949-051-013
Murrieta	42560 Muscat Cir	3842	\$ 260.00	5	4.25	7/24/2023	\$ 1,000,000.00	7405	0.17	904-800-011
Murrieta	30895 Nature Rd	2010	\$ 308.00	3	2	7/24/2023	\$ 620,000.00	5227	0.12	480-872-009
Murrieta	37598 Newcastle Rd	2773	\$ 252.00	3	2.75	7/3/2023	\$ 699,000.00	10018	0.23	908-134-008
Murrieta	26345 Norma Jean Pl	3258	\$ 210.00	4	3	7/31/2023	\$ 686,000.00	6534	0.15	916-610-022
Murrieta	31038 Old Cypress Dr	2277	\$ 285.00	4	2.75	7/19/2023	\$ 650,000.00	4791	0.11	964-541-017
Murrieta	31049 Olive Knoll Ct	2809	\$ 249.00	5	2.75	7/28/2023	\$ 700,000.00	6969	0.16	964-541-023
Murrieta	42278 Oregon Trl	2766	\$ 325.00	5	2.5	7/19/2023	\$ 900,000.00	15681	0.36	906-531-010
Murrieta	30929 Palette Rd	3270	\$ 211.00	5	4	7/17/2023	\$ 690,000.00	6838	0.16	480-953-017
Murrieta	34030 Pamplona Ave	2604	\$ 268.00	3	3.5	7/14/2023	\$ 700,000.00	7840	0.18	384-281-001
Murrieta	26785 Peachwood Dr	3067	\$ 247.00	5	2.75	7/14/2023	\$ 760,000.00	7405	0.17	916-301-037
Murrieta	39938 Pearl Dr	1200	\$ 433.00	3	2	7/13/2023	\$ 520,000.00	7405	0.17	912-092-003
Murrieta	37958 Pearwood Ln	2684	\$ 299.00	4	2.5	7/6/2023	\$ 805,000.00	7405	0.17	916-303-029
Murrieta	29284 Pebble Beach Dr	3069	\$ 254.00	3	2.75	7/21/2023	\$ 780,000.00	7840	0.18	908-272-013
Murrieta	29507 Pebble Beach Dr	3491	\$ 242.00	4	3.5	7/10/2023	\$ 845,000.00	7840	0.18	908-281-004
Murrieta	27528 Peony Ln	1727	\$ 318.00	3	2.5	7/5/2023	\$ 550,000.00	3049	0.07	392-420-031
Murrieta	23981 Pepperleaf St	2885	\$ 240.00	4	3	7/13/2023	\$ 695,000.00	7405	0.17	904-732-029
Murrieta	28777 Prairie Falcon Ct	2961	\$ 295.00	4	2.75	7/28/2023	\$ 875,000.00	10018	0.23	908-460-016
Murrieta	23160 Rancho Mirlo Rd	2350	\$ 297.00	4	3	7/31/2023	\$ 700,000.00	175982	4.04	380-160-023
Murrieta	39930 Ranchwood Dr	1870	\$ 320.00	4	3	7/18/2023	\$ 600,000.00	10890	0.25	912-032-012
Murrieta	29696 Rossiter Rd	2382	\$ 314.00	3	2	7/31/2023	\$ 750,000.00	6969	0.16	908-114-011
Murrieta	22983 Royal Adelaide Dr	2827	\$ 362.00	2	3.5	7/26/2023	\$ 1,025,000.00	12196	0.28	904-670-034
Murrieta	39257 Seraphina Rd	1512	\$ 400.00	3	2.5	7/24/2023	\$ 606,000.00	6969	0.16	957-670-007
Murrieta	38385 Sevilla Ave	2204	\$ 279.00	4	2.5	7/18/2023	\$ 615,000.00	5227	0.12	964-360-012

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	38277 Shadow Crk	2814	\$ 275.00	4	2.5	7/6/2023	\$ 775,000.00	6098	0.14	904-701-023
Murrieta	23296 Shooting Star Ln	1887	\$ 317.00	3	2	7/27/2023	\$ 600,000.00	8276	0.19	904-494-006
Murrieta	27563 Sierra Madre Dr	1761	\$ 312.00	3	2	7/7/2023	\$ 550,000.00	5227	0.12	920-213-005
Murrieta	39523 Sierra Madre Dr	2289	\$ 275.00	3	2	7/6/2023	\$ 630,000.00	5662	0.13	920-231-015
Murrieta	23671 Sierra Oak Dr	1262	\$ 419.00	3	2	7/19/2023	\$ 530,000.00	6969	0.16	949-293-005
Murrieta	20380 Sierra Soto Rd	3795	\$ 388.00	5	3.5	7/12/2023	\$ 1,475,000.00	389862	8.95	931-340-009
Murrieta	24363 Silver Bullet Way	2650	\$ 264.00	5	3	7/6/2023	\$ 700,000.00	7405	0.17	906-313-007
Murrieta	40518 Skypark Ln	2987	\$ 284.00	3	3	7/27/2023	\$ 850,500.00	70567	1.62	949-170-015
Murrieta	38080 Spring Canyon Dr	2129	\$ 308.00	3	2	7/21/2023	\$ 657,500.00	7840	0.18	964-552-012
Murrieta	39940 Stacy Ct	1693	\$ 366.00	3	2.5	7/26/2023	\$ 620,000.00	8276	0.19	912-092-014
Murrieta	35747 Stock St	3201	\$ 273.00	5	3	7/7/2023	\$ 875,000.00	6098	0.14	392-030-036
Murrieta	35457 Summerholly Ln	2944	\$ 239.00	4	3.25	7/19/2023	\$ 705,000.00	7405	0.17	480-581-006
Murrieta	29562 Troon Ct	3069	\$ 219.00	3	2.75	7/19/2023	\$ 675,000.00	7405	0.17	908-281-016
Murrieta	39913 Trowbridge Ct	1915	\$ 365.00	4	2	7/13/2023	\$ 700,000.00	11325	0.26	912-311-006
Murrieta	31566 Tuberosa Rd	2017	\$ 317.00	4	2.5	7/13/2023	\$ 640,000.00	6098	0.14	964-580-032
Murrieta	36142 Vence Dr	1885	\$ 291.00	4	2.5	7/26/2023	\$ 550,000.00	7840	0.18	947-122-009
Murrieta	23930 Via Alisol	2731	\$ 296.00	4	2.75	7/11/2023	\$ 810,000.00	9583	0.22	904-732-023
Murrieta	24025 Via Astuto	1230	\$ 434.00	3	1.75	7/3/2023	\$ 535,000.00	4356	0.1	947-584-016
Murrieta	25069 Via Las Lomas	2012	\$ 323.00	5	2.75	7/21/2023	\$ 650,000.00	6534	0.15	948-341-021
Murrieta	24203 Via Octavo	2010	\$ 318.00	3	1.75	7/24/2023	\$ 640,000.00	6098	0.14	947-861-001
Murrieta	23791 Via Olivia	1425	\$ 378.00	4	2.75	7/13/2023	\$ 540,000.00	6098	0.14	949-331-018
Murrieta	24462 Via Primero	2745	\$ 253.00	6	2.75	7/21/2023	\$ 695,000.00	7405	0.17	949-422-032
Murrieta	40370 Via Tonada	1767	\$ 328.00	3	1.75	7/12/2023	\$ 580,000.00	6534	0.15	947-432-021
Murrieta	25104 Vista Oriente	2510	\$ 290.00	5	2.75	7/28/2023	\$ 730,000.00	11325	0.26	948-411-006
Murrieta	31107 Waterton Ct	2277	\$ 300.00	4	2.75	7/24/2023	\$ 685,000.00	6534	0.15	964-540-001
Murrieta	24462 Westhaven Ct	1816	\$ 369.00	4	2.5	7/18/2023	\$ 671,000.00	15681	0.36	948-182-042
Murrieta	37285 Whispering Hills Dr	2595	\$ 263.00	4	2.5	7/27/2023	\$ 685,000.00	8712	0.2	963-411-001
Murrieta	26101 Willowbrook Ct	3000	\$ 233.00	4	3	7/7/2023	\$ 700,000.00	7405	0.17	916-054-021
Murrieta	29267 Woodbridge Dr	3613	\$ 218.00	4	3.25	7/17/2023	\$ 790,000.00	6969	0.16	908-370-015
Murrieta	30160 Woodland Hills St	2343	\$ 275.00	3	2	7/17/2023	\$ 645,000.00	7840	0.18	480-721-006



Murrieta

Sales Comparables - July 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	30270 Woodland Hills St	2925	\$ 153.00	4	2	7/13/2023	\$ 449,000.00	6098	0.14	480-740-021
Murrieta	34811 Yellow Pine Rd	2319	\$ 284.00	4	3	7/21/2023	\$ 660,000.00	7840	0.18	480-913-001

Total Sales:	122
Average Sales Price:	\$754,754.10
Average Square Feet:	2501

Deemed reliable but not guaranteed

Murrieta

Deemed reliable but not guaranteed