



Menifee

Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	29698 Camino Cristal	1794	\$ 323.00	3	2.5	7/1/2025	\$ 580,000.00	5227	0.12	340-160-010
Menifee	27263 Family Cir	1318	\$ 324.00	3	1.75	7/1/2025	\$ 428,000.00	4356	0.1	335-464-002
Menifee	26538 Roseate Cir	2398	\$ 304.00	2	2.75	7/1/2025	\$ 730,000.00	5662	0.13	360-820-030
Menifee	30421 Silicate Dr	2210	\$ 276.00	2	1.75	7/1/2025	\$ 610,000.00	5662	0.13	360-840-064
Menifee	27327 Ventan St	1328	\$ 297.00	2	1.75	7/1/2025	\$ 395,000.00	12196	0.28	335-332-006
Menifee	28046 Crystal Spring Dr	2091	\$ 258.00	2	2	7/2/2025	\$ 540,000.00	6969	0.16	340-320-024
Menifee	28878 Emerald Key Ct	1324	\$ 347.00	1	1.75	7/2/2025	\$ 460,000.00	7405	0.17	340-200-054
Menifee	27930 Lexington Ct	1450	\$ 331.00	3	1.75	7/2/2025	\$ 480,000.00	9583	0.22	335-091-009
Menifee	30130 Pine Needle Rd	2196	\$ 268.00	4	3	7/2/2025	\$ 590,000.00	6534	0.15	459-310-044
Menifee	27331 Prominence Rd	1318	\$ 295.00	3	1.75	7/2/2025	\$ 390,000.00	5227	0.12	335-453-001
Menifee	26613 Braddock Rd	1408	\$ 351.00	3	1.75	7/3/2025	\$ 495,000.00	7405	0.17	338-242-021
Menifee	26331 Foxgrove Rd	1618	\$ 271.00	3	1.75	7/3/2025	\$ 440,000.00	7405	0.17	338-024-027
Menifee	25179 Renegade Ct	1860	\$ 322.00	3	2	7/3/2025	\$ 600,000.00	8712	0.2	358-530-007
Menifee	29604 Starring Ln	1937	\$ 345.00	3	2.5	7/3/2025	\$ 670,000.00	6534	0.15	364-350-008
Menifee	31596 Tudor Ct	2326	\$ 273.00	4	1.75	7/3/2025	\$ 635,000.00	7405	0.17	360-751-045
Menifee	29042 Botanical Cir	1870	\$ 374.00	3	2	7/7/2025	\$ 700,000.00	9147	0.21	333-660-037
Menifee	27615 Chatham Ln	2209	\$ 282.00	4	2.5	7/7/2025	\$ 625,000.00	7405	0.17	333-293-012
Menifee	27419 Embassy St	1393	\$ 242.00	3	1.75	7/7/2025	\$ 337,500.00	6969	0.16	335-322-004
Menifee	28173 Harmony Ln	1500	\$ 256.00	2	1.75	7/7/2025	\$ 385,000.00	7405	0.17	340-280-003
Menifee	26493 Keel Ct	2937	\$ 279.00	4	2.25	7/7/2025	\$ 820,000.00	11761	0.27	360-760-021
Menifee	26218 Mccall Blvd	1204	\$ 261.00	2	1.75	7/7/2025	\$ 315,000.00	6969	0.16	335-132-056
Menifee	26819 Mountain Glen Dr	2000	\$ 300.00	4	2.5	7/7/2025	\$ 600,000.00	5662	0.13	360-471-013
Menifee	30027 Via Amante	1965	\$ 292.00	4	2.5	7/7/2025	\$ 575,000.00	6098	0.14	364-094-003
Menifee	33419 Agate St	2444	\$ 256.00	3	2.5	7/8/2025	\$ 627,000.00	9583	0.22	388-281-021
Menifee	24311 Insignia Dr	2461	\$ 255.00	4	2.75	7/8/2025	\$ 630,000.00	6534	0.15	341-340-010
Menifee	28550 Broadstone Way	1867	\$ 226.00	3	2.75	7/9/2025	\$ 422,500.00	4791	0.11	340-112-003
Menifee	26100 Farmington Rd	1832	\$ 668.00	3	2	7/9/2025	\$ 1,225,000.00	97138	2.23	360-040-011
Menifee	27680 Sandtrap Dr	1328	\$ 318.00	2	1.75	7/9/2025	\$ 423,000.00	7405	0.17	335-254-003
Menifee	29179 Sweetbrier Ct	3391	\$ 215.00	5	3	7/9/2025	\$ 730,000.00	8276	0.19	333-640-006
Menifee	27798 Tate Rd	1904	\$ 291.00	3	2.75	7/9/2025	\$ 555,000.00	6969	0.16	336-421-021

Deemed reliable but not guaranteed

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Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	28705 Tupelo Rd	3453	\$ 217.00	5	2.75	7/9/2025	\$ 750,000.00	7840	0.18	372-221-006
Menifee	26176 Boulder View Ct	3040	\$ 468.00	4	3.25	7/10/2025	\$ 1,425,000.00	20007	0.46	360-890-003
Menifee	28711 Del Monte Dr	992	\$ 301.00	2	1	7/10/2025	\$ 299,000.00	6969	0.16	337-205-018
Menifee	29708 Desert Terrace Dr	1786	\$ 335.00	4	2.5	7/10/2025	\$ 600,000.00	6534	0.15	340-151-011
Menifee	28610 Midsummer Ln	2473	\$ 290.00	4	2.75	7/10/2025	\$ 718,000.00	7405	0.17	364-211-009
Menifee	25467 Mountain Springs St	2756	\$ 228.00	3	2.5	7/10/2025	\$ 630,000.00	7405	0.17	339-460-010
Menifee	24555 Bravery Cir	2276	\$ 280.00	4	2.75	7/11/2025	\$ 639,000.00	5993	0.14	341-322-039
Menifee	28705 Bridge Water Ln	1595	\$ 344.00	4	2.5	7/11/2025	\$ 550,000.00	3920	0.09	364-133-020
Menifee	26787 Calle Emiliano	1251	\$ 227.00	2	1.75	7/11/2025	\$ 285,000.00	4791	0.11	330-291-024
Menifee	29492 Emberwood Way	1734	\$ 223.00	2	1.75	7/11/2025	\$ 387,000.00	5662	0.13	340-310-027
Menifee	28179 Fruitwood Dr	2100	\$ 300.00	4	3	7/11/2025	\$ 630,000.00	7405	0.17	372-013-018
Menifee	24295 Insignia Dr	2898	\$ 229.00	4	2.75	7/11/2025	\$ 665,000.00	5662	0.13	341-340-012
Menifee	28044 Oakhaven Ln	1690	\$ 298.00	2	2	7/11/2025	\$ 505,000.00	6534	0.15	340-320-062
Menifee	29608 Stageline Cir	2067	\$ 302.00	3	1.75	7/11/2025	\$ 625,000.00	7405	0.17	341-260-018
Menifee	30151 Via Amante	2207	\$ 305.00	4	2.5	7/11/2025	\$ 675,000.00	7405	0.17	364-095-015
Menifee	26444 Columbus Dr	1508	\$ 341.00	3	1.75	7/14/2025	\$ 515,000.00	9147	0.21	338-292-002
Menifee	26021 Crestmont Cir	1844	\$ 343.00	3	2	7/14/2025	\$ 633,000.00	7840	0.18	338-301-030
Menifee	25602 Malaga Rd	1697	\$ 380.00	4	1.75	7/14/2025	\$ 645,000.00	63597	1.46	327-310-015
Menifee	29533 Tierra Shores Ln	1979	\$ 298.00	3	2	7/14/2025	\$ 590,000.00	7405	0.17	340-480-011
Menifee	24140 Timber Farm Dr	1895	\$ 319.00	3	2.75	7/14/2025	\$ 605,000.00	7749	0.18	341-411-004
Menifee	30604 Blue Lagoon Cir	1593	\$ 369.00	4	2.5	7/15/2025	\$ 589,000.00	4791	0.11	364-146-016
Menifee	29463 Bouris Dr	2222	\$ 272.00	4	2.5	7/15/2025	\$ 606,000.00	6534	0.15	364-310-027
Menifee	30688 Lone Pine Dr	3144	\$ 259.00	5	3.5	7/15/2025	\$ 815,000.00	12632	0.29	358-691-008
Menifee	31019 Alcove Ln	2531	\$ 241.00	4	2.75	7/16/2025	\$ 610,000.00	8925	0.2	360-211-053
Menifee	28613 Midsummer Ln	2374	\$ 286.00	4	2.75	7/16/2025	\$ 680,000.00	7405	0.17	364-213-021
Menifee	25515 Mountain Springs St	2255	\$ 265.00	3	2	7/16/2025	\$ 599,000.00	7405	0.17	339-460-006
Menifee	26872 Pinckney Way	1218	\$ 431.00	2	1.75	7/16/2025	\$ 525,000.00	7405	0.17	338-132-014
Menifee	26231 Pine Valley Rd	1090	\$ 353.00	2	1.75	7/16/2025	\$ 385,000.00	7405	0.17	337-032-003
Menifee	31898 Sorrel Run Ct	1770	\$ 336.00	3	2	7/16/2025	\$ 595,000.00	7405	0.17	372-512-017
Menifee	26250 Spaniel Ln	1204	\$ 290.00	2	1.75	7/16/2025	\$ 350,000.00	7405	0.17	335-391-007

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Menifee	27561 Wendy St	1609	\$ 366.00	3	2.25	7/16/2025	\$ 589,000.00	5227	0.12	333-820-002
Menifee	29885 Carmel Rd	992	\$ 282.00	2	1	7/17/2025	\$ 280,000.00	7840	0.18	336-122-001
Menifee	31794 Feather Creek Dr	2773	\$ 250.00	3	2.75	7/17/2025	\$ 695,000.00	8276	0.19	372-212-012
Menifee	31746 Palomar Rd	2839	\$ 244.00	5	2.75	7/17/2025	\$ 693,000.00	8712	0.2	372-071-009
Menifee	27504 Pinckney Way	1370	\$ 368.00	2	2	7/17/2025	\$ 505,000.00	7405	0.17	336-354-001
Menifee	26633 Verdant Cir	1923	\$ 305.00	2	1.75	7/17/2025	\$ 587,000.00	5662	0.13	360-830-003
Menifee	30156 Bristol Gate Ln	2090	\$ 294.00	3	2	7/18/2025	\$ 614,500.00	6534	0.15	364-370-070
Menifee	26835 Eclipse Dr	1773	\$ 248.00	2	2.25	7/18/2025	\$ 440,000.00	3920	0.09	331-420-082
Menifee	27204 Endion Ct	2592	\$ 254.00	4	2.5	7/18/2025	\$ 660,000.00	8263	0.19	333-860-022
Menifee	26220 Falsterbor Dr	992	\$ 352.00	2	1	7/18/2025	\$ 350,000.00	6534	0.15	337-111-005
Menifee	27623 Genevieve Dr	845	\$ 491.00	2	1	7/18/2025	\$ 415,000.00	3920	0.09	335-383-007
Menifee	31488 Hallwood Ct	2100	\$ 300.00	4	3	7/18/2025	\$ 630,000.00	9147	0.21	372-032-010
Menifee	28890 Hogan Dr	1098	\$ 318.00	2	1.75	7/18/2025	\$ 350,000.00	7840	0.18	337-365-015
Menifee	27217 La Prada Way	1305	\$ 379.00	3	1.75	7/18/2025	\$ 495,000.00	7840	0.18	336-011-042
Menifee	25810 Middlebury Way	945	\$ 349.00	2	1	7/18/2025	\$ 330,000.00	6969	0.16	339-111-028
Menifee	25880 Plum Hollow Dr	1460	\$ 299.00	2	1.75	7/18/2025	\$ 437,000.00	7840	0.18	339-101-034
Menifee	31273 Quarter Horse Way	2650	\$ 237.00	4	3	7/18/2025	\$ 630,000.00	11761	0.27	372-560-001
Menifee	25671 Roylene Dr	1157	\$ 431.00	3	2	7/18/2025	\$ 499,000.00	4356	0.1	335-402-011
Menifee	24393 Stargazer Way	2935	\$ 255.00	4	2	7/18/2025	\$ 750,000.00	7840	0.18	358-740-012
Menifee	27508 Terrytown Rd	1550	\$ 321.00	2	1.75	7/18/2025	\$ 498,500.00	6969	0.16	336-340-001
Menifee	26933 Via Valdez	1237	\$ 315.00	2	1.75	7/18/2025	\$ 390,000.00	4356	0.1	330-291-017
Menifee	27680 Boston Dr	1777	\$ 196.00	2	1.75	7/21/2025	\$ 350,000.00	8712	0.2	335-252-001
Menifee	28652 Bridge Water Ln	1110	\$ 512.00	3	2	7/21/2025	\$ 569,000.00	4356	0.1	364-134-007
Menifee	29997 Carmel Rd	945	\$ 296.00	2	1	7/21/2025	\$ 280,000.00	6534	0.15	336-133-003
Menifee	26511 Fordham Dr	1845	\$ 276.00	3	1.75	7/21/2025	\$ 510,000.00	9147	0.21	337-172-021
Menifee	33055 Merritt Rd	1308	\$ 592.00	3	1.75	7/21/2025	\$ 775,000.00	93218	2.14	472-020-002
Menifee	24916 Paradise Meadows Dr	3573	\$ 313.00	6	5.5	7/21/2025	\$ 1,120,000.00	7405	0.17	358-690-016
Menifee	28368 Raintree Dr	2228	\$ 263.00	2	2	7/21/2025	\$ 587,000.00	7840	0.18	340-220-022
Menifee	28437 N Star Ln	2134	\$ 306.00	2	2	7/21/2025	\$ 655,000.00	9583	0.22	372-302-018
Menifee	28265 Valombrosa Dr	1206	\$ 344.00	3	1.75	7/21/2025	\$ 415,000.00	4356	0.1	340-070-047

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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	30122 Big Country Dr	2787	\$ 253.00	5	3	7/22/2025	\$ 707,000.00	6534	0.15	358-760-008
Menifee	31483 Daybreak Ct	2134	\$ 299.00	2	2	7/22/2025	\$ 640,000.00	7840	0.18	372-400-018
Menifee	26481 Jamestown Dr	1961	\$ 221.00	3	1.75	7/22/2025	\$ 435,000.00	8276	0.19	337-163-004
Menifee	27196 Swift St	2654	\$ 259.00	6	2.75	7/22/2025	\$ 690,000.00	7405	0.17	360-401-031
Menifee	26643 Baneberry Ct	2221	\$ 275.00	4	1.75	7/23/2025	\$ 612,000.00	7636	0.18	331-591-012
Menifee	28789 Evening Passage Dr	3472	\$ 191.00	5	3.5	7/23/2025	\$ 665,000.00	8276	0.19	372-352-011
Menifee	27974 Garda Ct	2892	\$ 224.00	4	3.25	7/23/2025	\$ 650,000.00	9147	0.21	333-741-014
Menifee	27201 Granada Way	1692	\$ 319.00	3	1.75	7/23/2025	\$ 540,000.00	8276	0.19	336-011-009
Menifee	27192 Howard St	1204	\$ 331.00	2	1.75	7/23/2025	\$ 399,500.00	7405	0.17	335-312-011
Menifee	31070 Larchwood St	2100	\$ 297.00	4	3	7/23/2025	\$ 625,000.00	7405	0.17	372-012-004
Menifee	29530 Winding Brook Dr	2457	\$ 280.00	2	2.5	7/23/2025	\$ 689,000.00	7405	0.17	340-250-029
Menifee	31827 Ives Ct	1698	\$ 353.00	3	1.75	7/24/2025	\$ 600,000.00	6098	0.14	360-792-001
Menifee	27218 Monk St	2011	\$ 238.00	3	1.75	7/24/2025	\$ 480,000.00	7840	0.18	335-313-008
Menifee	27781 Spring Meadow Ct	1139	\$ 434.00	3	1.75	7/24/2025	\$ 495,000.00	3920	0.09	333-263-047
Menifee	30441 Village Knoll Dr	1937	\$ 276.00	3	2.25	7/24/2025	\$ 535,000.00	3057	0.07	360-870-021
Menifee	31108 Bowery Ct	2872	\$ 264.00	5	2.75	7/25/2025	\$ 760,000.00	7845	0.18	360-211-016
Menifee	26421 Cedar Crest Dr	992	\$ 301.00	2	1	7/25/2025	\$ 299,000.00	6969	0.16	337-192-014
Menifee	26799 Country View Ct	2562	\$ 232.00	3	2.5	7/25/2025	\$ 595,000.00	7405	0.17	360-490-028
Menifee	28905 Glen Oaks Dr	1098	\$ 364.00	2	1.75	7/25/2025	\$ 400,000.00	6969	0.16	337-212-011
Menifee	25252 Lone Acres Rd	3056	\$ 99.00	3	2.5	7/25/2025	\$ 304,000.00	7405	0.17	358-420-014
Menifee	29423 Pebble Beach Dr	1404	\$ 302.00	2	1.75	7/25/2025	\$ 425,000.00	6534	0.15	338-073-007
Menifee	29141 Thornhill Dr	1404	\$ 304.00	2	1.75	7/25/2025	\$ 428,000.00	6969	0.16	338-044-002
Menifee	25270 Trade Winds Dr	2235	\$ 346.00	4	2	7/25/2025	\$ 775,000.00	48787	1.12	329-070-074
Menifee	28432 Weave Ln	2760	\$ 202.00	5	3	7/25/2025	\$ 560,000.00	6098	0.14	331-640-023
Menifee	29567 Castlewood Dr	2085	\$ 282.00	5	2.5	7/28/2025	\$ 589,000.00	4791	0.11	340-522-012
Menifee	29652 Falcon Hill Dr E	2790	\$ 249.00	5	2.75	7/28/2025	\$ 695,000.00	7065	0.16	340-670-001
Menifee	24612 Hero Cir	1902	\$ 335.00	4	1.75	7/28/2025	\$ 639,000.00	7409	0.17	341-322-034
Menifee	29132 Springshores Dr	2090	\$ 282.00	3	2.5	7/28/2025	\$ 590,000.00	5227	0.12	333-341-038
Menifee	29840 Avenida De Real	1582	\$ 324.00	4	2	7/29/2025	\$ 513,000.00	7405	0.17	336-253-002
Menifee	28162 Bavaria Dr	974	\$ 399.00	2	1.75	7/29/2025	\$ 389,000.00	3484	0.08	336-312-033

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Menifee	28591 Corvus Way	1602	\$ 371.00	2	2	7/29/2025	\$ 595,000.00	10018	0.23	339-214-003
Menifee	26057 Crestmont Cir	1902	\$ 289.00	3	2.75	7/29/2025	\$ 550,000.00	7405	0.17	338-301-032
Menifee	29228 Deer Creek Cir	1098	\$ 450.00	2	2	7/29/2025	\$ 495,000.00	8276	0.19	339-341-007
Menifee	28475 Nautical Point Cir	3574	\$ 164.00	5	3.25	7/29/2025	\$ 588,350.00	12196	0.28	333-542-001
Menifee	26097 Allentown Dr	1328	\$ 225.00	2	1.75	7/30/2025	\$ 300,000.00	6969	0.16	335-274-016
Menifee	31134 Bay Horse Way	2103	\$ 311.00	3	2	7/30/2025	\$ 655,000.00	6969	0.16	372-570-003
Menifee	29039 Shorecliff Cir	3770	\$ 186.00	5	2.75	7/30/2025	\$ 704,000.00	10018	0.23	333-541-006
Menifee	29429 Springside Dr	2382	\$ 243.00	2	2.5	7/30/2025	\$ 580,000.00	6098	0.14	340-240-027
Menifee	26595 Baneberry Ct	2515	\$ 262.00	5	2.5	7/31/2025	\$ 660,000.00	7487	0.17	331-591-016
Menifee	26878 China Dr	1427	\$ 264.00	3	1.75	7/31/2025	\$ 377,000.00	3920	0.09	331-410-051
Menifee	28870 Crosby Dr	1460	\$ 308.00	2	1.75	7/31/2025	\$ 450,000.00	7405	0.17	337-384-021
Menifee	27361 Hacienda Dr	977	\$ 153.00	2	1.75	7/31/2025	\$ 150,000.00	3484	0.08	336-234-005
Menifee	32345 Jeter Ln	2721	\$ 242.00	4	3	7/31/2025	\$ 660,000.00	4974	0.11	466-441-014
Menifee	28510 Marcalope Ln	1733	\$ 577.00	3	2	7/31/2025	\$ 1,000,000.00	41382	0.95	388-050-002
Menifee	30008 Pomo Canyon Ct	1948	\$ 302.00	3	1.75	7/31/2025	\$ 590,000.00	10062	0.23	461-760-005
Menifee	30667 Shore Ridge Dr	2467	\$ 300.00	5	2.75	7/31/2025	\$ 742,000.00	11325	0.26	364-172-024
Menifee	31081 Skyview Cir	1902	\$ 331.00	4	1.75	7/31/2025	\$ 630,000.00	7644	0.18	360-211-038



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Total Sales:	137
Average Sales Price:	\$567,057.30
Average Square Feet:	1949