



## Murrieta

Sales Comparables - July 2025

| City     | Address                | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price     | Lot Sq Ft | Lot Ac | APN         |
|----------|------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Murrieta | 24219 Blackberry St    | 2365  | \$ 305.00      | 5   | 2.75 | 7/1/2025  | \$ 722,000.00   | 5662      | 0.13   | 949-710-008 |
| Murrieta | 38460 King Ct          | 6133  | \$ 375.00      | 5   | 5    | 7/1/2025  | \$ 2,300,000.00 | 233481    | 5.36   | 930-230-029 |
| Murrieta | 36877 Maxmillian Ave   | 3618  | \$ 215.00      | 5   | 2.75 | 7/1/2025  | \$ 780,000.00   | 7405      | 0.17   | 900-490-031 |
| Murrieta | 37676 Townsville Ct    | 3453  | \$ 227.00      | 5   | 3.5  | 7/1/2025  | \$ 785,000.00   | 8276      | 0.19   | 908-131-018 |
| Murrieta | 40353 Via Estrada      | 1502  | \$ 336.00      | 2   | 2    | 7/1/2025  | \$ 505,000.00   | 3920      | 0.09   | 947-262-062 |
| Murrieta | 39336 Wentworth St     | 3165  | \$ 233.00      | 4   | 2.25 | 7/1/2025  | \$ 740,000.00   | 6534      | 0.15   | 913-373-001 |
| Murrieta | 40650 Calle De Suenos  | 6345  | \$ 220.00      | 7   | 5.25 | 7/2/2025  | \$ 1,400,000.00 | 1080723   | 24.81  | 930-320-020 |
| Murrieta | 30088 Mauroux Ct       | 3752  | \$ 233.00      | 4   | 4    | 7/2/2025  | \$ 875,000.00   | 7840      | 0.18   | 480-110-018 |
| Murrieta | 42411 Narciso Ct       | 2270  | \$ 303.00      | 3   | 2    | 7/2/2025  | \$ 690,000.00   | 8712      | 0.2    | 906-362-001 |
| Murrieta | 22564 Bear Creek Dr S  | 6400  | \$ 386.00      | 4   | 3.5  | 7/3/2025  | \$ 2,475,000.00 | 21780     | 0.5    | 904-270-011 |
| Murrieta | 23481 Bending Oak Ct   | 2012  | \$ 402.00      | 3   | 2    | 7/3/2025  | \$ 809,000.00   | 8712      | 0.2    | 904-532-009 |
| Murrieta | 39983 Corte Lorca      | 1435  | \$ 324.00      | 2   | 1.75 | 7/3/2025  | \$ 465,000.00   | 5227      | 0.12   | 947-410-074 |
| Murrieta | 40143 Corte Lorca      | 2161  | \$ 192.00      | 3   | 2.5  | 7/3/2025  | \$ 415,000.00   | 5227      | 0.12   | 947-410-071 |
| Murrieta | 38062 Cypress Point Dr | 3069  | \$ 278.00      | 3   | 2.75 | 7/3/2025  | \$ 855,000.00   | 7840      | 0.18   | 908-261-015 |
| Murrieta | 29841 Hazel Glen Rd    | 2736  | \$ 285.00      | 5   | 2.75 | 7/3/2025  | \$ 780,000.00   | 6969      | 0.16   | 908-121-005 |
| Murrieta | 24269 Pistachio St     | 2764  | \$ 293.00      | 5   | 3.25 | 7/3/2025  | \$ 812,000.00   | 6098      | 0.14   | 949-710-031 |
| Murrieta | 31979 Rosales Ave      | 2180  | \$ 339.00      | 3   | 2.5  | 7/3/2025  | \$ 740,000.00   | 10454     | 0.24   | 964-371-010 |
| Murrieta | 23721 Via Segovia      | 3176  | \$ 287.00      | 5   | 3    | 7/3/2025  | \$ 913,500.00   | 10454     | 0.24   | 947-441-009 |
| Murrieta | 29104 Bent Tree Dr     | 3168  | \$ 252.00      | 3   | 2.5  | 7/7/2025  | \$ 800,000.00   | 8712      | 0.2    | 908-072-006 |
| Murrieta | 38421 Brookdale Way    | 2732  | \$ 292.00      | 3   | 3.5  | 7/7/2025  | \$ 800,000.00   | 4356      | 0.1    | 957-810-012 |
| Murrieta | 39908 Candy Apple Way  | 2052  | \$ 314.00      | 4   | 2.5  | 7/7/2025  | \$ 645,000.00   | 6969      | 0.16   | 947-333-025 |
| Murrieta | 39602 Ridgcrest St     | 2500  | \$ 286.00      | 5   | 3    | 7/7/2025  | \$ 717,000.00   | 6098      | 0.14   | 957-102-027 |
| Murrieta | 30312 Stargazer Way    | 1475  | \$ 423.00      | 3   | 2.5  | 7/7/2025  | \$ 625,000.00   | 4791      | 0.11   | 957-381-022 |
| Murrieta | 35729 Sundew Ln        | 1797  | \$ 333.00      | 3   | 2.5  | 7/7/2025  | \$ 600,000.00   | 2613      | 0.06   | 392-420-019 |
| Murrieta | 40686 Via Jalapa       | 1912  | \$ 290.00      | 3   | 2.5  | 7/7/2025  | \$ 555,000.00   | 5227      | 0.12   | 947-530-060 |
| Murrieta | 31711 Wintergreen Way  | 3349  | \$ 216.00      | 4   | 3.25 | 7/7/2025  | \$ 725,000.00   | 7405      | 0.17   | 963-332-005 |
| Murrieta | 29185 Wrangler Dr      | 3146  | \$ 259.00      | 4   | 2.5  | 7/7/2025  | \$ 815,000.00   | 7405      | 0.17   | 908-022-025 |
| Murrieta | 25449 Blackwood Rd     | 1300  | \$ 419.00      | 3   | 1.75 | 7/8/2025  | \$ 545,000.00   | 8276      | 0.19   | 912-201-005 |
| Murrieta | 39203 Foxglove Cir     | 2023  | \$ 360.00      | 3   | 2    | 7/8/2025  | \$ 730,000.00   | 9147      | 0.21   | 912-066-005 |
| Murrieta | 30475 Mahogany St      | 4069  | \$ 202.00      | 4   | 3.5  | 7/8/2025  | \$ 825,000.00   | 8276      | 0.19   | 480-652-002 |

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         |
|----------|-------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Murrieta | 41187 Via Cedro         | 1064  | \$ 559.00      | 3   | 2    | 7/8/2025  | \$ 595,000.00   | 4791      | 0.11   | 949-432-007 |
| Murrieta | 24030 Whistling Swan Rd | 1761  | \$ 332.00      | 3   | 2.5  | 7/8/2025  | \$ 585,000.00   | 4791      | 0.11   | 947-470-021 |
| Murrieta | 37245 La Lune Ave       | 2736  | \$ 237.00      | 3   | 3    | 7/9/2025  | \$ 650,000.00   | 5662      | 0.13   | 900-463-014 |
| Murrieta | 23328 Stone Rdg         | 2812  | \$ 319.00      | 4   | 3    | 7/9/2025  | \$ 899,000.00   | 12632     | 0.29   | 904-522-003 |
| Murrieta | 40678 Alondra Dr        | 2164  | \$ 346.00      | 4   | 3    | 7/10/2025 | \$ 750,000.00   | 9583      | 0.22   | 949-163-016 |
| Murrieta | 30573 Arrow Leaf Ln     | 2112  | \$ 319.00      | 3   | 2    | 7/10/2025 | \$ 675,000.00   | 6098      | 0.14   | 480-811-001 |
| Murrieta | 26945 Contignac Dr      | 1935  | \$ 335.00      | 4   | 2.5  | 7/10/2025 | \$ 649,000.00   | 6969      | 0.16   | 947-143-013 |
| Murrieta | 24559 Jacarte Dr        | 1716  | \$ 250.00      | 3   | 2.5  | 7/10/2025 | \$ 430,000.00   | 7840      | 0.18   | 947-202-005 |
| Murrieta | 24395 Saradella Ct      | 1452  | \$ 368.00      | 3   | 2    | 7/10/2025 | \$ 535,000.00   | 7840      | 0.18   | 947-221-004 |
| Murrieta | 31528 Whitecrown Dr     | 3628  | \$ 237.00      | 5   | 3.5  | 7/10/2025 | \$ 860,000.00   | 13503     | 0.31   | 963-382-007 |
| Murrieta | 37135 Ascella Ln        | 1636  | \$ 330.00      | 3   | 2.5  | 7/11/2025 | \$ 540,000.00   | 3049      | 0.07   | 900-510-073 |
| Murrieta | 24563 Calle Perla       | 2460  | \$ 347.00      | 4   | 3.75 | 7/11/2025 | \$ 856,000.00   | 18295     | 0.42   | 948-561-018 |
| Murrieta | 23794 Marin Ct          | 2066  | \$ 331.00      | 4   | 2.75 | 7/11/2025 | \$ 685,000.00   | 7405      | 0.17   | 947-742-007 |
| Murrieta | 23838 Spring Branch Ct  | 2318  | \$ 301.00      | 3   | 2.25 | 7/11/2025 | \$ 700,000.00   | 7405      | 0.17   | 949-073-021 |
| Murrieta | 39654 Bordeaux Pl       | 2508  | \$ 307.00      | 4   | 3    | 7/14/2025 | \$ 770,000.00   | 9583      | 0.22   | 947-690-010 |
| Murrieta | 39355 Calistoga Dr      | 2022  | \$ 284.00      | 3   | 2.75 | 7/14/2025 | \$ 575,000.00   | 6534      | 0.15   | 957-063-006 |
| Murrieta | 30101 Chateau Cuvaision | 2095  | \$ 352.00      | 3   | 2    | 7/14/2025 | \$ 739,000.00   | 6534      | 0.15   | 920-232-011 |
| Murrieta | 34356 Lapis Ct          | 3270  | \$ 218.00      | 5   | 4    | 7/14/2025 | \$ 715,000.00   | 5749      | 0.13   | 480-960-003 |
| Murrieta | 27664 Passion Flower Ct | 1727  | \$ 347.00      | 3   | 2.5  | 7/14/2025 | \$ 600,000.00   | 2613      | 0.06   | 392-410-036 |
| Murrieta | 23981 Via Astuto        | 1212  | \$ 436.00      | 2   | 1.75 | 7/14/2025 | \$ 529,000.00   | 4356      | 0.1    | 947-584-003 |
| Murrieta | 27917 Busman Rd         | 2671  | \$ 306.00      | 4   | 2.5  | 7/15/2025 | \$ 818,000.00   | 7840      | 0.18   | 900-310-038 |
| Murrieta | 23650 Kathryn St        | 3396  | \$ 250.00      | 4   | 3.75 | 7/15/2025 | \$ 850,000.00   | 8276      | 0.19   | 906-660-001 |
| Murrieta | 39546 Montebello Way    | 4666  | \$ 192.00      | 11  | 4.25 | 7/15/2025 | \$ 900,000.00   | 9583      | 0.22   | 913-390-023 |
| Murrieta | 22873 Royal Adelaide St | 2827  | \$ 429.00      | 2   | 3.5  | 7/15/2025 | \$ 1,215,000.00 | 12196     | 0.28   | 904-670-034 |
| Murrieta | 30589 Ticonderoga Ct    | 1771  | \$ 341.00      | 3   | 2.5  | 7/15/2025 | \$ 604,500.00   | 4791      | 0.11   | 957-780-047 |
| Murrieta | 41060 Via Cedro         | 1143  | \$ 546.00      | 3   | 2    | 7/15/2025 | \$ 625,000.00   | 6098      | 0.14   | 949-292-016 |
| Murrieta | 22316 Bear Creek Dr S   | 3095  | \$ 336.00      | 3   | 2.5  | 7/16/2025 | \$ 1,040,000.00 | 17859     | 0.41   | 904-250-019 |
| Murrieta | 40870 Bouvier Ct        | 2274  | \$ 296.00      | 3   | 2    | 7/16/2025 | \$ 674,000.00   | 7405      | 0.17   | 949-492-003 |
| Murrieta | 41044 Oak Creek Rd      | 2715  | \$ 250.00      | 3   | 3    | 7/16/2025 | \$ 680,000.00   | 10018     | 0.23   | 949-502-002 |
| Murrieta | 23742 Spring Oak Pl     | 3721  | \$ 275.00      | 5   | 2.75 | 7/16/2025 | \$ 1,025,000.00 | 17424     | 0.4    | 949-630-004 |

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|----------|----------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Murrieta | 38875 Avenida Bonita       | 2964  | \$ 674.00      | 4   | 2.75 | 7/17/2025 | \$ 2,000,000.00 | 233917    | 5.37   | 929-240-003 |
| Murrieta | 24101 Crowned Partridge Ln | 2464  | \$ 278.00      | 4   | 3    | 7/17/2025 | \$ 685,000.00   | 4791      | 0.11   | 947-391-011 |
| Murrieta | 39872 Hillsboro Cir        | 1708  | \$ 345.00      | 5   | 2.75 | 7/17/2025 | \$ 590,000.00   | 6098      | 0.14   | 947-751-010 |
| Murrieta | 26808 Lemon Grass Way      | 2952  | \$ 303.00      | 4   | 3    | 7/17/2025 | \$ 895,000.00   | 9583      | 0.22   | 392-140-025 |
| Murrieta | 24471 New Haven Dr         | 1409  | \$ 415.00      | 3   | 2.5  | 7/17/2025 | \$ 585,000.00   | 5662      | 0.13   | 948-131-013 |
| Murrieta | 34452 Turquoise Ln         | 2818  | \$ 262.00      | 4   | 2.5  | 7/17/2025 | \$ 740,000.00   | 7888      | 0.18   | 480-951-001 |
| Murrieta | 40588 Via Diamante         | 2441  | \$ 278.00      | 4   | 2.75 | 7/17/2025 | \$ 680,000.00   | 7405      | 0.17   | 947-061-037 |
| Murrieta | 24530 Calle Magdalena      | 1669  | \$ 398.00      | 4   | 2.5  | 7/18/2025 | \$ 665,000.00   | 6098      | 0.14   | 948-363-032 |
| Murrieta | 23840 Costa Mesa Way       | 2766  | \$ 469.00      | 5   | 2.5  | 7/18/2025 | \$ 1,300,000.00 | 14810     | 0.34   | 906-690-008 |
| Murrieta | 40359 Heirloom Ct          | 2756  | \$ 339.00      | 4   | 3    | 7/18/2025 | \$ 935,000.00   | 9147      | 0.21   | 949-130-069 |
| Murrieta | 23640 Kettle Rd            | 2052  | \$ 341.00      | 4   | 2.5  | 7/18/2025 | \$ 700,000.00   | 7405      | 0.17   | 947-292-024 |
| Murrieta | 24604 Lincoln Ave          | 2441  | \$ 297.00      | 4   | 2.75 | 7/18/2025 | \$ 725,000.00   | 6969      | 0.16   | 949-394-012 |
| Murrieta | 30857 Palette Rd           | 3030  | \$ 229.00      | 4   | 2.5  | 7/18/2025 | \$ 695,000.00   | 5558      | 0.13   | 480-951-027 |
| Murrieta | 26273 Palm Tree Ln         | 2851  | \$ 308.00      | 5   | 3.5  | 7/18/2025 | \$ 880,000.00   | 11325     | 0.26   | 916-273-025 |
| Murrieta | 31258 Red Bridge Rd        | 3213  | \$ 233.00      | 4   | 4    | 7/18/2025 | \$ 749,000.00   | 9147      | 0.21   | 964-280-035 |
| Murrieta | 40310 Via Tonada           | 1767  | \$ 311.00      | 3   | 1.75 | 7/18/2025 | \$ 550,000.00   | 3920      | 0.09   | 947-432-015 |
| Murrieta | 40025 White Leaf Ln        | 1939  | \$ 339.00      | 3   | 2.5  | 7/18/2025 | \$ 658,500.00   | 6969      | 0.16   | 948-191-004 |
| Murrieta | 24464 Calle San Vicente    | 1528  | \$ 399.00      | 3   | 2    | 7/21/2025 | \$ 611,000.00   | 5662      | 0.13   | 948-402-020 |
| Murrieta | 40220 Via Aguadulce        | 1029  | \$ 475.00      | 2   | 1    | 7/21/2025 | \$ 489,000.00   | 3920      | 0.09   | 947-511-063 |
| Murrieta | 39257 Via Sonrisa          | 1575  | \$ 371.00      | 3   | 2    | 7/21/2025 | \$ 585,000.00   | 6969      | 0.16   | 948-273-001 |
| Murrieta | 23930 Corte Cajan          | 1585  | \$ 346.00      | 2   | 1.75 | 7/22/2025 | \$ 549,000.00   | 6098      | 0.14   | 947-581-012 |
| Murrieta | 35733 Emily Ave            | 2058  | \$ 303.00      | 4   | 3    | 7/22/2025 | \$ 625,000.00   | 5227      | 0.12   | 392-400-094 |
| Murrieta | 38919 Hickory Hill Ct      | 2579  | \$ 265.00      | 4   | 2.75 | 7/22/2025 | \$ 685,000.00   | 4791      | 0.11   | 964-301-015 |
| Murrieta | 31521 Tuberosa Rd          | 2017  | \$ 381.00      | 4   | 2.5  | 7/22/2025 | \$ 768,500.00   | 7840      | 0.18   | 964-580-026 |
| Murrieta | 25655 Corte Risa           | 2318  | \$ 289.00      | 4   | 2.75 | 7/23/2025 | \$ 670,000.00   | 7840      | 0.18   | 912-281-006 |
| Murrieta | 37924 Amberleaf Ct         | 1875  | \$ 369.00      | 3   | 2.5  | 7/24/2025 | \$ 693,500.00   | 9583      | 0.22   | 904-742-040 |
| Murrieta | 40132 Banyan St            | 4182  | \$ 261.00      | 4   | 3    | 7/24/2025 | \$ 1,093,000.00 | 16552     | 0.38   | 916-194-003 |
| Murrieta | 23405 Bishop Rd            | 4419  | \$ 248.00      | 5   | 4.25 | 7/24/2025 | \$ 1,100,000.00 | 9147      | 0.21   | 392-130-040 |
| Murrieta | 40292 Corte Delfin         | 1230  | \$ 365.00      | 3   | 1.75 | 7/24/2025 | \$ 450,000.00   | 5662      | 0.13   | 947-360-080 |
| Murrieta | 20246 Avenida De Arboles   | 6348  | \$ 278.00      | 3   | 3.5  | 7/25/2025 | \$ 1,765,000.00 | 435164    | 9.99   | 928-140-033 |

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| City     | Address                  | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price     | Lot Sq Ft | Lot Ac | APN         |
|----------|--------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Murrieta | 23820 Castinette Way     | 1868  | \$ 334.00      | 4   | 2.5  | 7/25/2025 | \$ 625,000.00   | 5227      | 0.12   | 947-283-008 |
| Murrieta | 39802 De Vendome Ct      | 2706  | \$ 323.00      | 8   | 3.75 | 7/25/2025 | \$ 875,000.00   | 13939     | 0.32   | 913-302-022 |
| Murrieta | 25239 Madrone Dr         | 1352  | \$ 445.00      | 3   | 2    | 7/25/2025 | \$ 602,000.00   | 6969      | 0.16   | 912-162-012 |
| Murrieta | 26932 St Julian Cir      | 1858  | \$ 360.00      | 4   | 2.5  | 7/25/2025 | \$ 670,000.00   | 7405      | 0.17   | 913-362-014 |
| Murrieta | 39312 Beringer Dr        | 1772  | \$ 352.00      | 2   | 1.75 | 7/28/2025 | \$ 625,000.00   | 5227      | 0.12   | 920-311-010 |
| Murrieta | 36279 Castellane Dr      | 1593  | \$ 444.00      | 3   | 2    | 7/28/2025 | \$ 708,000.00   | 6969      | 0.16   | 947-141-002 |
| Murrieta | 40418 Hannah Way         | 4063  | \$ 210.00      | 5   | 4.5  | 7/28/2025 | \$ 853,500.00   | 10018     | 0.23   | 916-610-040 |
| Murrieta | 37982 Panorama Ct        | 3010  | \$ 348.00      | 4   | 3.25 | 7/28/2025 | \$ 1,050,000.00 | 10454     | 0.24   | 904-390-028 |
| Murrieta | 25926 Summer Hill Ct     | 1028  | \$ 515.00      | 2   | 1.75 | 7/28/2025 | \$ 530,000.00   | 6969      | 0.16   | 912-351-040 |
| Murrieta | 38215 Clear Creek St     | 2599  | \$ 305.00      | 4   | 3    | 7/29/2025 | \$ 795,000.00   | 8276      | 0.19   | 904-642-006 |
| Murrieta | 31290 Hidden Lake Rd     | 1752  | \$ 388.00      | 3   | 2.5  | 7/29/2025 | \$ 680,000.00   | 5227      | 0.12   | 964-261-007 |
| Murrieta | 38612 Members Club Dr    | 3301  | \$ 185.00      | 4   | 3    | 7/29/2025 | \$ 612,000.00   | 6534      | 0.15   | 908-381-008 |
| Murrieta | 39793 Mount Blanc Ave    | 3171  | \$ 290.00      | 4   | 3    | 7/29/2025 | \$ 920,000.00   | 10018     | 0.23   | 947-682-001 |
| Murrieta | 23463 Canterbury Way     | 2311  | \$ 324.00      | 3   | 2.5  | 7/30/2025 | \$ 750,000.00   | 9147      | 0.21   | 904-581-023 |
| Murrieta | 31257 Gatehouse Ct       | 2888  | \$ 263.00      | 4   | 3    | 7/30/2025 | \$ 760,000.00   | 9583      | 0.22   | 964-280-045 |
| Murrieta | 39665 Maple Leaf Ct      | 2162  | \$ 425.00      | 4   | 2.5  | 7/30/2025 | \$ 920,000.00   | 20037     | 0.46   | 912-212-024 |
| Murrieta | 40600 Myers Ln           | 1786  | \$ 594.00      | 3   | 2    | 7/30/2025 | \$ 1,061,500.00 | 50529     | 1.16   | 949-180-022 |
| Murrieta | 30881 Palette Rd         | 3270  | \$ 226.00      | 5   | 4    | 7/30/2025 | \$ 740,000.00   | 6006      | 0.14   | 480-951-025 |
| Murrieta | 24803 Sweetgrass Ct      | 1383  | \$ 477.00      | 3   | 2.5  | 7/30/2025 | \$ 660,000.00   | 7405      | 0.17   | 948-550-015 |
| Murrieta | 39605 Vanderbilt Ave     | 2671  | \$ 241.00      | 7   | 4    | 7/30/2025 | \$ 645,000.00   | 6098      | 0.14   | 913-390-006 |
| Murrieta | 40475 Vista Murrieta     | 2788  | \$ 1,255.00    | 3   | 2.5  | 7/30/2025 | \$ 3,499,000.00 | 102365    | 2.35   | 949-180-025 |
| Murrieta | 24059 Falconer Dr        | 1646  | \$ 382.00      | 3   | 2.5  | 7/31/2025 | \$ 630,000.00   | 5662      | 0.13   | 947-101-003 |
| Murrieta | 38493 Falkirk Dr         | 3600  | \$ 222.00      | 3   | 3    | 7/31/2025 | \$ 800,000.00   | 6534      | 0.15   | 908-430-002 |
| Murrieta | 23421 Fern Pl            | 3650  | \$ 213.00      | 5   | 3.25 | 7/31/2025 | \$ 780,000.00   | 10018     | 0.23   | 906-481-004 |
| Murrieta | 40744 La Salle Pl        | 2053  | \$ 299.00      | 4   | 2.5  | 7/31/2025 | \$ 615,000.00   | 6969      | 0.16   | 910-450-028 |
| Murrieta | 42708 Mountain Shadow Rd | 1808  | \$ 400.00      | 3   | 2    | 7/31/2025 | \$ 725,000.00   | 12632     | 0.29   | 904-523-007 |
| Murrieta | 27258 Sierra Madre Dr    | 3816  | \$ 222.00      | 7   | 4.5  | 7/31/2025 | \$ 850,000.00   | 7840      | 0.18   | 920-302-003 |
| Murrieta | 23788 Via Compadres      | 1921  | \$ 281.00      | 3   | 2.25 | 7/31/2025 | \$ 540,000.00   | 5227      | 0.12   | 947-700-051 |
| Murrieta | 25213 Via Las Lomas      | 2012  | \$ 328.00      | 5   | 2.75 | 7/31/2025 | \$ 660,000.00   | 6098      | 0.14   | 948-352-025 |
| Murrieta | 34880 Windwood Glen Ln   | 3462  | \$ 254.00      | 4   | 3    | 7/31/2025 | \$ 880,000.00   | 10890     | 0.25   | 480-831-025 |

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**Murrieta**  
Sales Comparables - July 2025

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 120          |
| <b>Average Sales Price:</b> | \$803,245.83 |
| <b>Average Square Feet:</b> | 2553         |