

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	29000 Carmel Rd	1460	\$ 260.00	2	1.75	6/1/2023	\$ 380,000.00	6969	0.16	338-033-001
Menifee	26660 Chambers Ave	1777	\$ 194.00	3	1.75	6/1/2023	\$ 345,000.00	7840	0.18	335-293-017
Menifee	28810 Corte Suerte	2015	\$ 310.00	4	3	6/1/2023	\$ 625,000.00	5662	0.13	340-090-010
Menifee	27345 El Rancho Dr	1404	\$ 199.00	2	1.5	6/1/2023	\$ 280,600.00	6534	0.15	336-141-006
Menifee	32605 Hayden Rd	3381	\$ 345.00	3	3.5	6/1/2023	\$ 1,169,500.00	42253	0.97	360-311-006
Menifee	28359 Long Meadow Dr	1868	\$ 299.00	2	2	6/1/2023	\$ 559,000.00	4791	0.11	340-291-033
Menifee	29275 Moon Hill Ct	3540	\$ 186.00	5	3	6/1/2023	\$ 660,000.00	6534	0.15	340-332-005
Menifee	25020 Sherman Rd	1787	\$ 374.00	3	2.25	6/1/2023	\$ 670,000.00	55756	1.28	329-270-012
Menifee	27353 Terrytown Rd	1550	\$ 309.00	2	1.75	6/1/2023	\$ 480,000.00	7405	0.17	336-331-010
Menifee	30409 Village Terrace Dr	1577	\$ 332.00	3	2.25	6/1/2023	\$ 525,000.00	3354	0.08	360-880-006
Menifee	28012 Whisperwood Dr	1500	\$ 291.00	2	1.75	6/1/2023	\$ 437,000.00	5662	0.13	340-320-041
Menifee	27448 Big Bend Dr	2907	\$ 216.00	5	2.75	6/2/2023	\$ 630,000.00	5240	0.12	333-811-001
Menifee	26081 Lancaster Dr	1204	\$ 278.00	2	1.75	6/2/2023	\$ 335,000.00	8276	0.19	335-132-006
Menifee	26414 Mehaffey St	1204	\$ 367.00	2	1.75	6/2/2023	\$ 443,000.00	7840	0.18	335-292-005
Menifee	28539 Plantain St	2335	\$ 286.00	4	2.5	6/2/2023	\$ 670,000.00	8276	0.19	333-490-032
Menifee	24836 Solvang Ln	3514	\$ 196.00	4	3.25	6/2/2023	\$ 690,000.00	8712	0.2	341-271-034
Menifee	26159 Sunnywood St	840	\$ 410.00	2	1	6/2/2023	\$ 345,000.00	3920	0.09	335-412-012
Menifee	28194 Bavaria Dr	974	\$ 351.00	2	1.75	6/5/2023	\$ 342,500.00	3484	0.08	336-312-029
Menifee	31238 Durham Dr	3746	\$ 181.00	5	3.75	6/5/2023	\$ 680,000.00	6534	0.15	372-481-017
Menifee	29545 Peacock Mountain Dr	2506	\$ 247.00	4	2.5	6/5/2023	\$ 620,000.00	4356	0.1	340-521-016
Menifee	30425 Village Terrace Dr	1705	\$ 316.00	3	2.25	6/5/2023	\$ 540,000.00	3131	0.07	360-880-002
Menifee	30493 Village Terrace Dr	1937	\$ 281.00	3	2.25	6/5/2023	\$ 545,000.00	3014	0.07	360-870-003
Menifee	29830 Camino Cristal	2015	\$ 307.00	4	3	6/6/2023	\$ 620,000.00	5662	0.13	340-091-012
Menifee	26339 Leos Trl	1646	\$ 279.00	2	2	6/6/2023	\$ 460,000.00	5662	0.13	335-510-046
Menifee	28551 Portsmouth Dr	1206	\$ 310.00	2	1.75	6/6/2023	\$ 375,000.00	7840	0.18	339-181-010
Menifee	28292 Spring Creek Way	3044	\$ 202.00	4	3.25	6/6/2023	\$ 615,000.00	7840	0.18	333-592-003
Menifee	25304 Country Fair Dr	2886	\$ 209.00	3	2.5	6/7/2023	\$ 605,000.00	7405	0.17	339-372-004
Menifee	29693 Olympic Dr	3904	\$ 216.00	5	3.25	6/7/2023	\$ 845,000.00	9147	0.21	333-770-028
Menifee	28944 E Worcester Rd	1460	\$ 243.00	2	1.75	6/7/2023	\$ 355,000.00	7405	0.17	337-140-009
Menifee	27490 Biscayne Dr	2684	\$ 288.00	4	2.5	6/8/2023	\$ 775,000.00	12632	0.29	333-772-004

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	29567 Castlewood Dr	2085	\$ 270.00	5	2.5	6/8/2023	\$ 565,000.00	4791	0.11	340-522-012
Menifee	26403 Desert Rose Ln	2015	\$ 266.00	2	2.5	6/8/2023	\$ 537,000.00	6534	0.15	335-510-085
Menifee	29170 Fall River Ln	2816	\$ 262.00	5	3	6/8/2023	\$ 738,000.00	7840	0.18	364-290-068
Menifee	27125 Great Plains Ct	2129	\$ 281.00	4	1.75	6/8/2023	\$ 600,000.00	7422	0.17	333-850-011
Menifee	31642 Northfield Ln	3490	\$ 260.00	4	3	6/8/2023	\$ 910,000.00	40510	0.93	358-234-021
Menifee	29427 Santa Ynez Cir					6/8/2023	\$ 672,000.00	7840	0.18	341-380-021
Menifee	28214 Stillwater Dr	1502	\$ 349.00	3	1.75	6/8/2023	\$ 525,000.00	4791	0.11	364-053-004
Menifee	27700 Sylvia Ave	1152	\$ 434.00	3	1.75	6/8/2023	\$ 500,000.00	47044	1.08	331-371-007
Menifee	30782 Young Dove St	2304	\$ 260.00	4	2	6/8/2023	\$ 600,000.00	7405	0.17	360-442-013
Menifee	29181 Del Monte Dr	1460	\$ 243.00	2	1.75	6/9/2023	\$ 355,000.00	7405	0.17	338-086-007
Menifee	27122 Rangewood St	840	\$ 375.00	2	1	6/9/2023	\$ 315,000.00	3920	0.09	335-424-038
Menifee	24465 Stargazer Way	2935	\$ 238.00	4	2	6/9/2023	\$ 700,000.00	9147	0.21	358-740-007
Menifee	28336 Sunglow Run Ln	3057	\$ 225.00	4	2.75	6/9/2023	\$ 690,000.00	10018	0.23	372-493-002
Menifee	28354 Westwood Way	2376	\$ 250.00	3	2	6/9/2023	\$ 595,000.00	7405	0.17	372-291-012
Menifee	26779 Alta Ave	1974	\$ 276.00	3	2.5	6/12/2023	\$ 545,000.00	9583	0.22	331-462-023
Menifee	28238 Avenida Francesca	1065	\$ 344.00	2	1.75	6/12/2023	\$ 367,000.00	3484	0.08	336-314-003
Menifee	28196 Calle Gaviota	977	\$ 340.00	2	1.75	6/12/2023	\$ 333,000.00	4356	0.1	336-271-011
Menifee	29827 Camino Cristal	1329	\$ 379.00	3	2	6/12/2023	\$ 505,000.00	5662	0.13	340-090-021
Menifee	26043 Desert Rose Ln	2133	\$ 246.00	2	2.5	6/12/2023	\$ 525,000.00	9147	0.21	335-520-042
Menifee	31224 Eastridge Ave	2688	\$ 243.00	3	2.5	6/12/2023	\$ 655,000.00	7405	0.17	372-292-007
Menifee	27253 Family Cir	1002	\$ 275.00	2	1	6/12/2023	\$ 276,000.00	4356	0.1	335-464-001
Menifee	29085 Hidden Meadow Dr	2222	\$ 265.00	4	2.5	6/12/2023	\$ 590,000.00	6969	0.16	364-290-048
Menifee	28171 Meadowsweet Dr	1500	\$ 353.00	2	1.75	6/12/2023	\$ 530,000.00	4791	0.11	340-273-011
Menifee	31735 Mesa View Dr	2275	\$ 259.00	2	1.75	6/12/2023	\$ 590,000.00	7840	0.18	372-071-024
Menifee	28668 Midsummer Ln	2904	\$ 223.00	5	2.75	6/12/2023	\$ 650,000.00	7405	0.17	364-211-016
Menifee	28382 Sun City Blvd	1393	\$ 251.00	2	2	6/12/2023	\$ 350,000.00	7405	0.17	335-352-006
Menifee	29744 Carmel Rd	992	\$ 327.00	2	1	6/13/2023	\$ 325,000.00	6534	0.15	336-121-017
Menifee	28189 Harmony Ln	1297	\$ 335.00	1	1.75	6/13/2023	\$ 435,000.00	4791	0.11	340-280-001
Menifee	28298 Los Cielos Rd	977	\$ 343.00	2	1.75	6/13/2023	\$ 335,500.00	3920	0.09	336-212-016
Menifee	30159 Marne Way	2581	\$ 236.00	4	2.5	6/13/2023	\$ 610,000.00	9147	0.21	364-112-007

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	29422 Pima Cir					6/13/2023	\$ 860,000.00	13068	0.3	341-391-014
Menifee	29454 Pima Cir					6/13/2023	\$ 722,000.00	11761	0.27	341-391-013
Menifee	26835 Potomac Dr	1484	\$ 347.00	3	1.75	6/13/2023	\$ 515,000.00	6969	0.16	338-131-012
Menifee	26241 Ridgemoor Rd	1460	\$ 205.00	2	1.75	6/13/2023	\$ 300,000.00	7405	0.17	337-401-008
Menifee	29766 Garden Grove Dr	3114	\$ 242.00	5	2.75	6/14/2023	\$ 754,000.00	13068	0.3	333-680-040
Menifee	29928 Lomond Dr	3408	\$ 198.00	5	3.25	6/14/2023	\$ 675,000.00	8276	0.19	333-730-028
Menifee	31825 Nettle Ct	1430	\$ 391.00	3	1.75	6/14/2023	\$ 560,000.00	6969	0.16	360-791-002
Menifee	29390 Pima Cir					6/14/2023	\$ 747,000.00	12632	0.29	341-391-015
Menifee	30256 Avenir Way	1849	\$ 297.00	4	2	6/15/2023	\$ 550,000.00	6969	0.16	364-123-009
Menifee	26413 Bailey Ct	2539	\$ 248.00	4	2.25	6/15/2023	\$ 630,000.00	9147	0.21	360-770-011
Menifee	25095 Clover Creek Ln	2255	\$ 259.00	3	2	6/15/2023	\$ 585,000.00	7405	0.17	339-424-009
Menifee	30516 Falcon Nest Dr	2624	\$ 255.00	4	3.5	6/15/2023	\$ 670,000.00	7840	0.18	358-680-009
Menifee	28587 Midsummer Ln	2904	\$ 241.00	4	2.75	6/15/2023	\$ 702,500.00	7405	0.17	364-213-024
Menifee	25691 Sun City Blvd	1674	\$ 232.00	3	1.75	6/15/2023	\$ 390,000.00	8712	0.2	339-175-001
Menifee	26629 Calle Gregorio	961	\$ 343.00	2	1	6/16/2023	\$ 330,000.00	5227	0.12	330-280-044
Menifee	29455 Corte Vista Ln	1698	\$ 320.00	3	2.5	6/16/2023	\$ 545,000.00	5227	0.12	340-571-012
Menifee	24884 Destry Dr	2831	\$ 236.00	5	2.75	6/16/2023	\$ 670,000.00	9147	0.21	341-262-036
Menifee	28657 Pensthorpe Cir	2391	\$ 301.00	3	2.5	6/16/2023	\$ 720,000.00	15681	0.36	336-502-021
Menifee	28813 Phoenix Way	1363	\$ 388.00	3	2	6/16/2023	\$ 530,000.00	9147	0.21	339-352-005
Menifee	24608 Round Meadow Dr	2137	\$ 336.00	3	2.5	6/16/2023	\$ 720,000.00	6969	0.16	358-660-004
Menifee	29720 Thornhill Dr	1146	\$ 304.00	2	1	6/16/2023	\$ 349,000.00	6969	0.16	336-120-028
Menifee	25915 Turfwood St	2487	\$ 219.00	4	2.75	6/16/2023	\$ 545,000.00	7405	0.17	335-480-013
Menifee	25559 Rolling Hills Dr	1960	\$ 314.00	3	2.25	6/19/2023	\$ 616,000.00	44431	1.02	358-240-021
Menifee	28045 Antelope Rd	3471	\$ 216.00	6	3.25	6/20/2023	\$ 750,000.00	21780	0.5	336-470-025
Menifee	28282 Calle Lustreros	974	\$ 349.00	2	1.75	6/20/2023	\$ 340,000.00	3484	0.08	336-322-002
Menifee	28776 Eridanus Dr	2412	\$ 248.00	4	2.5	6/20/2023	\$ 600,000.00	8712	0.2	339-352-027
Menifee	28961 Olympia Way	1308	\$ 306.00	3	1.75	6/20/2023	\$ 401,000.00	8276	0.19	337-384-009
Menifee	30071 Pebble Beach Dr	1785	\$ 273.00	3	2	6/20/2023	\$ 489,000.00	7405	0.17	336-145-005
Menifee	28299 Serenity Falls Way	2844	\$ 221.00	4	2.75	6/20/2023	\$ 629,000.00	8276	0.19	333-590-013
Menifee	27040 Pinehurst Rd	992	\$ 292.00	2	1	6/21/2023	\$ 290,000.00	6098	0.14	336-112-017

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	29462 Spur Ct					6/21/2023	\$ 720,000.00	10890	0.25	341-401-001
Menifee	27962 Watermark Dr	3020	\$ 220.00	4	3	6/21/2023	\$ 665,000.00	8712	0.2	333-363-008
Menifee	28886 Brookhill Ct	3518	\$ 191.00	5	3.5	6/22/2023	\$ 675,000.00	9583	0.22	333-680-016
Menifee	30216 Calle Belcanto	1334	\$ 374.00	3	2	6/22/2023	\$ 500,000.00	6098	0.14	364-103-027
Menifee	29783 Coral Tree Ct	1299	\$ 361.00	3	1.75	6/22/2023	\$ 470,000.00	4356	0.1	340-073-008
Menifee	28386 Fox Ridge Cv	2314	\$ 270.00	4	2.5	6/22/2023	\$ 625,000.00	7840	0.18	333-571-023
Menifee	28942 Golden Dawn Dr	3215	\$ 213.00	4	2.5	6/22/2023	\$ 685,000.00	8276	0.19	372-352-022
Menifee	28529 Oasis View Cir	1500	\$ 347.00	2	1.75	6/22/2023	\$ 521,000.00	12196	0.28	340-530-021
Menifee	27104 Petunia Ct	1204	\$ 299.00	2	1.75	6/22/2023	\$ 360,000.00	7405	0.17	335-362-026
Menifee	26318 Spaniel Ln	1732	\$ 239.00	2	1.75	6/22/2023	\$ 415,000.00	7405	0.17	335-391-001
Menifee	25299 Spur Branch Pl	2495	\$ 252.00	3	2.5	6/22/2023	\$ 630,000.00	7840	0.18	358-420-001
Menifee	30254 Twain Dr	1398	\$ 379.00	2	2	6/22/2023	\$ 531,000.00	5662	0.13	360-061-022
Menifee	29935 Western Star Dr	2519	\$ 258.00	5	2.5	6/22/2023	\$ 652,000.00	6250	0.14	341-420-015
Menifee	28645 Acanthus Ct	2892	\$ 228.00	4	2.5	6/23/2023	\$ 660,000.00	13939	0.32	333-500-012
Menifee	25442 Antelope Rd	1442	\$ 336.00	3	2	6/23/2023	\$ 485,000.00	39204	0.9	329-330-027
Menifee	30098 Big Country Dr	2468	\$ 263.00	4	3	6/23/2023	\$ 650,000.00	6534	0.15	358-760-006
Menifee	28210 Encino Dr	977	\$ 317.00	2	1.75	6/23/2023	\$ 310,000.00	3920	0.09	336-272-027
Menifee	29203 Falling Water Dr	3469	\$ 197.00	4	2.75	6/23/2023	\$ 685,000.00	7405	0.17	333-431-019
Menifee	29298 Fenwick Cir	2916	\$ 248.00	4	2.5	6/23/2023	\$ 725,000.00	7405	0.17	364-320-005
Menifee	29285 Caravel Dr	2604	\$ 245.00	4	2.75	6/27/2023	\$ 640,000.00	4965	0.11	333-800-017
Menifee	27668 Coral St	2204	\$ 252.00	4	2	6/27/2023	\$ 557,500.00	7405	0.17	327-451-010
Menifee	28932 Milky Way	1496	\$ 284.00	3	2	6/27/2023	\$ 425,000.00	7840	0.18	339-153-007
Menifee	26736 Baneberry Ct	2628	\$ 262.00	4	3	6/28/2023	\$ 690,000.00	7405	0.17	331-602-002
Menifee	26760 Baneberry Ct	1895	\$ 324.00	4	2.5	6/28/2023	\$ 615,000.00	7405	0.17	331-602-004
Menifee	27650 Blue Topaz Dr	3923	\$ 164.00	4	3	6/28/2023	\$ 644,000.00	7405	0.17	327-462-015
Menifee	30851 Cats Paw Ln	2017	\$ 282.00	3	2.25	6/28/2023	\$ 570,000.00	5100	0.12	364-422-003
Menifee	30446 Cleary St	1728	\$ 318.00	4	2	6/28/2023	\$ 550,000.00	5227	0.12	360-073-028
Menifee	28876 Biarritz Ct	1849	\$ 335.00	4	2	6/30/2023	\$ 620,000.00	11325	0.26	364-122-026
Menifee	28616 Bridge Water Ln	1595	\$ 376.00	4	2.5	6/30/2023	\$ 600,000.00	4791	0.11	364-134-001
Menifee	26336 Granite Ridge Ln	2036	\$ 279.00	3	2	6/30/2023	\$ 570,000.00	9583	0.22	360-540-018



Menifee
Sales Comparables - June 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	27856 Keller Rd	1147	\$ 1,307.00	2	1	6/30/2023	\$ 1,500,000.00	39639	0.91	384-170-017
Menifee	30923 Lajoe St	3430	\$ 185.00	4	3	6/30/2023	\$ 635,000.00	6969	0.16	360-465-014
Menifee	26459 Rediron Ct	2091	\$ 334.00	4	1.75	6/30/2023	\$ 700,000.00	11325	0.26	360-783-023
Menifee	29415 Santa Ynez Cir					6/30/2023	\$ 729,000.00	7840	0.18	341-380-020
Menifee	29249 Waverly Dr	1715	\$ 279.00	3	1.75	6/30/2023	\$ 480,000.00	8276	0.19	338-191-006
Menifee	30267 Westlake Dr	1255	\$ 410.00	2	1.75	6/30/2023	\$ 515,000.00	4356	0.1	364-041-002
Menifee	26805 Wildflower St	1342	\$ 365.00	3	2	6/30/2023	\$ 490,000.00	6098	0.14	360-480-014

Total Sales:	127
Average Sales Price:	\$568,693.70
Average Square Feet:	2060