



Murrieta

Sales Comparables - November 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	38441 Shoal Creek Dr	3806	\$ 475.00	4	4.25	11/3/2025	\$ 1,810,000.00	20908	0.48	904-120-031
Murrieta	23535 Silverwood St	3040	\$ 289.00	3	3	11/3/2025	\$ 880,000.00	7840	0.18	904-651-047
Murrieta	33727 Verbena Ave	3771	\$ 190.00	4	3.5	11/4/2025	\$ 720,000.00	10018	0.23	388-311-003
Murrieta	39861 Via Castana	2153	\$ 296.00	4	2.5	11/4/2025	\$ 638,000.00	5662	0.13	948-423-024
Murrieta	35799 Wolverine Ln	2738	\$ 253.00	5	3	11/4/2025	\$ 695,000.00	6534	0.15	480-512-005
Murrieta	23532 Bending Oak Ct	2095	\$ 357.00	3	2	11/5/2025	\$ 750,000.00	9583	0.22	904-541-009
Murrieta	29699 Masters Dr	2720	\$ 220.00	4	2.75	11/5/2025	\$ 600,000.00	6534	0.15	908-331-031
Murrieta	24035 Orleans Ln	2704	\$ 292.00	4	2.75	11/5/2025	\$ 790,000.00	6969	0.16	949-261-012
Murrieta	39572 Ramshorn Dr	2137	\$ 327.00	3	2.5	11/5/2025	\$ 699,000.00	7840	0.18	912-335-003
Murrieta	42580 Avenida Escala	5471	\$ 326.00	5	4	11/6/2025	\$ 1,788,000.00	360676	8.28	932-260-043
Murrieta	40503 Calle Lampara	1912	\$ 282.00	3	2.5	11/6/2025	\$ 540,000.00	6098	0.14	947-530-031
Murrieta	39584 Cardiff Ave	2773	\$ 270.00	3	2.75	11/6/2025	\$ 750,000.00	10454	0.24	920-243-023
Murrieta	37678 Newcastle Rd	2773	\$ 264.00	3	2.75	11/6/2025	\$ 732,500.00	7405	0.17	908-125-014
Murrieta	23591 Madison Ave	2274	\$ 285.00	3	2	11/7/2025	\$ 650,000.00	11325	0.26	949-511-005
Murrieta	34729 Serissa Ct	2490	\$ 301.00	3	2.5	11/7/2025	\$ 750,000.00	13068	0.3	480-851-004
Murrieta	38301 Brookdale Way	2201	\$ 329.00	3	2.75	11/10/2025	\$ 725,000.00	3920	0.09	957-810-002
Murrieta	23835 Cork Oak Cir	1646	\$ 376.00	3	2.5	11/10/2025	\$ 619,000.00	5662	0.13	949-332-057
Murrieta	37434 Lumiere Ave	3273	\$ 209.00	5	2.75	11/10/2025	\$ 685,000.00	6534	0.15	900-431-024
Murrieta	19490 Calle Juanito	3394	\$ 480.00	3	3.25	11/12/2025	\$ 1,630,000.00	200811	4.61	932-240-048
Murrieta	20475 Camino Balada	5338	\$ 327.00	4	4.25	11/12/2025	\$ 1,750,000.00	218235	5.01	930-270-022
Murrieta	37645 Flora Ct	2873	\$ 255.00	4	2.5	11/12/2025	\$ 735,000.00	7405	0.17	908-041-005
Murrieta	24080 Golden Mist Dr	3842	\$ 286.00	5	4.25	11/12/2025	\$ 1,100,000.00	12632	0.29	904-811-015
Murrieta	25444 Clover Glen Cir	2090	\$ 328.00	4	2.75	11/13/2025	\$ 687,000.00	14810	0.34	912-052-016
Murrieta	30409 Corte Santalina	2584	\$ 207.00	4	2.75	11/13/2025	\$ 535,000.00	5662	0.13	957-053-019
Murrieta	25187 Corte Sombrero	2222	\$ 301.00	4	3	11/13/2025	\$ 670,000.00	5227	0.12	948-274-012
Murrieta	39944 Spicewood Ave	2567	\$ 317.00	4	2.75	11/13/2025	\$ 814,000.00	8712	0.2	947-322-005
Murrieta	37833 Apache Plume Dr	1940	\$ 332.00	3	2	11/14/2025	\$ 645,000.00	6098	0.14	964-593-016
Murrieta	25536 Buckley Dr	1324	\$ 411.00	3	2	11/14/2025	\$ 545,000.00	8276	0.19	912-114-007
Murrieta	39198 Calistoga Dr	2584	\$ 187.00	4	2.75	11/14/2025	\$ 485,000.00	8712	0.2	957-051-001
Murrieta	25134 Calle Entradero	1995	\$ 340.00	4	3	11/14/2025	\$ 680,000.00	6534	0.15	948-453-019



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Murrieta	24079 Manresa Ct	1591	\$ 383.00	3	2.5	11/14/2025	\$ 610,000.00	5227	0.12	947-172-053
Murrieta	30154 Trois Valley St	3404	\$ 223.00	4	2.75	11/14/2025	\$ 760,000.00	11761	0.27	480-120-001
Murrieta	38549 Windingwalk Dr	1864	\$ 337.00	3	2.5	11/14/2025	\$ 630,000.00	3049	0.07	957-780-032
Murrieta	24435 Adams Ave	3706	\$ 431.00	4	2.5	11/17/2025	\$ 1,599,000.00	39639	0.91	906-070-022
Murrieta	30618 Lily Pond Ln	3105	\$ 287.00	4	2.5	11/17/2025	\$ 894,000.00	7405	0.17	957-490-006
Murrieta	23515 Mountainside Ct	2644	\$ 298.00	5	3	11/17/2025	\$ 790,000.00	9147	0.21	904-532-025
Murrieta	38457 Brookdale Way	1899	\$ 331.00	3	2.5	11/18/2025	\$ 630,000.00	3920	0.09	957-810-014
Murrieta	31300 Hidden Lake Rd	2180	\$ 294.00	3	2.5	11/18/2025	\$ 643,000.00	4791	0.11	964-261-008
Murrieta	22174 Lynx Ct	4575	\$ 371.00	4	3.5	11/18/2025	\$ 1,700,000.00	29185	0.67	904-840-009
Murrieta	29363 Via Espada	2315	\$ 289.00	3	2.5	11/18/2025	\$ 670,000.00	7840	0.18	908-090-029
Murrieta	23489 Brigin Pl	3179	\$ 224.00	3	2.5	11/20/2025	\$ 713,000.00	12196	0.28	947-821-027
Murrieta	24193 Corte Cordoba	1606	\$ 308.00	2	2	11/20/2025	\$ 495,000.00	3920	0.09	947-272-007
Murrieta	29165 Goldenstar Way	2916	\$ 261.00	4	2.5	11/20/2025	\$ 762,000.00	13068	0.3	388-351-027
Murrieta	31659 Rosales Ave	2750	\$ 245.00	4	2.5	11/20/2025	\$ 675,000.00	6098	0.14	964-403-003
Murrieta	26921 Saint Kitts Ct	1740	\$ 348.00	4	1.75	11/20/2025	\$ 607,000.00	6534	0.15	913-312-029
Murrieta	30329 Slate St	1860	\$ 354.00	3	2	11/20/2025	\$ 660,000.00	6534	0.15	480-681-018
Murrieta	39624 Tamarisk St	2025	\$ 338.00	2	2	11/20/2025	\$ 685,000.00	6098	0.14	913-343-002
Murrieta	29330 Wrangler Dr	3146	\$ 54.00	4	2.5	11/20/2025	\$ 170,500.00	6969	0.16	908-030-006
Murrieta	39355 Calistoga Dr	2022	\$ 346.00	3	2.75	11/21/2025	\$ 700,000.00	6534	0.15	957-063-006
Murrieta	38932 Cherry Point Ln	2965	\$ 286.00	5	3	11/21/2025	\$ 850,000.00	15681	0.36	957-511-001
Murrieta	28423 Cottage Way	2212	\$ 311.00	3	2.5	11/21/2025	\$ 688,500.00	8276	0.19	384-330-009
Murrieta	37773 Fiesta Flower St	2277	\$ 298.00	4	2.75	11/21/2025	\$ 679,000.00	5227	0.12	964-580-009
Murrieta	39646 Freemark Abbey	2773	\$ 292.00	3	2.75	11/21/2025	\$ 810,000.00	14810	0.34	920-243-035
Murrieta	26544 Mahonia Way	2854	\$ 297.00	5	3	11/21/2025	\$ 850,000.00	10890	0.25	392-070-013
Murrieta	24493 New Haven Dr	1827	\$ 319.00	3	2.5	11/21/2025	\$ 584,000.00	5662	0.13	948-131-011
Murrieta	37181 Tucana Pl	1485	\$ 251.00	3	2.5	11/21/2025	\$ 373,000.00	3484	0.08	900-510-002
Murrieta	42354 Circulo Cavinara	2515	\$ 286.00	4	2	11/24/2025	\$ 720,000.00	8276	0.19	906-373-018
Murrieta	29406 Green Side Ct	2154	\$ 299.00	3	3	11/24/2025	\$ 645,000.00	5227	0.12	908-341-011
Murrieta	20540 Kyle Ct	1907	\$ 419.00	3	2.5	11/24/2025	\$ 800,000.00	217800	5	928-150-019
Murrieta	23439 Mountain Breeze Dr	2328	\$ 309.00	3	2.5	11/24/2025	\$ 720,000.00	7405	0.17	906-442-001

Deemed reliable but not guaranteed

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Murrieta	31450 Pear Blossom Cir	3384	\$ 190.00	4	3	11/24/2025	\$ 646,000.00	6534	0.15	964-290-011
Murrieta	31090 Allen St	1056	\$ 331.00	2	1	11/25/2025	\$ 350,000.00	214750	4.93	963-050-015
Murrieta	34565 Bright Pine Way	2818	\$ 257.00	4	2.5	11/25/2025	\$ 725,000.00	8890	0.2	480-952-012
Murrieta	35731 Gatineau St	1950	\$ 287.00	4	2.5	11/25/2025	\$ 560,000.00	6534	0.15	392-370-039
Murrieta	38512 Rosegate Pl	2427	\$ 269.00	3	2.5	11/25/2025	\$ 655,000.00	3920	0.09	957-812-025
Murrieta	30844 Snowberry Ln	2798	\$ 253.00	3	2.5	11/25/2025	\$ 710,000.00	7405	0.17	480-610-002
Murrieta	24484 Tuscola Cir	1577	\$ 374.00	3	2.5	11/25/2025	\$ 590,000.00	5662	0.13	948-132-031
Murrieta	27500 Bottle Brush Way	3362	\$ 246.00	4	2.75	11/26/2025	\$ 830,000.00	13503	0.31	392-200-051
Murrieta	23955 Five Tribes Trl	1646	\$ 397.00	3	2.5	11/26/2025	\$ 655,000.00	4791	0.11	947-092-025
Murrieta	26748 Lemon Grass Way	2952	\$ 220.00	4	3	11/26/2025	\$ 650,000.00	6534	0.15	392-140-020
Murrieta	36918 Moonbrook Ln	2466	\$ 273.00	4	2.75	11/26/2025	\$ 675,000.00	5662	0.13	900-475-015
Murrieta	40223 Sequoia St	3000	\$ 246.00	4	3	11/26/2025	\$ 740,000.00	8276	0.19	916-261-025
Murrieta	32130 Shasta St	2087	\$ 304.00	3	2	11/26/2025	\$ 635,000.00	6534	0.15	480-970-013
Murrieta	31557 Whitecrown Dr	2637	\$ 265.00	4	2.75	11/26/2025	\$ 700,000.00	10018	0.23	963-383-020

Total Sales:	74
Average Sales Price:	\$761,236.49
Average Square Feet:	2577