



# Menifee

## Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	29639 Avenida De Sereno	1022	\$ 464.00	2	2	10/1/2025	\$ 475,000.00	7405	0.17	336-221-003
Menifee	27583 Genevieve Dr	845	\$ 491.00	2	1	10/1/2025	\$ 415,000.00	3920	0.09	335-372-002
Menifee	29412 Gillette Ct	1785	\$ 294.00	3	2	10/1/2025	\$ 525,000.00	7840	0.18	336-192-019
Menifee	28076 Orangegrove Ave	974	\$ 395.00	2	1.75	10/1/2025	\$ 385,000.00	3484	0.08	340-063-004
Menifee	29778 Carmel Rd	1404	\$ 249.00	2	1.75	10/2/2025	\$ 350,000.00	6969	0.16	336-121-019
Menifee	27238 Hideout Ct	4124	\$ 24.00	6	4	10/2/2025	\$ 100,500.00	7291	0.17	333-870-052
Menifee	30829 Oak Knoll Dr	2816	\$ 236.00	5	3	10/2/2025	\$ 665,000.00	7405	0.17	364-340-011
Menifee	28172 Palm Villa Dr	1299	\$ 377.00	3	1.75	10/2/2025	\$ 490,000.00	3484	0.08	340-060-035
Menifee	28183 Rocky Cove Dr	2325	\$ 245.00	3	2.5	10/2/2025	\$ 570,000.00	7405	0.17	333-392-002
Menifee	28474 Scenic Bay Cv	3342	\$ 224.00	5	2.75	10/2/2025	\$ 750,000.00	10454	0.24	333-532-004
Menifee	29718 Squaw Valley Dr	1206	\$ 286.00	3	2	10/2/2025	\$ 345,000.00	7405	0.17	338-263-031
Menifee	25800 Coombe Hill Dr	992	\$ 236.00	2	1	10/3/2025	\$ 235,000.00	6098	0.14	339-102-019
Menifee	29812 Juniper Ct	2790	\$ 224.00	5	2.75	10/3/2025	\$ 625,000.00	6682	0.15	340-640-013
Menifee	33672 Magnetite St	2444	\$ 241.00	3	2.5	10/3/2025	\$ 590,000.00	8276	0.19	388-290-019
Menifee	29801 Maxine Ln	3604	\$ 240.00	4	2.25	10/3/2025	\$ 865,000.00	93218	2.14	372-090-021
Menifee	31738 Rouge Ln	3057	\$ 223.00	4	2.75	10/3/2025	\$ 683,000.00	7405	0.17	372-491-024
Menifee	29444 Siderite Cir	3192	\$ 203.00	4	2.5	10/3/2025	\$ 650,000.00	7405	0.17	388-092-023
Menifee	27929 Crystal Spring Dr	1734	\$ 316.00	2	1.75	10/6/2025	\$ 549,000.00	5227	0.12	340-310-006
Menifee	27419 Embassy St	1393	\$ 326.00	3	1.75	10/6/2025	\$ 455,000.00	6969	0.16	335-322-004
Menifee	31899 Frontier Manor St	1946	\$ 291.00	3	2	10/6/2025	\$ 568,000.00	7840	0.18	372-462-010
Menifee	26671 Mark Twain Ct	3376	\$ 207.00	5	4	10/6/2025	\$ 700,000.00	7840	0.18	338-321-016
Menifee	26644 Par Dr	1404	\$ 270.00	2	1.75	10/6/2025	\$ 380,000.00	6969	0.16	337-363-016
Menifee	27160 El Rancho Dr	992	\$ 327.00	2	1	10/7/2025	\$ 325,000.00	7840	0.18	336-111-014
Menifee	26555 Jaelene St	1393	\$ 343.00	2	1.75	10/7/2025	\$ 479,000.00	7840	0.18	335-283-003
Menifee	28239 Spring Creek Way	2573	\$ 270.00	4	3.25	10/7/2025	\$ 695,000.00	7840	0.18	333-601-014
Menifee	30106 Stargazer Way	2935	\$ 218.00	4	2	10/7/2025	\$ 640,000.00	7840	0.18	358-740-066
Menifee	30063 Old Mill Rd	3057	\$ 237.00	5	3.5	10/8/2025	\$ 725,000.00	5662	0.13	358-770-056
Menifee	28713 Raintree Dr	2442	\$ 225.00	3	2	10/8/2025	\$ 550,000.00	7840	0.18	340-210-022
Menifee	27074 Rangewood St	1008	\$ 362.00	2	1.75	10/8/2025	\$ 365,000.00	3920	0.09	335-424-044
Menifee	25733 Tyler Ct	1157	\$ 466.00	3	2	10/8/2025	\$ 540,000.00	4356	0.1	335-403-024

Deemed reliable but not guaranteed

**Menifee**

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## Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	28328 Via Bandita	1111	\$ 330.00	2	1.75	10/8/2025	\$ 367,500.00	4356	0.1	336-324-008
Menifee	30082 Whembly Cir	2771	\$ 254.00	4	3	10/8/2025	\$ 704,000.00	7405	0.17	466-391-005
Menifee	29840 Avenida De Real	1582	\$ 360.00	4	2	10/9/2025	\$ 570,000.00	7405	0.17	336-253-002
Menifee	24649 Blue Feather Cir	1989	\$ 308.00	3	2.5	10/9/2025	\$ 614,000.00	6098	0.14	358-770-016
Menifee	29822 Canary Wood Ct	2192	\$ 281.00	3	1.75	10/9/2025	\$ 616,000.00	6324	0.15	340-640-026
Menifee	29773 Gifhorn Ct	1165	\$ 429.00	2	1.75	10/9/2025	\$ 500,000.00	6969	0.16	339-251-019
Menifee	27265 Graphite Dr	2257	\$ 265.00	5	2.75	10/9/2025	\$ 600,000.00	5227	0.12	360-980-032
Menifee	27117 Great Plains Ct	1906	\$ 308.00	3	2	10/9/2025	\$ 588,000.00	7422	0.17	333-850-012
Menifee	29181 Del Monte Dr	1460	\$ 252.00	2	1.75	10/10/2025	\$ 369,000.00	8276	0.19	338-086-007
Menifee	29409 Lake Hills Dr	2730	\$ 256.00	3	2.5	10/10/2025	\$ 700,000.00	7405	0.17	333-393-022
Menifee	33314 Lazurite Way	4041	\$ 175.00	4	4	10/10/2025	\$ 710,000.00	7405	0.17	388-361-009
Menifee	28646 Mahogany Trail Way	3795	\$ 223.00	5	3.5	10/10/2025	\$ 850,000.00	9583	0.22	333-690-028
Menifee	26439 Rim Creek Path	2008	\$ 283.00	2	2	10/10/2025	\$ 570,000.00	6534	0.15	360-621-045
Menifee	25639 Solell Cir	2440	\$ 238.00	4	2.5	10/10/2025	\$ 583,000.00	7405	0.17	329-380-029
Menifee	28323 Stillwater Dr	1746	\$ 237.00	3	2.5	10/10/2025	\$ 414,500.00	4356	0.1	364-052-011
Menifee	28613 W Worcester Rd	1827	\$ 193.00	2	1.75	10/10/2025	\$ 353,000.00	8276	0.19	339-121-009
Menifee	26409 Brandywine Ct	1870	\$ 211.00	2	1.75	10/14/2025	\$ 395,000.00	7405	0.17	335-164-016
Menifee	29867 Cool Meadow Dr	2119	\$ 285.00	3	2	10/14/2025	\$ 605,000.00	7405	0.17	339-402-003
Menifee	28821 Del Monte Dr	1299	\$ 230.00	2	1.75	10/14/2025	\$ 300,000.00	6969	0.16	337-205-010
Menifee	28981 Del Monte Dr	1098	\$ 218.00	2	1.75	10/14/2025	\$ 239,900.00	7405	0.17	337-402-004
Menifee	26551 Evergreen Crst	1823	\$ 331.00	3	2.25	10/14/2025	\$ 605,000.00	7209	0.17	360-961-021
Menifee	29658 Painted Desert Dr	1683	\$ 323.00	3	2.5	10/14/2025	\$ 545,000.00	5662	0.13	340-154-005
Menifee	26678 Par Dr	992	\$ 211.00	2	1	10/14/2025	\$ 210,000.00	6969	0.16	337-363-014
Menifee	27246 Park Ave	1323	\$ 359.00	3	2	10/14/2025	\$ 475,000.00	7405	0.17	336-294-011
Menifee	24398 Ponderosa Ln	3114	\$ 272.00	4	2.5	10/14/2025	\$ 850,000.00	9147	0.21	358-562-013
Menifee	26655 Silver Ore Rd	2367	\$ 247.00	3	2.25	10/14/2025	\$ 585,000.00	6869	0.16	330-680-031
Menifee	26083 Sunnywood St	908	\$ 286.00	2	1.75	10/14/2025	\$ 260,000.00	3920	0.09	335-412-019
Menifee	29908 Alisal Ct	2571	\$ 283.00	4	2.25	10/15/2025	\$ 730,000.00	6534	0.15	341-250-013
Menifee	30168 Crescent Pointe Way	2239	\$ 279.00	4	2.75	10/15/2025	\$ 625,000.00	6534	0.15	461-490-072
Menifee	27107 Flagler St	1204	\$ 261.00	2	1.75	10/15/2025	\$ 315,000.00	7405	0.17	335-352-016

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## Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	33455 Gypsum St	4041	\$ 189.00	4	4	10/15/2025	\$ 765,000.00	7405	0.17	388-371-020
Menifee	33279 Gypsum St	2721	\$ 238.00	5	3	10/16/2025	\$ 650,000.00	10454	0.24	388-360-002
Menifee	29725 Gypsy Canyon Cir	3126	\$ 238.00	5	3.75	10/16/2025	\$ 747,000.00	8712	0.2	341-282-006
Menifee	27963 Hide Away Ct	3020	\$ 216.00	4	3	10/16/2025	\$ 655,000.00	8276	0.19	333-370-031
Menifee	25491 Mountain Springs St	2255	\$ 201.00	3	2	10/16/2025	\$ 455,000.00	6969	0.16	339-460-008
Menifee	27136 School Park Dr	1963	\$ 328.00	4	2.5	10/16/2025	\$ 645,000.00	4356	0.1	360-074-024
Menifee	29923 Winter Hawk Rd	2921	\$ 215.00	4	2.75	10/16/2025	\$ 630,000.00	7405	0.17	338-351-015
Menifee	24104 Buckstone Ln	3486	\$ 200.00	5	3.5	10/17/2025	\$ 700,000.00	8712	0.2	358-550-022
Menifee	29830 Camino Cristal	2015	\$ 297.00	4	3	10/17/2025	\$ 600,000.00	6534	0.15	340-091-012
Menifee	26171 Chambers Ave	1393	\$ 233.00	2	1.75	10/17/2025	\$ 325,000.00	6969	0.16	335-261-013
Menifee	25324 Country Fair Dr	2886	\$ 256.00	3	2.5	10/17/2025	\$ 740,000.00	7405	0.17	339-372-002
Menifee	27079 Flagler St	1367	\$ 325.00	2	2	10/17/2025	\$ 445,000.00	6969	0.16	335-352-018
Menifee	27559 Monroe Ave	774	\$ 555.00	2	1	10/17/2025	\$ 430,000.00	7405	0.17	329-233-008
Menifee	26090 Port Rush Dr	1098	\$ 259.00	2	1.75	10/17/2025	\$ 285,000.00	8276	0.19	337-124-012
Menifee	28677 Sunridge Ct	2134	\$ 285.00	2	2	10/17/2025	\$ 608,500.00	11325	0.26	372-420-026
Menifee	27669 Bluff Vista Way	3102	\$ 200.00	4	2.75	10/20/2025	\$ 621,000.00	11325	0.26	340-431-011
Menifee	27935 Brightside Cv	2032	\$ 290.00	4	2.5	10/20/2025	\$ 590,000.00	6969	0.16	333-550-008
Menifee	27404 El Puente St	1077	\$ 320.00	2	2	10/20/2025	\$ 345,000.00	4356	0.1	336-271-049
Menifee	29579 Laredo Cir	3278	\$ 228.00	5	3.75	10/20/2025	\$ 748,000.00	6969	0.16	341-262-004
Menifee	29030 Rockledge Dr	2579	\$ 257.00	3	2.5	10/20/2025	\$ 665,000.00	8276	0.19	364-230-019
Menifee	31221 Saddleback Ln	1972	\$ 380.00	3	1.75	10/20/2025	\$ 750,000.00	53578	1.23	360-210-016
Menifee	31846 Victoria Pl	2966	\$ 195.00	4	2	10/20/2025	\$ 580,500.00	10454	0.24	360-720-030
Menifee	24405 Arroyo Dr	2789	\$ 332.00	3	2.75	10/21/2025	\$ 928,000.00	7840	0.18	341-390-013
Menifee	26558 Chambers Ave	1204	\$ 253.00	2	1.75	10/21/2025	\$ 305,000.00	10018	0.23	335-293-007
Menifee	28327 Levi Way	2045	\$ 310.00	4	1.75	10/21/2025	\$ 635,000.00	5989	0.14	331-573-003
Menifee	26135 Palm Breeze Ln	1659	\$ 289.00	2	2.5	10/21/2025	\$ 480,000.00	6098	0.14	335-520-086
Menifee	27129 Stark St	1367	\$ 215.00	2	2	10/21/2025	\$ 295,000.00	7405	0.17	335-305-009
Menifee	28248 Tower View Ct	2450	\$ 357.00	4	2	10/21/2025	\$ 875,000.00	47480	1.09	327-340-026
Menifee	25820 Middlebury Way	1404	\$ 292.00	2	1.75	10/22/2025	\$ 410,000.00	6534	0.15	339-111-027
Menifee	29411 Piazza Ct	2249	\$ 253.00	4	2.75	10/22/2025	\$ 570,000.00	4356	0.1	340-560-010

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## Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	29235 Waverly Dr	1715	\$ 232.00	3	1.75	10/22/2025	\$ 399,000.00	7405	0.17	338-191-005
Menifee	26259 Cherry Plum	1946	\$ 321.00	3	1.75	10/23/2025	\$ 625,000.00	9504	0.22	360-890-023
Menifee	27481 Freedom Ln	2097	\$ 283.00	4	2	10/23/2025	\$ 595,000.00	7840	0.18	360-563-002
Menifee	27509 Grand Teton Ct	2327	\$ 260.00	4	2.5	10/23/2025	\$ 607,000.00	6534	0.15	333-793-011
Menifee	29230 Misty Point Ln	2309	\$ 273.00	4	3	10/23/2025	\$ 632,000.00	6534	0.15	333-330-011
Menifee	26561 Sun City Blvd	1404	\$ 241.00	2	1.75	10/23/2025	\$ 339,000.00	7405	0.17	337-223-001
Menifee	30421 Teal Brook Dr	1030	\$ 500.00	3	2	10/23/2025	\$ 515,000.00	4791	0.11	364-154-014
Menifee	27547 Terrytown Rd	1370	\$ 291.00	2	2	10/23/2025	\$ 400,000.00	6969	0.16	336-342-004
Menifee	28900 Hillside Dr	2834	\$ 256.00	4	2.75	10/24/2025	\$ 728,000.00	10454	0.24	372-243-001
Menifee	25614 Macintosh Ct	2359	\$ 234.00	4	3	10/24/2025	\$ 553,000.00	7840	0.18	329-380-056
Menifee	29020 Olympia Way	1460	\$ 202.00	2	1.75	10/24/2025	\$ 295,000.00	7405	0.17	338-045-015
Menifee	27304 Prominence Rd	1002	\$ 399.00	2	1	10/24/2025	\$ 400,500.00	4356	0.1	335-463-029
Menifee	30468 Schroeder Ct	1408	\$ 397.00	2	1.75	10/24/2025	\$ 560,000.00	7792	0.18	466-463-004
Menifee	29601 Tulipwood St	2192	\$ 259.00	3	1.75	10/24/2025	\$ 568,500.00	6050	0.14	340-661-006
Menifee	29613 Tulipwood St	2192	\$ 262.00	3	1.75	10/24/2025	\$ 575,000.00	6050	0.14	340-661-007
Menifee	30712 View Ridge Ln	2222	\$ 243.00	4	2.5	10/24/2025	\$ 541,000.00	7405	0.17	364-300-051
Menifee	29712 Courage Ct	2810	\$ 247.00	4	2.5	10/27/2025	\$ 696,000.00	6534	0.15	340-681-021
Menifee	29085 Griffith Dr	1313	\$ 243.00	3	1.75	10/27/2025	\$ 320,000.00	8276	0.19	336-100-009
Menifee	25349 Rocking Horse Ct	1698	\$ 338.00	3	2	10/27/2025	\$ 575,000.00	6098	0.14	358-541-005
Menifee	25641 Roylene Dr	877	\$ 496.00	2	2	10/27/2025	\$ 435,000.00	4356	0.1	335-402-014
Menifee	30208 Sutton Ct	2090	\$ 291.00	3	2	10/27/2025	\$ 610,000.00	6534	0.15	364-370-053
Menifee	30941 Thorn Tree Way	1883	\$ 305.00	4	2	10/27/2025	\$ 575,000.00	8276	0.19	364-213-013
Menifee	29752 Courage Ct	3239	\$ 241.00	5	3.5	10/28/2025	\$ 781,500.00	8276	0.19	340-681-025
Menifee	28647 Heather Green Way	1883	\$ 312.00	4	2	10/28/2025	\$ 588,000.00	7405	0.17	372-231-043
Menifee	29787 Berea Rd	1188	\$ 43,771.00	3	2	10/29/2025	\$ 52,000,000.00	7405	0.17	339-283-012
Menifee	27510 Calle Ganado	1111	\$ 319.00	2	1.75	10/29/2025	\$ 355,000.00	4356	0.1	336-302-012
Menifee	31375 Caprice Rd	2481	\$ 261.00	4	3	10/29/2025	\$ 650,000.00	7405	0.17	360-611-020
Menifee	29650 Cliff Park Dr	2810	\$ 248.00	4	2.5	10/29/2025	\$ 698,500.00	6534	0.15	340-681-044
Menifee	29041 Desert Hills Rd	1098	\$ 350.00	2	1.75	10/29/2025	\$ 385,000.00	8276	0.19	337-391-034
Menifee	27185 Endion Ct	3416	\$ 190.00	5	2.75	10/29/2025	\$ 650,000.00	7200	0.17	333-880-003

Deemed reliable but not guaranteed

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## Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	28852 Hillside Dr	3472	\$ 198.00	5	3.5	10/29/2025	\$ 690,000.00	9583	0.22	372-243-003
Menifee	28348 Little Lake Ct	2730	\$ 282.00	3	2.5	10/29/2025	\$ 770,000.00	10454	0.24	333-401-042
Menifee	27539 Avenida Interno	1957	\$ 281.00	5	2.75	10/30/2025	\$ 550,000.00	8712	0.2	333-281-007
Menifee	26382 Bramble Wood Cir	3021	\$ 220.00	4	3	10/30/2025	\$ 665,000.00	5662	0.13	360-621-012
Menifee	28276 Calle Lustrosos	1065	\$ 368.00	2	1.75	10/30/2025	\$ 392,500.00	3484	0.08	336-322-001
Menifee	30663 Canary Palm	2767	\$ 262.00	4	3.25	10/30/2025	\$ 725,000.00	10162	0.23	360-901-002
Menifee	27800 Grosse Point Dr	1603	\$ 202.00	3	1.75	10/30/2025	\$ 325,000.00	8712	0.2	335-164-021
Menifee	30355 Lamplighter Ln	2260	\$ 250.00	4	2	10/30/2025	\$ 565,000.00	6534	0.15	364-260-026
Menifee	28058 Palm Villa Dr	1206	\$ 356.00	3	1.75	10/30/2025	\$ 430,000.00	3484	0.08	340-060-016
Menifee	26355 Rim Creek Path	3203	\$ 215.00	4	3	10/30/2025	\$ 690,000.00	6534	0.15	360-671-009
Menifee	29188 Shipwright Dr	2386	\$ 255.00	4	2	10/30/2025	\$ 610,000.00	8276	0.19	333-431-006
Menifee	26134 Sunny Side Ct	2229	\$ 262.00	3	2	10/30/2025	\$ 585,000.00	9147	0.21	360-531-032
Menifee	27580 Charlestown Dr	1777	\$ 219.00	2	1.75	10/31/2025	\$ 390,000.00	9147	0.21	335-242-006
Menifee	29935 Maxine Ln	3249	\$ 372.00	4	3.5	10/31/2025	\$ 1,210,000.00	93218	2.14	372-090-024
Menifee	29349 Milford Ct	2506	\$ 229.00	4	2.5	10/31/2025	\$ 575,000.00	4791	0.11	340-522-051
Menifee	26806 Oakmont Dr	1404	\$ 251.00	2	1.75	10/31/2025	\$ 353,000.00	6969	0.16	337-371-008
Menifee	25231 Ridgemoor Rd	2663	\$ 212.00	4	2.5	10/31/2025	\$ 565,000.00	6969	0.16	339-440-004
Menifee	26750 Saint Andrews Dr	992	\$ 292.00	2	1	10/31/2025	\$ 290,500.00	7405	0.17	337-381-004
Menifee	26865 Shelter Cove Ct	2158	\$ 257.00	3	2	10/31/2025	\$ 555,000.00	7840	0.18	333-460-035
Menifee	28881 W Worcester Rd	1460	\$ 311.00	2	1.75	10/31/2025	\$ 455,000.00	6969	0.16	339-141-015



**Lawyers Title**

## Menifee

Sales Comparables - October 2025

<b>Total Sales:</b>	140
<b>Average Sales Price:</b>	\$914,710.00
<b>Average Square Feet:</b>	2082