



Murrieta

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	39258 Cayman Ct	2123	\$ 315.00	5	2.5	10/1/2025	\$ 670,000.00	9147	0.21	920-212-018
Murrieta	23886 Red Clover Cir	1277	\$ 461.00	3	2	10/1/2025	\$ 589,000.00	6534	0.15	949-052-028
Murrieta	28772 Keri Lynn Ave	2575	\$ 262.00	4	2.75	10/2/2025	\$ 675,000.00	7840	0.18	384-303-028
Murrieta	24318 Via Las Junitas	1386	\$ 469.00	3	2	10/2/2025	\$ 651,000.00	11761	0.27	948-371-028
Murrieta	40009 Via Xanthe	2100	\$ 290.00	3	1.75	10/2/2025	\$ 610,000.00	4791	0.11	947-710-006
Murrieta	30580 Hawkscrest Rd	3468	\$ 230.00	5	3	10/3/2025	\$ 800,000.00	6969	0.16	480-771-002
Murrieta	23740 Hayes Ave	2960	\$ 285.00	4	3	10/3/2025	\$ 845,000.00	10454	0.24	906-562-020
Murrieta	37437 Lumiere Ave	3273	\$ 218.00	5	2.75	10/3/2025	\$ 715,000.00	6098	0.14	900-432-006
Murrieta	42355 Mountain View Ct	2960	\$ 302.00	4	3	10/3/2025	\$ 895,000.00	10890	0.25	906-562-013
Murrieta	30734 Nature Rd	2358	\$ 291.00	3	2	10/3/2025	\$ 687,000.00	6098	0.14	480-880-003
Murrieta	39660 Old Spring Rd	1212	\$ 490.00	3	2	10/3/2025	\$ 595,000.00	6098	0.14	912-362-001
Murrieta	25032 Trilogy Trail Ln	5400	\$ 482.00	5	4.75	10/3/2025	\$ 2,608,000.00	106286	2.44	909-340-021
Murrieta	39513 Bonaire Way	2706	\$ 275.00	8	3.75	10/6/2025	\$ 745,000.00	7405	0.17	913-331-014
Murrieta	26534 Evergreen Ave	2913	\$ 308.00	3	2.5	10/6/2025	\$ 900,000.00	8276	0.19	913-292-020
Murrieta	37286 Harvest Dr	3315	\$ 210.00	5	2.5	10/6/2025	\$ 699,000.00	9147	0.21	963-341-015
Murrieta	40236 Via Sonoro	2424	\$ 294.00	5	3	10/6/2025	\$ 715,000.00	6969	0.16	949-412-025
Murrieta	41157 Arron Ct	3182	\$ 230.00	4	2.75	10/7/2025	\$ 735,000.00	7840	0.18	949-521-023
Murrieta	24165 Calle Artino	2010	\$ 291.00	3	1.75	10/7/2025	\$ 585,000.00	4791	0.11	947-721-062
Murrieta	24559 Jacarte Dr	1716	\$ 393.00	3	2.5	10/7/2025	\$ 675,000.00	7840	0.18	947-202-005
Murrieta	28926 Lavatera Ave	2742	\$ 236.00	4	2.5	10/7/2025	\$ 647,500.00	5662	0.13	388-332-017
Murrieta	39100 Avenida La Cresta	2655	\$ 498.00	3	2.75	10/8/2025	\$ 1,323,000.00	239144	5.49	929-150-026
Murrieta	24084 Falconer Dr	1646	\$ 373.00	3	2.5	10/8/2025	\$ 615,000.00	5227	0.12	947-103-003
Murrieta	24046 Fuschia Ct	2488	\$ 267.00	4	2.5	10/8/2025	\$ 665,000.00	9583	0.22	949-323-014
Murrieta	39834 Brandy Ln	1693	\$ 386.00	3	2.5	10/9/2025	\$ 655,000.00	8712	0.2	912-111-007
Murrieta	25407 Champlain Ave	3773	\$ 410.00	6	3.25	10/9/2025	\$ 1,549,000.00	21780	0.5	909-410-008
Murrieta	40148 Emily Pl	3233	\$ 269.00	4	3	10/9/2025	\$ 870,000.00	10454	0.24	916-582-034
Murrieta	17520 Equestre Ct	3421	\$ 437.00	4	3	10/9/2025	\$ 1,498,000.00	198198	4.55	932-050-034
Murrieta	30134 Iron Horse Dr	1772	\$ 341.00	2	1.75	10/9/2025	\$ 605,000.00	5662	0.13	920-313-028
Murrieta	29248 Oakmont Ct	3069	\$ 275.00	3	2.75	10/9/2025	\$ 845,000.00	9147	0.21	908-260-002
Murrieta	23075 Rancho Peak Pl	1553	\$ 411.00	2	2	10/9/2025	\$ 639,500.00	7405	0.17	904-372-050

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Murrieta	34146 San Sebastian Ave	2604	\$ 260.00	3	3.5	10/9/2025	\$ 679,000.00	7405	0.17	384-293-007
Murrieta	20425 Avenida Castilla	2539	\$ 413.00	3	2.5	10/10/2025	\$ 1,050,000.00	217800	5	930-280-003
Murrieta	40050 Corte Fortuna	1764	\$ 316.00	3	2	10/10/2025	\$ 558,000.00	5662	0.13	947-610-042
Murrieta	35760 Emily Ave	2096	\$ 295.00	3	3	10/10/2025	\$ 620,000.00	4356	0.1	392-400-018
Murrieta	37629 Fiesta Flower St	2409	\$ 305.00	4	2.75	10/10/2025	\$ 735,000.00	5227	0.12	964-571-031
Murrieta	29365 Branwin St	2420	\$ 309.00	3	2.5	10/14/2025	\$ 749,000.00	6969	0.16	908-400-009
Murrieta	24017 Orleans Ln	2350	\$ 323.00	5	2.75	10/14/2025	\$ 760,000.00	7405	0.17	949-261-015
Murrieta	24084 Verdun Ln	2290	\$ 334.00	5	3	10/14/2025	\$ 765,000.00	6969	0.16	949-263-038
Murrieta	40661 Via Amapola	1437	\$ 354.00	2	2	10/14/2025	\$ 510,000.00	4791	0.11	947-250-009
Murrieta	39708 Garin Dr	1353	\$ 428.00	3	2	10/15/2025	\$ 580,000.00	6098	0.14	948-053-013
Murrieta	26990 Pumpkin St	3681	\$ 230.00	3	3	10/15/2025	\$ 850,000.00	6534	0.15	392-180-002
Murrieta	39900 Ashwood Ln	1664	\$ 354.00	3	2.5	10/16/2025	\$ 590,000.00	5227	0.12	948-540-030
Murrieta	29192 Gandolf Ct	2962	\$ 236.00	4	2.5	10/16/2025	\$ 700,000.00	7405	0.17	908-393-006
Murrieta	42758 Settlers Rdg	3165	\$ 426.00	5	3	10/16/2025	\$ 1,350,000.00	10018	0.23	904-513-004
Murrieta	40012 Athena Ln	2692	\$ 252.00	5	2.5	10/17/2025	\$ 680,000.00	7405	0.17	948-522-014
Murrieta	42149 Elm St	2694	\$ 2,199.00	3	2	10/17/2025	\$ 5,925,000.00	1742400	40	909-100-007
Murrieta	36307 Grimaud Ct	2052	\$ 343.00	3	3	10/17/2025	\$ 705,000.00	6969	0.16	947-142-034
Murrieta	24443 Mooncrest Ct	1370	\$ 410.00	3	2	10/17/2025	\$ 562,000.00	9147	0.21	948-141-033
Murrieta	34048 Thistlewood Ave	2858	\$ 84.00	5	3	10/17/2025	\$ 241,000.00	6098	0.14	384-411-014
Murrieta	40195 Avenida Palizada	2538	\$ 275.00	5	3	10/20/2025	\$ 700,000.00	7840	0.18	948-303-002
Murrieta	39829 Chambray Dr	2601	\$ 244.00	3	2.5	10/20/2025	\$ 635,000.00	4356	0.1	913-381-012
Murrieta	23753 Five Tribes Trl	1462	\$ 406.00	3	2.5	10/20/2025	\$ 595,000.00	5227	0.12	947-093-013
Murrieta	24013 Via Alisol	2731	\$ 269.00	4	2.75	10/20/2025	\$ 735,000.00	6098	0.14	904-732-003
Murrieta	25755 Bay Meadows Way	4086	\$ 514.00	4	4.5	10/21/2025	\$ 2,101,000.00	95396	2.19	909-400-008
Murrieta	41350 Calle Bandido	2379	\$ 558.00	5	3	10/21/2025	\$ 1,328,500.00	202554	4.65	931-090-012
Murrieta	40143 Corte Lorca	2161	\$ 242.00	3	2.5	10/21/2025	\$ 525,000.00	5227	0.12	947-410-071
Murrieta	38468 Tranquila Ave	3113	\$ 202.00	5	3	10/21/2025	\$ 629,000.00	4791	0.11	964-410-026
Murrieta	40163 White Leaf Ln	2550	\$ 305.00	5	3	10/21/2025	\$ 780,000.00	9147	0.21	948-203-013
Murrieta	38925 Cherry Point Ln	3504	\$ 349.00	5	3.75	10/22/2025	\$ 1,225,000.00	9583	0.22	957-520-003
Murrieta	31859 Deerberry Ln	1672	\$ 381.00	3	2	10/22/2025	\$ 638,000.00	6098	0.14	964-612-027

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Murrieta	40599 La Salle Pl	2099	\$ 303.00	3	2.5	10/22/2025	\$ 636,000.00	5662	0.13	910-450-066
Murrieta	23655 Madison Ave	3077	\$ 243.00	5	2.75	10/22/2025	\$ 750,000.00	5227	0.12	949-642-026
Murrieta	22927 Montanya Pl	3020	\$ 258.00	5	2.75	10/22/2025	\$ 780,000.00	6098	0.14	904-830-006
Murrieta	30674 Nature Rd	3066	\$ 277.00	4	2.5	10/22/2025	\$ 850,000.00	7405	0.17	480-900-008
Murrieta	26119 Palmetto St	2591	\$ 283.00	4	2	10/22/2025	\$ 735,000.00	6969	0.16	916-052-024
Murrieta	35763 Stock St	3201	\$ 304.00	5	3	10/22/2025	\$ 975,000.00	6098	0.14	392-040-040
Murrieta	42133 Wagon Wheel Ln	2766	\$ 321.00	5	2.5	10/22/2025	\$ 890,000.00	16988	0.39	906-504-001
Murrieta	24490 Avenida Arconte	2427	\$ 270.00	4	2	10/23/2025	\$ 656,500.00	8712	0.2	949-421-010
Murrieta	24169 Calle Artino	2100	\$ 304.00	3	1.75	10/23/2025	\$ 640,000.00	3920	0.09	947-721-063
Murrieta	29746 Maxmillian Ave	2822	\$ 219.00	3	2.75	10/23/2025	\$ 620,000.00	5662	0.13	900-474-001
Murrieta	30310 Sunny Vista St	2894	\$ 255.00	4	3	10/23/2025	\$ 740,000.00	7840	0.18	480-732-017
Murrieta	37906 Apache Plume Dr	3187	\$ 263.00	4	3	10/24/2025	\$ 840,000.00	5662	0.13	964-592-017
Murrieta	38750 Avenida Carolinas	6421	\$ 6,229.00	1	2.25	10/24/2025	\$ 40,000,000.00	223898	5.14	928-350-030
Murrieta	37734 Golden Eagle Ave	4403	\$ 215.00	4	3.5	10/24/2025	\$ 950,000.00	10890	0.25	908-461-009
Murrieta	23641 Lincoln Ave	3470	\$ 224.00	4	2.5	10/24/2025	\$ 780,000.00	8276	0.19	947-781-025
Murrieta	24641 Lincoln Ave	1794	\$ 402.00	4	2	10/24/2025	\$ 722,500.00	8712	0.2	949-455-006
Murrieta	30567 Mill Valley Ct	3658	\$ 246.00	5	2.75	10/24/2025	\$ 900,000.00	7405	0.17	957-450-019
Murrieta	24461 New Haven Dr	1282	\$ 468.00	3	1.75	10/24/2025	\$ 600,000.00	5662	0.13	948-131-014
Murrieta	39680 Rowan Ct	1493	\$ 334.00	4	2	10/24/2025	\$ 499,000.00	7840	0.18	912-162-031
Murrieta	30300 Savannah Oaks Dr	1311	\$ 469.00	3	2	10/24/2025	\$ 615,000.00	5227	0.12	957-382-023
Murrieta	26030 Summer Dawn Ct	1354	\$ 468.00	3	2	10/24/2025	\$ 635,000.00	5662	0.13	912-351-012
Murrieta	34135 Willow Stone St	3381	\$ 224.00	5	3	10/24/2025	\$ 760,000.00	7405	0.17	472-250-012
Murrieta	23656 Bellwood Ct	3632	\$ 289.00	5	3	10/27/2025	\$ 1,050,000.00	13503	0.31	392-040-005
Murrieta	39293 Cayman Ct	1780	\$ 348.00	3	2.5	10/27/2025	\$ 620,000.00	5662	0.13	920-212-015
Murrieta	39973 Corte Lorca	2161	\$ 236.00	3	2.5	10/27/2025	\$ 510,000.00	5227	0.12	947-410-073
Murrieta	37104 Edgemont Dr	3349	\$ 223.00	4	3.25	10/27/2025	\$ 750,000.00	7405	0.17	963-330-018
Murrieta	26740 Golden Cup Ct	4065	\$ 339.00	5	4.25	10/27/2025	\$ 1,380,000.00	10890	0.25	392-160-029
Murrieta	35975 Murano St	3119	\$ 285.00	3	3.5	10/27/2025	\$ 890,000.00	10890	0.25	392-100-019
Murrieta	24457 New Haven Dr	1370	\$ 394.00	3	2	10/27/2025	\$ 540,000.00	6098	0.14	948-141-060
Murrieta	30516 Carousel Ln	1757	\$ 369.00	3	2	10/28/2025	\$ 649,000.00	7405	0.17	957-500-002

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Murrieta	33580 Cyclamen Ln	2201	\$ 327.00	4	2	10/28/2025	\$ 720,000.00	7840	0.18	388-140-028
Murrieta	34197 Helenium St	3070	\$ 226.00	3	2.5	10/28/2025	\$ 695,000.00	6534	0.15	472-263-018
Murrieta	28362 Wellsville St	1441	\$ 366.00	3	2.5	10/28/2025	\$ 528,000.00	3049	0.07	392-380-039
Murrieta	29377 Branwin St	3613	\$ 217.00	4	3.25	10/29/2025	\$ 785,500.00	6969	0.16	908-400-008
Murrieta	23855 Via Madrid	3171	\$ 247.00	5	3	10/29/2025	\$ 785,000.00	7840	0.18	947-453-030
Murrieta	30262 Mayacamas Dr	2773	\$ 268.00	3	2.75	10/30/2025	\$ 745,000.00	8276	0.19	920-263-004
Murrieta	21100 Paseo Montana	5108	\$ 283.00	4	4.25	10/30/2025	\$ 1,450,000.00	230868	5.3	928-180-025
Murrieta	29059 Summersweet Pl	3258	\$ 214.00	4	3	10/30/2025	\$ 700,000.00	6098	0.14	388-311-011
Murrieta	28733 Tonya St	3137	\$ 210.00	4	2.75	10/30/2025	\$ 659,000.00	7840	0.18	384-302-011
Murrieta	28823 Tonya St	2575	\$ 262.00	4	2.75	10/30/2025	\$ 675,000.00	7405	0.17	384-302-006
Murrieta	39387 Via Temprano	1493	\$ 415.00	3	2	10/30/2025	\$ 620,000.00	14374	0.33	912-223-020
Murrieta	29983 Yorkton Rd	2575	\$ 304.00	4	2.75	10/30/2025	\$ 785,000.00	7840	0.18	908-130-003
Murrieta	23681 Corte Sabio	1584	\$ 315.00	2	1.75	10/31/2025	\$ 500,000.00	6969	0.16	947-610-066
Murrieta	26191 Cypress Union Ln	1773	\$ 344.00	3	2.5	10/31/2025	\$ 610,000.00	3920	0.09	913-385-031
Murrieta	37943 Sweet Magnolia Way	2090	\$ 313.00	3	2	10/31/2025	\$ 655,000.00	5662	0.13	908-172-005
Murrieta	40190 Via Caballos	4115	\$ 515.00	5	3.75	10/31/2025	\$ 2,120,000.00	235659	5.41	929-170-016



Lawyers Title

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Total Sales:	106
Average Sales Price:	\$1,215,113.21
Average Square Feet:	2619