

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	31117 Bowery Ct	1902	\$ 304.00	4	1.75	9/2/2025	\$ 580,000.00	7627	0.18	360-211-018
Menifee	26644 Dior Ct	2199	\$ 272.00	4	1.75	9/2/2025	\$ 600,000.00	7906	0.18	331-582-002
Menifee	29331 Mawr Ct	1715	\$ 268.00	3	1.75	9/2/2025	\$ 460,000.00	7405	0.17	338-202-002
Menifee	29325 Morro Dr	1866	\$ 310.00			9/2/2025	\$ 580,000.00	5536	0.13	333-801-002
Menifee	29614 Mount Bachelor Way	1415	\$ 373.00	4	2	9/2/2025	\$ 528,000.00	7405	0.17	338-252-015
Menifee	26348 Nova Ln	1715	\$ 326.00	3	2	9/2/2025	\$ 560,000.00	10890	0.25	331-491-022
Menifee	25072 Bridlewood Cir	2715	\$ 265.00	5	2.75	9/3/2025	\$ 720,000.00	7405	0.17	358-730-016
Menifee	26835 Calle Celia	1389	\$ 78.00	3	2	9/3/2025	\$ 109,500.00	10018	0.23	331-524-010
Menifee	28387 Inverness Ct	1273	\$ 398.00	2	1.75	9/3/2025	\$ 507,500.00	5662	0.13	340-110-017
Menifee	30301 Marshall Ln	3140	\$ 251.00	4	3.25	9/3/2025	\$ 790,000.00	7335	0.17	466-464-002
Menifee	30685 White Pines Dr	2592	\$ 275.00	4	2.5	9/3/2025	\$ 715,000.00	7200	0.17	360-942-010
Menifee	29831 Boathouse Cv	2711	\$ 243.00	5	2.75	9/4/2025	\$ 660,000.00	8276	0.19	333-611-006
Menifee	28877 Morningside Ln	1942	\$ 303.00	3	2	9/4/2025	\$ 590,000.00	7405	0.17	372-463-016
Menifee	29451 Studio Dr	2428	\$ 263.00	3	1.75	9/4/2025	\$ 640,000.00	8712	0.2	341-350-003
Menifee	25801 Sun City Blvd	1514	\$ 289.00	2	2	9/4/2025	\$ 439,000.00	7405	0.17	339-122-010
Menifee	30826 Yellow Poplar	4134	\$ 278.00	6	4	9/4/2025	\$ 1,150,000.00	14814	0.34	360-920-007
Menifee	29924 Camino Cristal	1329	\$ 397.00	3	2	9/5/2025	\$ 528,000.00	5662	0.13	340-082-006
Menifee	29730 Fingerling Dr	1857	\$ 315.00	3	2	9/5/2025	\$ 585,000.00	7405	0.17	333-720-024
Menifee	29640 Jura Ct	1460	\$ 369.00	4	2	9/5/2025	\$ 540,000.00	7405	0.17	339-241-012
Menifee	28120 Murrieta Rd	1450	\$ 262.00	3	1.75	9/5/2025	\$ 380,000.00	7840	0.18	337-021-002
Menifee	25538 Orion Ct	2064	\$ 297.00	3	2.25	9/5/2025	\$ 614,000.00	8276	0.19	339-164-013
Menifee	29171 Pebble Beach Dr	992	\$ 345.00	2	1	9/5/2025	\$ 343,000.00	7840	0.18	338-084-009
Menifee	30028 Pebble Beach Dr	1785	\$ 280.00	3	2	9/5/2025	\$ 500,000.00	7405	0.17	336-144-008
Menifee	28291 Pinyon Pine Ct	2552	\$ 215.00	4	2.5	9/5/2025	\$ 550,000.00	10890	0.25	336-461-013
Menifee	29184 Stone Ridge St	2438	\$ 260.00	3	2.5	9/5/2025	\$ 635,000.00	10018	0.23	340-430-006
Menifee	25303 Water Wheel Ct	2495	\$ 286.00	3	2.5	9/5/2025	\$ 715,000.00	10454	0.24	358-422-010
Menifee	29364 Bouris Dr	2816	\$ 226.00	5	3	9/8/2025	\$ 639,000.00	7840	0.18	364-310-060
Menifee	28656 Bradley Rd	1460	\$ 239.00	2	1.75	9/8/2025	\$ 350,000.00	8712	0.2	336-070-001
Menifee	25802 Sandy Lodge Rd	1090	\$ 290.00	2	1.75	9/8/2025	\$ 316,500.00	8712	0.2	339-052-019
Menifee	31258 Shadow Ridge Dr	2602	\$ 238.00	4	3	9/8/2025	\$ 620,000.00	6969	0.16	372-243-010



Menifee

Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	26913 Summer Sunshine Dr	1427	\$ 280.00	3	1.75	9/8/2025	\$ 400,000.00	4356	0.1	331-420-003
Menifee	30005 Via Corazon	1334	\$ 401.00	3	2	9/8/2025	\$ 535,000.00	10454	0.24	364-091-001
Menifee	26044 Sunnywood St	1008	\$ 381.00	2	1.75	9/9/2025	\$ 385,000.00	4356	0.1	335-413-005
Menifee	25612 Turfwood St	1886	\$ 318.00	4	2	9/9/2025	\$ 600,000.00	7840	0.18	335-490-016
Menifee	27599 Watson Rd	1118	\$ 323.00	3	1	9/9/2025	\$ 361,880.00	12196	0.28	329-232-024
Menifee	29870 Corte Cruzada	1777	\$ 315.00	4	2.75	9/10/2025	\$ 560,000.00	6534	0.15	340-083-012
Menifee	26344 Leos Trl	1652	\$ 284.00	2	2	9/10/2025	\$ 470,000.00	5662	0.13	335-510-019
Menifee	28187 Meadowsweet Dr	1297	\$ 350.00	1	1.75	9/10/2025	\$ 454,500.00	4356	0.1	340-273-009
Menifee	29135 Paradise Canyon Dr	1324	\$ 323.00	1	1.75	9/10/2025	\$ 428,000.00	5662	0.13	340-200-042
Menifee	30470 Bayport Ln	1572	\$ 330.00	3	2.5	9/11/2025	\$ 520,000.00	4791	0.11	364-154-004
Menifee	26866 Oakmont Dr	1312	\$ 308.00	3	1.75	9/11/2025	\$ 405,000.00	6969	0.16	337-332-031
Menifee	27057 Rangewood St	1008	\$ 395.00	2	1.75	9/11/2025	\$ 399,000.00	4791	0.11	335-425-002
Menifee	25340 Waldon Rd	2932	\$ 477.00	3	2.5	9/11/2025	\$ 1,400,000.00	208216	4.78	362-040-039
Menifee	28600 Capano Bay Ct	2533	\$ 382.00	3	2	9/12/2025	\$ 970,000.00	36154	0.83	388-030-007
Menifee	26157 Chambers Ave	1328	\$ 306.00	2	1.75	9/12/2025	\$ 407,000.00	6969	0.16	335-261-012
Menifee	28507 Murrieta Rd	1941	\$ 218.00	3	2.25	9/12/2025	\$ 425,000.00	7405	0.17	339-111-001
Menifee	29605 Camino Cristal	2337	\$ 275.00	5	2.5	9/15/2025	\$ 645,000.00	6534	0.15	340-403-022
Menifee	27573 Grosse Point Dr	998	\$ 302.00	2	1.75	9/15/2025	\$ 301,500.00	7405	0.17	335-262-032
Menifee	27849 Maywood Bend Dr	2395	\$ 263.00	4	2.5	9/15/2025	\$ 630,000.00	7840	0.18	333-300-002
Menifee	29443 Moorings Ct	2538	\$ 254.00	4	3	9/15/2025	\$ 645,000.00	7405	0.17	333-710-065
Menifee	30255 Old Mill Rd	1989	\$ 299.00	3	2.5	9/15/2025	\$ 595,000.00	5662	0.13	358-770-040
Menifee	28196 Panorama Hills Dr	1868	\$ 278.00	2	2	9/15/2025	\$ 520,000.00	7405	0.17	340-380-041
Menifee	27165 Stowaway Dr	2533	\$ 256.00	3	2.5	9/15/2025	\$ 650,000.00	7405	0.17	333-440-015
Menifee	28411 Tulita Ln	1540	\$ 292.00	4	2	9/15/2025	\$ 451,000.00	53143	1.22	388-043-001
Menifee	27650 Boston Dr	1204	\$ 278.00	2	1.75	9/16/2025	\$ 335,000.00	7840	0.18	335-252-004
Menifee	30568 Buckboard Ln	3284	\$ 223.00	5	3	9/16/2025	\$ 735,000.00	9583	0.22	358-450-009
Menifee	29885 Loy Dr	2711	\$ 278.00	5	2.75	9/16/2025	\$ 755,000.00	9583	0.22	333-600-014
Menifee	27505 Alta Vista Way	1116	\$ 358.00	2	1.75	9/17/2025	\$ 400,000.00	3049	0.07	336-303-017
Menifee	26235 Cherry Plum	2419	\$ 290.00	4	2.5	9/17/2025	\$ 702,000.00	9304	0.21	360-890-025
Menifee	29549 Far Shore Dr	2728	\$ 243.00	5	3	9/17/2025	\$ 665,000.00	7405	0.17	333-700-026



Menifee

Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	31010 Green Forest Dr	2100	\$ 314.00	4	3	9/17/2025	\$ 661,000.00	9147	0.21	372-014-006
Menifee	28439 Harvest Gold Ct	2300	\$ 276.00	4	1.75	9/17/2025	\$ 635,000.00	7213	0.17	372-042-012
Menifee	28573 Maplewood Dr	2275	\$ 265.00	2	1.75	9/17/2025	\$ 605,000.00	9147	0.21	372-073-006
Menifee	29365 Sparkling Dr	2144	\$ 250.00	2	2	9/17/2025	\$ 536,000.00	6534	0.15	340-240-060
Menifee	28380 Champions Dr	1867	\$ 283.00	3	2.75	9/18/2025	\$ 530,000.00	4791	0.11	340-110-033
Menifee	25667 Leah Ln	823	\$ 467.00	2	1	9/18/2025	\$ 385,000.00	3920	0.09	335-373-013
Menifee	28658 Midsummer Ln	2187	\$ 274.00	4	2.75	9/18/2025	\$ 600,000.00	7405	0.17	364-211-015
Menifee	32057 Bullard St	3674	\$ 274.00	5	3.75	9/19/2025	\$ 1,009,500.00	7483	0.17	466-454-001
Menifee	30380 Emerson Ln	1937	\$ 317.00	3	2.5	9/19/2025	\$ 615,000.00	6534	0.15	364-350-033
Menifee	23982 Kerrigan Dr	2418	\$ 301.00	4	3.25	9/19/2025	\$ 730,000.00	11168	0.26	341-430-009
Menifee	31719 Middlebrook Ln	2808	\$ 243.00	4	3	9/19/2025	\$ 685,000.00	7840	0.18	372-442-002
Menifee	30871 Old Windmill Rd	1728	\$ 383.00	3	2	9/19/2025	\$ 663,000.00	39639	0.91	360-120-010
Menifee	26751 Orchid Ct	2425	\$ 255.00	4	3	9/19/2025	\$ 620,000.00	7405	0.17	331-603-007
Menifee	29035 Parkhill Ct	2442	\$ 261.00	3	2	9/19/2025	\$ 639,500.00	8276	0.19	340-260-031
Menifee	30282 Pebble Beach Dr	1550	\$ 290.00	2	1.75	9/19/2025	\$ 451,000.00	6969	0.16	336-155-021
Menifee	28465 Port Cv	3134	\$ 189.00	4	2.5	9/19/2025	\$ 595,000.00	9583	0.22	333-523-008
Menifee	25890 Roanoke Rd	1146	\$ 340.00	2	1.75	9/19/2025	\$ 390,000.00	8712	0.2	339-061-019
Menifee	24896 Springbrook Way	2152	\$ 264.00	4	2	9/19/2025	\$ 570,000.00	8712	0.2	341-213-007
Menifee	26718 Cactus Creek Way	3334	\$ 213.00	5	2.75	9/22/2025	\$ 712,000.00	7405	0.17	338-351-010
Menifee	25700 Cedar River Ct	2691	\$ 241.00	6	3	9/22/2025	\$ 650,000.00	7405	0.17	335-470-009
Menifee	29260 El Presidio Ln	2606	\$ 221.00	4	2.5	9/22/2025	\$ 577,000.00	4356	0.1	340-552-004
Menifee	25644 Mountain Glen Cir	1886	\$ 302.00	4	2	9/22/2025	\$ 570,000.00	8276	0.19	335-470-028
Menifee	29595 Pleasant Paseo Cv	1920	\$ 307.00	3	2.5	9/22/2025	\$ 590,000.00	6534	0.15	333-560-012
Menifee	28481 Scenic Bay Cv	3840	\$ 208.00	5	2.75	9/22/2025	\$ 800,000.00	11325	0.26	333-542-011
Menifee	28879 Skylark St	2030	\$ 289.00	4	2	9/22/2025	\$ 587,500.00	9147	0.21	333-631-026
Menifee	28863 Capano Bay Ct	2450	\$ 433.00	4	2.5	9/23/2025	\$ 1,062,500.00	43560	1	388-060-013
Menifee	25625 Cayla Ct	1498	\$ 307.00	3	2.5	9/23/2025	\$ 460,000.00	4791	0.11	335-401-049
Menifee	26692 N Fork Way	2973	\$ 201.00	4	3	9/23/2025	\$ 599,000.00	6969	0.16	338-320-021
Menifee	30740 Pier Pointe Cir	2828	\$ 268.00	5	2.75	9/23/2025	\$ 759,000.00	18295	0.42	364-172-005
Menifee	29670 Saddlebred Cir	3494	\$ 250.00	4	3	9/23/2025	\$ 875,000.00	8276	0.19	372-533-012

Deemed reliable but not guaranteed

Menifee

Deemed reliable but not guaranteed



Menifee

Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	29308 Calgary Ct	1408	\$ 322.00	3	1.75	9/24/2025	\$ 454,000.00	7405	0.17	338-242-009
Menifee	30499 Ridgely Way	2257	\$ 274.00	5	2.75	9/24/2025	\$ 620,000.00	4791	0.11	360-971-006
Menifee	28597 Eickhoff Dr	2772	\$ 218.00	3	2.5	9/25/2025	\$ 605,000.00	8276	0.19	372-222-024
Menifee	27883 Grand Ave	1365	\$ 377.00	3	1.75	9/25/2025	\$ 515,000.00	9147	0.21	336-370-010
Menifee	27545 Grand Teton Ct	2486	\$ 261.00	4	2.75	9/25/2025	\$ 650,000.00	6098	0.14	333-793-014
Menifee	24605 Hero Cir	2898	\$ 189.00	4	2.75	9/25/2025	\$ 550,000.00	6111	0.14	341-322-024
Menifee	29877 Olympic Dr	3106	\$ 80.00	5	2.75	9/25/2025	\$ 249,500.00	6098	0.14	333-782-013
Menifee	25349 Silverwood Ln	1598	\$ 294.00	3	2	9/25/2025	\$ 471,000.00	7405	0.17	339-471-003
Menifee	27834 Via Santa Catarina	1572	\$ 418.00	3	2	9/25/2025	\$ 657,500.00	16552	0.38	331-510-009
Menifee	27083 Dahlia Ct	1984	\$ 272.00	3	1.75	9/26/2025	\$ 540,000.00	10890	0.25	335-362-007
Menifee	29754 Laurel Ct	2360	\$ 291.00	4	2.25	9/26/2025	\$ 688,000.00	6629	0.15	340-650-019
Menifee	26304 Leos Trl	2015	\$ 245.00	2	2.5	9/26/2025	\$ 495,500.00	5662	0.13	335-510-023
Menifee	26190 Ridgemoor Rd	1404	\$ 348.00	2	1.75	9/26/2025	\$ 489,000.00	6969	0.16	337-140-022
Menifee	32762 Forgecroft St	3152	\$ 285.00	5	2.75	9/29/2025	\$ 900,000.00	10084	0.23	372-612-001
Menifee	28330 Pleasanton Ct	1734	\$ 288.00	2	2	9/29/2025	\$ 500,000.00	4791	0.11	340-292-047
Menifee	24910 Rocky Peak Rd	1465	\$ 259.00	3	1.75	9/29/2025	\$ 380,100.00	98010	2.25	327-360-025
Menifee	30357 Bristol Gate Ln	2125	\$ 322.00	4	2	9/30/2025	\$ 685,000.00	8712	0.2	364-350-030
Menifee	27798 Cloud Dance Ct	1139	\$ 433.00	3	1.75	9/30/2025	\$ 494,000.00	3484	0.08	333-244-012
Menifee	29357 Humboldt Ct	1866	\$ 297.00			9/30/2025	\$ 555,000.00	5462	0.13	333-810-008
Menifee	26834 Pinckney Way	1484	\$ 355.00	3	1.75	9/30/2025	\$ 527,000.00	7840	0.18	338-132-011
Menifee	29037 Prestwick Rd	1098	\$ 396.00	2	1.75	9/30/2025	\$ 435,000.00	8712	0.2	338-026-007
Menifee	29424 Springside Dr	2457	\$ 284.00	2	2.5	9/30/2025	\$ 699,000.00	8276	0.19	340-240-034



Lawyers Title

Menifee

Sales Comparables - September 2025

Total Sales:	112
Average Sales Price:	\$580,499.82
Average Square Feet:	2059