



# Murrieta

## Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	39669 Candy Apple Way	1610	\$ 397.00	3	2	9/2/2025	\$ 640,000.00	7405	0.17	947-324-016
Murrieta	40070 Corte Fortuna	1495	\$ 401.00	2	1.75	9/2/2025	\$ 600,000.00	4791	0.11	947-610-045
Murrieta	40209 Corte Peralta	1330	\$ 390.00	2	1.75	9/2/2025	\$ 519,000.00	4791	0.11	947-360-013
Murrieta	30902 Palette Rd	3270	\$ 221.00	5	4	9/3/2025	\$ 725,000.00	5797	0.13	480-961-032
Murrieta	38541 Shoal Creek Dr	4477	\$ 362.00	3	2.25	9/3/2025	\$ 1,625,000.00	43560	1	904-120-047
Murrieta	23799 Brookside Ct	3459	\$ 317.00	7	3.25	9/4/2025	\$ 1,099,000.00	13939	0.32	906-612-022
Murrieta	24450 Chaps Cir	2276	\$ 347.00	5	2	9/4/2025	\$ 790,000.00	11761	0.27	906-316-010
Murrieta	30413 Savoie St	3404	\$ 211.00	4	2.75	9/4/2025	\$ 720,000.00	7840	0.18	480-141-005
Murrieta	39642 Via Temprano	2318	\$ 323.00	2	2.75	9/4/2025	\$ 750,000.00	7405	0.17	912-291-005
Murrieta	38537 Windingwalk Dr	1771	\$ 375.00	3	2.5	9/4/2025	\$ 665,000.00	3049	0.07	957-780-033
Murrieta	24174 Corte Cordoba	2100	\$ 273.00	3	1.75	9/5/2025	\$ 575,000.00	3484	0.08	947-272-025
Murrieta	24822 Fire Falls Dr	1480	\$ 414.00	4	1.75	9/5/2025	\$ 613,000.00	8276	0.19	948-492-007
Murrieta	23860 Hollingsworth Dr	3311	\$ 267.00	3	2.75	9/5/2025	\$ 885,000.00	9147	0.21	392-130-026
Murrieta	26230 Monticello Way	1773	\$ 335.00	3	2.5	9/5/2025	\$ 595,000.00	3484	0.08	913-383-005
Murrieta	23794 Sonata Dr	2841	\$ 285.00	5	2.75	9/5/2025	\$ 810,000.00	9583	0.22	947-445-028
Murrieta	38785 Avenida Bonita	3658	\$ 351.00	4	3	9/8/2025	\$ 1,285,000.00	197326	4.53	929-240-004
Murrieta	35190 Heritage Pointe Dr	2963	\$ 263.00	4	2.75	9/8/2025	\$ 780,000.00	6534	0.15	480-791-016
Murrieta	26217 Heritage Union Ln	1773	\$ 341.00	3	2.5	9/8/2025	\$ 605,000.00	3484	0.08	913-383-012
Murrieta	30223 Mahogany St	3777	\$ 198.00	5	3	9/8/2025	\$ 750,000.00	8276	0.19	480-700-008
Murrieta	35150 Rockford Way	2627	\$ 266.00	3	2.5	9/8/2025	\$ 700,000.00	6098	0.14	480-792-020
Murrieta	42055 Thoroughbred Ln	1912	\$ 350.00	4	2	9/8/2025	\$ 670,000.00	7840	0.18	906-301-037
Murrieta	27115 Tube Rose St	3282	\$ 255.00	4	3	9/8/2025	\$ 840,000.00	9147	0.21	392-160-058
Murrieta	39278 Via Belleza	2506	\$ 275.00	3	2	9/8/2025	\$ 690,000.00	7840	0.18	920-292-053
Murrieta	28336 Gatineau St	1950	\$ 305.00	4	2.5	9/9/2025	\$ 595,000.00	3484	0.08	392-380-019
Murrieta	22830 Hidden Creek Ct	4287	\$ 272.00	3	3.25	9/9/2025	\$ 1,170,000.00	19602	0.45	904-120-001
Murrieta	40315 Via Tonada	2100	\$ 272.00	3	1.75	9/9/2025	\$ 572,000.00	8276	0.19	947-432-065
Murrieta	26972 Amber Glen Ct	2062	\$ 323.00	3	2	9/10/2025	\$ 668,000.00	6969	0.16	913-221-027
Murrieta	24870 Appian Way	2692	\$ 260.00	5	2.5	9/10/2025	\$ 700,000.00	13068	0.3	948-461-010
Murrieta	30888 Laelia Cir	2806	\$ 281.00	4	2.5	9/10/2025	\$ 789,000.00	7348	0.17	480-963-018
Murrieta	23974 Via Astuto	1230	\$ 425.00	3	1.75	9/10/2025	\$ 523,500.00	4356	0.1	947-572-002

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Murrieta	42819 Woody Knoll Rd	2417	\$ 310.00	4	2.5	9/10/2025	\$ 750,000.00	11325	0.26	904-554-005
Murrieta	19441 Calle Teresa	4660	\$ 348.00	5	3.75	9/11/2025	\$ 1,625,000.00	196455	4.51	932-240-010
Murrieta	28304 Kara St	2078	\$ 298.00	4	2.75	9/11/2025	\$ 620,000.00	4356	0.1	392-400-047
Murrieta	38129 Talavera Ct	2088	\$ 314.00	4	3.25	9/11/2025	\$ 656,000.00	4356	0.1	964-430-043
Murrieta	25050 Adams Ave	1290	\$ 337.00	2	2	9/12/2025	\$ 435,000.00	19602	0.45	909-020-033
Murrieta	25099 Calle Entradero	2664	\$ 38.00	5	3	9/12/2025	\$ 101,995.00	5662	0.13	948-442-005
Murrieta	42455 Circulo Cavinara	2661	\$ 310.00	4	2.75	9/12/2025	\$ 825,000.00	7840	0.18	906-371-010
Murrieta	36157 Coffee Tree Pl	2621	\$ 274.00	3	2.5	9/12/2025	\$ 720,000.00	7840	0.18	900-132-006
Murrieta	40130 Colony Dr	1764	\$ 339.00	3	2	9/12/2025	\$ 599,000.00	8276	0.19	947-620-004
Murrieta	42207 Kimberly Way	3187	\$ 294.00	4	2.75	9/12/2025	\$ 940,000.00	10890	0.25	906-581-026
Murrieta	19251 Hombre Ln	6215	\$ 168.00	4	4	9/15/2025	\$ 1,050,000.00	420353	9.65	931-150-007
Murrieta	37945 Sawleaf Pl	2885	\$ 308.00	4	3	9/15/2025	\$ 890,000.00	10890	0.25	904-752-029
Murrieta	25255 Vista Murrieta	4084	\$ 386.00	4	3.25	9/15/2025	\$ 1,580,000.00	94089	2.16	949-180-026
Murrieta	33691 Salvia Ln	4043	\$ 187.00	4	3.5	9/16/2025	\$ 759,000.00	10454	0.24	388-220-013
Murrieta	33590 Shamrock Ln	2985	\$ 234.00	4	3	9/16/2025	\$ 700,000.00	8276	0.19	388-240-011
Murrieta	29734 Big Dipper Way	2643	\$ 261.00	4	3	9/17/2025	\$ 690,000.00	8276	0.19	900-461-003
Murrieta	40093 Corte Lorca	2161	\$ 240.00	3	2.5	9/17/2025	\$ 520,000.00	4791	0.11	947-410-057
Murrieta	30315 Laruns St	2945	\$ 222.00	5	3	9/17/2025	\$ 655,000.00	6969	0.16	480-130-038
Murrieta	40647 Vernay St	1241	\$ 451.00	3	2	9/17/2025	\$ 560,000.00	6969	0.16	949-451-002
Murrieta	23993 Via Astuto	1212	\$ 305.00	2	1.75	9/17/2025	\$ 370,000.00	4356	0.1	947-584-007
Murrieta	23811 Via Compadres	1853	\$ 313.00	3	2	9/17/2025	\$ 580,000.00	5662	0.13	947-700-004
Murrieta	35647 Adrienne St	2058	\$ 291.00	4	3	9/18/2025	\$ 600,000.00	4356	0.1	392-400-039
Murrieta	42510 Vancouver Pl	2890	\$ 276.00	4	2.5	9/18/2025	\$ 800,000.00	14374	0.33	906-730-022
Murrieta	24322 Via Las Junitas	1386	\$ 443.00	3	2	9/18/2025	\$ 615,000.00	10018	0.23	948-371-026
Murrieta	30163 Destiny Dr	1705	\$ 363.00	3	2.5	9/19/2025	\$ 619,000.00	6969	0.16	957-412-006
Murrieta	37258 Huckaby Ln	1887	\$ 263.00	3	2	9/19/2025	\$ 497,000.00	7840	0.18	904-481-022
Murrieta	40190 Paseo Del Sol	2012	\$ 263.00	5	2.75	9/19/2025	\$ 530,000.00	7840	0.18	948-352-007
Murrieta	37361 Stellarview Ave	2643	\$ 261.00	4	3	9/19/2025	\$ 690,500.00	5662	0.13	900-443-012
Murrieta	38260 Willow Ct	2541	\$ 328.00	3	2.5	9/19/2025	\$ 835,000.00	11761	0.27	904-630-025
Murrieta	39975 Windemere Ct	1828	\$ 347.00	4	2.5	9/19/2025	\$ 636,000.00	7405	0.17	948-124-004

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Murrieta	36702 Doreen Dr	2923	\$ 284.00	3	2.5	9/22/2025	\$ 832,000.00	11761	0.27	900-250-011
Murrieta	38533 Falkirk Dr	2617	\$ 310.00	3	2	9/22/2025	\$ 812,000.00	8276	0.19	908-430-006
Murrieta	30635 Fern Gully Dr	3199	\$ 250.00	4	3.25	9/22/2025	\$ 800,000.00	6969	0.16	480-780-021
Murrieta	37071 Tree Ridge Dr	3349	\$ 209.00	4	3.25	9/22/2025	\$ 700,000.00	7840	0.18	963-321-043
Murrieta	39691 Ashland Way	2990	\$ 234.00	5	2.75	9/23/2025	\$ 700,000.00	5662	0.13	947-761-006
Murrieta	29444 Masters Dr	2484	\$ 269.00	3	2.75	9/23/2025	\$ 670,000.00	5662	0.13	908-340-015
Murrieta	30316 Slate St	2925	\$ 243.00	4	2	9/23/2025	\$ 712,000.00	6534	0.15	480-680-007
Murrieta	24252 Calle Artino	2100	\$ 247.00	3	1.75	9/24/2025	\$ 520,000.00	5227	0.12	947-721-029
Murrieta	20759 Gabriella Ln	2551	\$ 433.00	3	2.75	9/24/2025	\$ 1,106,000.00	219106	5.03	930-180-031
Murrieta	42730 Settlers Rdg	2417	\$ 331.00	4	2.5	9/24/2025	\$ 801,000.00	13939	0.32	904-522-013
Murrieta	30305 Slate St	2925	\$ 269.00	4	2	9/24/2025	\$ 789,000.00	6098	0.14	480-681-016
Murrieta	39950 Corte Calanova	2010	\$ 293.00	3	1.75	9/25/2025	\$ 590,000.00	4791	0.11	947-710-029
Murrieta	36845 Gemina Ave	3923	\$ 218.00	6	4	9/25/2025	\$ 859,000.00	7405	0.17	900-491-021
Murrieta	36357 Provence Dr	1290	\$ 441.00	3	2	9/25/2025	\$ 570,000.00	6969	0.16	947-160-020
Murrieta	24249 Saradella Ct	1923	\$ 338.00	4	3	9/25/2025	\$ 650,000.00	10454	0.24	947-233-004
Murrieta	25280 Shadescade Dr	1352	\$ 451.00	3	2	9/25/2025	\$ 610,000.00	9147	0.21	912-161-006
Murrieta	24356 Via Las Junitas	1658	\$ 316.00	3	2.5	9/25/2025	\$ 525,000.00	8276	0.19	948-371-015
Murrieta	27321 Carlton Oaks St	3676	\$ 214.00	3	3.75	9/26/2025	\$ 790,000.00	8276	0.19	900-141-005
Murrieta	41974 Carson Ct	2155	\$ 418.00	4	2	9/26/2025	\$ 902,000.00	24393	0.56	906-631-006
Murrieta	40929 Engelmann Oak St	2687	\$ 264.00	5	2.5	9/26/2025	\$ 710,000.00	6969	0.16	949-611-026
Murrieta	39680 Glenwood Ct	2137	\$ 336.00	3	2.5	9/26/2025	\$ 720,000.00	7405	0.17	912-272-042
Murrieta	30291 Laruns St	3384	\$ 288.00	4	3.5	9/26/2025	\$ 975,000.00	9147	0.21	480-130-040
Murrieta	24015 Morning Dove Ln	1755	\$ 364.00	3	2.5	9/26/2025	\$ 640,000.00	4791	0.11	947-590-018
Murrieta	38030 Turning Leaf Ct	1940	\$ 337.00	3	2	9/26/2025	\$ 655,000.00	5662	0.13	964-541-008
Murrieta	40451 Via Amapola	1606	\$ 323.00	2	2	9/26/2025	\$ 520,000.00	4791	0.11	947-250-030
Murrieta	30414 Woodland Hills St	3777	\$ 221.00	5	4	9/26/2025	\$ 835,000.00	6098	0.14	480-740-033
Murrieta	25536 Buckley Dr	1324	\$ 309.00	3	2	9/29/2025	\$ 410,000.00	8276	0.19	912-114-007
Murrieta	40578 Heyerdahl Ave	2099	\$ 297.00	3	2.5	9/29/2025	\$ 625,000.00	3920	0.09	910-460-050
Murrieta	24388 Kentucky Derby Way	1818	\$ 467.00	3	2	9/29/2025	\$ 850,000.00	8276	0.19	906-313-031
Murrieta	42125 Thoroughbred Ln	2230	\$ 311.00	4	2.25	9/29/2025	\$ 695,000.00	9147	0.21	906-305-002

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	31578 Waterfall Way	3559	\$ 217.00	5	3.5	9/29/2025	\$ 775,000.00	7405	0.17	963-381-004
Murrieta	24237 Calle Artino	2010	\$ 310.00	3	1.75	9/30/2025	\$ 625,000.00	5227	0.12	947-721-076
Murrieta	26973 Holly Grove Ct	2062	\$ 349.00	3	2	9/30/2025	\$ 720,000.00	7840	0.18	913-221-004
Murrieta	40001 Pearl Dr	1693	\$ 339.00	3	2.5	9/30/2025	\$ 575,000.00	7840	0.18	912-091-019
Murrieta	39899 Tanager Trl	1641	\$ 362.00	3	2.5	9/30/2025	\$ 595,000.00	4791	0.11	947-561-014
Murrieta	41980 Trinity River Way	2328	\$ 292.00	3	2.5	9/30/2025	\$ 680,000.00	7405	0.17	906-431-010
Murrieta	40006 Via Graziana	2100	\$ 278.00	3	1.75	9/30/2025	\$ 585,000.00	4791	0.11	947-861-013
Murrieta	40400 Via Malagas	1840	\$ 279.00	3	2.5	9/30/2025	\$ 515,000.00	4356	0.1	947-262-018

<b>Total Sales:</b>	98
<b>Average Sales Price:</b>	\$724,897.91
<b>Average Square Feet:</b>	2486