



## Murrieta

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	39674 Calle Azucar	2460	\$ 186.00	4	3	1/2/2018	\$ 460,000.00	13503	0.31	948-561-012
Murrieta	42395 Chisolm Trl	2766	\$ 236.00	5	2.5	1/2/2018	\$ 655,000.00	16117	0.37	906-521-004
Murrieta	29656 Saint Andrews Ct	1262	\$ 257.00	3	2	1/2/2018	\$ 325,000.00	4792	0.11	908-161-035
Murrieta	24128 Doeskin Ct	2447	\$ 143.00	4	2.75	1/3/2018	\$ 350,000.00	7841	0.18	906-282-008
Murrieta	30862 Dropseed Dr	2384	\$ 184.00	4	2	1/3/2018	\$ 439,000.00	7405	0.17	480-602-038
Murrieta	30819 Mcgowans Pass	2386	\$ 192.00	3	2.5	1/3/2018	\$ 460,000.00	7840	0.18	957-640-004
Murrieta	23656 Sonata Dr	3320	\$ 177.00	5	3	1/3/2018	\$ 590,000.00	7405	0.17	947-551-009
Murrieta	25124 Via Las Lomas	1200	\$ 301.00	3	2	1/3/2018	\$ 361,500.00	6098	0.14	948-342-002
Murrieta	42356 Wild Mustang Rd	2661	\$ 172.00	4	2.75	1/3/2018	\$ 460,000.00	8276	0.19	906-400-018
Murrieta	31670 Wintergreen Way	3677	\$ 119.00	5	2.75	1/3/2018	\$ 439,000.00	7405	0.17	963-330-002
Murrieta	39353 Beringer Dr	1973	\$ 220.00	3	2	1/4/2018	\$ 435,000.00	6534	0.15	920-313-005
Murrieta	23912 Cadenza Dr	2000	\$ 200.00	4	2.5	1/4/2018	\$ 401,000.00	6970	0.16	949-313-009
Murrieta	39700 Clos Du Val	1973	\$ 245.00	3	2	1/4/2018	\$ 485,000.00	9147	0.21	920-251-026
Murrieta	40178 Colony Dr	1853	\$ 230.00	3	2	1/4/2018	\$ 427,000.00	6534	0.15	947-620-016
Murrieta	39548 Cozumel Ct	2680	\$ 156.00	8	2.75	1/4/2018	\$ 420,000.00	6970	0.16	913-332-034
Murrieta	22919 Lone Oak Way	3020	\$ 157.00	5	2.75	1/4/2018	\$ 475,000.00	6969	0.16	904-830-033
Murrieta	23667 Spring Oak Pl	2778	\$ 152.00	5	2.75	1/4/2018	\$ 424,000.00	4791	0.11	949-630-020
Murrieta	39569 Corbett Canyon Cir	2011	\$ 203.00	3	2	1/5/2018	\$ 410,000.00	6969	0.16	920-242-010
Murrieta	38421 Members Club Dr	1980	\$ 204.00	2	2	1/5/2018	\$ 405,000.00	7840	0.18	908-350-041
Murrieta	38648 Members Club Dr	2962	\$ 146.00	4	2.5	1/5/2018	\$ 435,000.00	6969	0.16	908-381-011
Murrieta	27572 Pinyon St	3903	\$ 128.00	4	4.25	1/5/2018	\$ 500,000.00	8712	0.2	900-151-002
Murrieta	27086 Tube Rose St	2952	\$ 22.00	4	3	1/5/2018	\$ 65,000.00	6534	0.15	392-210-015
Murrieta	26088 Willowbrook Ct	3357	\$ 157.00	5	4.25	1/5/2018	\$ 529,500.00	7405	0.17	916-054-014
Murrieta	29795 Andromeda St	2977	\$ 141.00	4	2.75	1/8/2018	\$ 421,000.00	6969	0.16	900-430-008
Murrieta	38725 Calle De Companero	3358	\$ 253.00	4	2.75	1/8/2018	\$ 850,000.00	217800	5	929-090-008
Murrieta	25295 Calle De Tres Amigos	2156	\$ 146.00	4	3	1/8/2018	\$ 315,000.00	5227	0.12	948-281-004
Murrieta	35633 Cherry Bark Way	3474	\$ 152.00	5	4	1/8/2018	\$ 531,500.00	7405	0.17	392-440-019
Murrieta	40188 Corte Peralta	1330	\$ 247.00	2	1.75	1/8/2018	\$ 329,500.00	4356	0.1	947-360-056
Murrieta	30973 Moonflower Ln	2269	\$ 182.00	4	3	1/8/2018	\$ 415,000.00	12632	0.29	480-580-005
Murrieta	39594 Via Temprano	2318	\$ 156.00	4	2.75	1/8/2018	\$ 363,200.00	7405	0.17	912-283-014

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	35886 Breda Ave	1678	\$ 207.00	3	2.5	1/9/2018	\$ 348,000.00	3049	0.07	392-380-009
Murrieta	26854 Fayence Dr	1678	\$ 223.00	3	2.5	1/9/2018	\$ 375,000.00	7405	0.17	947-142-009
Murrieta	24113 Huntridge Dr	2331	\$ 193.00	4	2.5	1/9/2018	\$ 450,000.00	7841	0.18	906-282-025
Murrieta	23988 Via Astuto	1154	\$ 277.00	2	1.75	1/9/2018	\$ 320,000.00	4356	0.1	947-583-014
Murrieta	41701 Calle Los Pericos	9375	\$ 122.00	7	5	1/10/2018	\$ 1,150,000.00	218235	5.01	931-080-012
Murrieta	24451 Chaps Cir	1912	\$ 201.00	4	2	1/10/2018	\$ 385,000.00	8712	0.2	906-321-001
Murrieta	26259 Douglass Union Ln	2601	\$ 149.00	3	2.5	1/10/2018	\$ 389,000.00	3484	0.08	913-384-012
Murrieta	40415 Jennings Dr	2725	\$ 159.00	4	2.5	1/10/2018	\$ 435,000.00	7840	0.18	947-793-005
Murrieta	39925 Spinning Wheel Dr	2150	\$ 195.00	4	2.5	1/10/2018	\$ 420,000.00	7841	0.18	947-331-006
Murrieta	24136 Adams Ave	1836	\$ 177.00	3	2	1/11/2018	\$ 325,000.00	6970	0.16	906-292-030
Murrieta	40571 Heyerdahl Ave	2099	\$ 42.00	3	2.5	1/11/2018	\$ 89,500.00	4356	0.1	910-460-062
Murrieta	40674 Kona Ct	2959	\$ 185.00	5	2.75	1/11/2018	\$ 550,000.00	10890	0.25	949-142-021
Murrieta	41314 Magnolia St	2972	\$ 146.00	5	3	1/11/2018	\$ 435,000.00	7841	0.18	949-323-035
Murrieta	33930 Nasturtium Ln	4043	\$ 110.00	4	3.5	1/11/2018	\$ 445,000.00	8712	0.2	388-210-021
Murrieta	27808 Rosemary St	2318	\$ 182.00	4	2.5	1/11/2018	\$ 423,000.00	8276	0.19	900-262-005
Murrieta	40503 Via Estrada	1274	\$ 247.00	2	2	1/11/2018	\$ 315,000.00	5227	0.12	947-271-008
Murrieta	40121 Avenida Palizada	2538	\$ 162.00	5	3	1/12/2018	\$ 412,000.00	9583	0.22	948-304-010
Murrieta	22461 Bear Creek Dr N	2971	\$ 188.00	2	3	1/12/2018	\$ 560,000.00	15246	0.35	904-290-017
Murrieta	37593 Newcastle Rd	2773	\$ 157.00	3	2.75	1/12/2018	\$ 437,500.00	8712	0.2	908-133-005
Murrieta	33876 Salvia Ln	4043	\$ 100.00	4	3.5	1/12/2018	\$ 408,000.00	9147	0.21	388-210-024
Murrieta	38142 Sevilla Ave	3258	\$ 145.00	4	3	1/12/2018	\$ 475,000.00	8712	0.2	964-393-015
Murrieta	30285 Stargazer Way	1475	\$ 247.00	3	2.5	1/12/2018	\$ 365,000.00	5227	0.12	957-382-002
Murrieta	27454 Sweetspire Terrace Pl	3668	\$ 118.00	5	3.75	1/12/2018	\$ 435,000.00	13068	0.3	900-180-024
Murrieta	24052 Chatenay Ln	1911	\$ 219.00	4	2	1/16/2018	\$ 420,000.00	7405	0.17	949-261-030
Murrieta	38122 Clear Creek St	2860	\$ 147.00	4	3	1/16/2018	\$ 422,100.00	6098	0.14	904-641-003
Murrieta	36142 Coffee Tree Pl	2431	\$ 205.00	4	2	1/16/2018	\$ 500,000.00	11761	0.27	900-132-011
Murrieta	39894 Falcon Way	1900	\$ 207.00	4	2.5	1/16/2018	\$ 395,000.00	5227	0.12	948-163-027
Murrieta	30961 Golden Aster Ct	2944	\$ 131.00	4	3.25	1/16/2018	\$ 386,000.00	7405	0.17	480-580-026
Murrieta	37158 High Vista Dr	3677	\$ 121.00	5	2.75	1/16/2018	\$ 446,000.00	7840	0.18	963-321-004
Murrieta	38012 Honey Pine Rd	2017	\$ 206.00	4	2.5	1/16/2018	\$ 417,500.00	5662	0.13	964-593-044

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Murrieta	39941 Ranchwood Dr	1560	\$ 243.00	3	2	1/16/2018	\$ 380,000.00	8712	0.2	912-032-002
Murrieta	35433 Summerholly Ln	2944	\$ 148.00	4	3.25	1/16/2018	\$ 437,000.00	7405	0.17	480-581-008
Murrieta	30455 Summerside St	2160	\$ 196.00	4	3	1/16/2018	\$ 425,000.00	6970	0.16	957-102-002
Murrieta	24548 Via Las Laderas	1842	\$ 209.00	3	2.5	1/16/2018	\$ 386,000.00	6970	0.16	948-031-025
Murrieta	41934 Black Mountain Trl	3270	\$ 137.00	3	3	1/17/2018	\$ 450,000.00	7405	0.17	906-421-007
Murrieta	26860 Desert Locus St	4065	\$ 167.00	5	4.25	1/17/2018	\$ 680,000.00	9583	0.22	392-160-042
Murrieta	27629 Graystone Ln	2467	\$ 171.00	4	2.75	1/17/2018	\$ 423,000.00	8276	0.19	900-240-016
Murrieta	29702 Killean Ct	3824	\$ 135.00	5	3	1/17/2018	\$ 520,000.00	10454	0.24	908-431-016
Murrieta	40951 Morning Glory Dr	2625	\$ 137.00	4	2.75	1/17/2018	\$ 360,000.00	8712	0.2	949-052-035
Murrieta	24455 Oakridge Cir	1370	\$ 273.00	3	2	1/17/2018	\$ 375,000.00	5227	0.12	948-151-001
Murrieta	31960 Serrento Dr	3165	\$ 142.00	4	2.5	1/17/2018	\$ 451,000.00	7405	0.17	964-392-015
Murrieta	34765 Southwood Ave	2212	\$ 174.00	3	2.5	1/17/2018	\$ 387,000.00	7405	0.17	384-340-006
Murrieta	37932 Amberleaf Ct	2180	\$ 192.00	3	2.5	1/18/2018	\$ 419,000.00	7405	0.17	904-742-039
Murrieta	23980 Chatenay Ln	2080	\$ 185.00	3	2	1/18/2018	\$ 385,000.00	7405	0.17	949-261-019
Murrieta	23872 Corte Emerado	1912	\$ 185.00	3	2.5	1/18/2018	\$ 355,000.00	5227	0.12	947-514-023
Murrieta	39580 Currant Ct	1352	\$ 263.00	3	2	1/18/2018	\$ 356,000.00	10890	0.25	912-191-011
Murrieta	24799 Oakhurst Ct	1217	\$ 250.00	3	2.5	1/18/2018	\$ 305,000.00	6970	0.16	948-540-028
Murrieta	37450 Summit Park Cir	1682	\$ 216.00	3	2	1/18/2018	\$ 364,500.00	8712	0.2	904-373-012
Murrieta	27223 Tube Rose St	3282	\$ 159.00	4	3	1/18/2018	\$ 525,000.00	13068	0.3	392-210-006
Murrieta	40260 Corte Delfin	1346	\$ 273.00	2	1.75	1/19/2018	\$ 367,500.00	4356	0.1	947-360-076
Murrieta	39566 Corte Gata	2280	\$ 199.00	4	2.5	1/19/2018	\$ 455,000.00	9147	0.21	948-060-015
Murrieta	34233 Gloriosa Pl	2422	\$ 174.00	4	2.5	1/19/2018	\$ 423,000.00	6534	0.15	384-322-019
Murrieta	24812 Iceland Poppy Ct	1383	\$ 269.00	3	2.5	1/19/2018	\$ 373,000.00	6534	0.15	948-550-003
Murrieta	24333 Via Las Junitas	1541	\$ 236.00	3	2.5	1/19/2018	\$ 365,000.00	7841	0.18	948-372-016
Murrieta	40269 Via Marisa	2010	\$ 199.00	3	1.75	1/19/2018	\$ 400,000.00	4792	0.11	947-432-034
Murrieta	38100 Carrillo Rd	1454	\$ 687.00	2	1.5	1/22/2018	\$ 1,000,000.00	114127	2.62	901-060-016
Murrieta	42757 Settlers Rdg	3165	\$ 184.00	5	3	1/22/2018	\$ 585,000.00			904-514-012
Murrieta	39530 Sunrose Dr	1080	\$ 314.00	3	2	1/22/2018	\$ 340,000.00	6098	0.14	948-072-019
Murrieta	39949 Via Xanthe	2100	\$ 197.00	3	1.75	1/22/2018	\$ 415,000.00	4356	0.1	947-710-012
Murrieta	40007 White Leaf Ln	2454	\$ 179.00	4	3	1/22/2018	\$ 440,000.00	10890	0.25	948-191-008

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Murrieta	30294 Woodland Hills St	1860	\$ 197.00	3	2	1/22/2018	\$ 368,000.00	6098	0.14	480-740-023
Murrieta	40684 Corte Albara	1263	\$ 266.00	3	1.75	1/23/2018	\$ 337,000.00			947-640-021
Murrieta	28891 Sandy Ave	2537	\$ 163.00	3	2.5	1/23/2018	\$ 415,000.00	7405	0.17	384-303-004
Murrieta	39713 Via Las Palmas	2450	\$ 156.00	3	2.5	1/23/2018	\$ 383,000.00	6098	0.14	948-442-014
Murrieta	39650 Almansa Ct	1591	\$ 247.00	3	2.5	1/24/2018	\$ 394,000.00	6098	0.14	947-182-040
Murrieta	39675 Corte Gata	2280	\$ 199.00	4	2.5	1/24/2018	\$ 455,000.00	8712	0.2	948-060-031
Murrieta	37520 Deep Wood Dr	2622	\$ 171.00	4	2.75	1/24/2018	\$ 449,000.00	8712	0.2	904-471-011
Murrieta	25758 Palermo Ct	2500	\$ 170.00	4	3	1/24/2018	\$ 425,000.00	5227	0.12	912-251-016
Murrieta	35598 Summerholly Ln	2269	\$ 185.00	4	3	1/24/2018	\$ 421,000.00	8276	0.19	480-561-033
Murrieta	23937 Via Astuto	1230	\$ 280.00	3	1.75	1/24/2018	\$ 345,000.00	4356	0.1	947-571-026
Murrieta	23797 Peach Blossom Ct	1825	\$ 215.00	3	2	1/25/2018	\$ 393,000.00	5227	0.12	949-062-029
Murrieta	38967 Rockinghorse Rd	2188	\$ 177.00	3	2.5	1/25/2018	\$ 389,000.00	4791	0.11	964-302-002
Murrieta	40324 Saddlebrook St	3354	\$ 159.00	5	4.25	1/25/2018	\$ 535,000.00	7405	0.17	916-262-004
Murrieta	39588 Bainbridge Cir	1420	\$ 257.00	3	2.5	1/26/2018	\$ 365,000.00	5227	0.12	957-392-011
Murrieta	27443 Desert Willow St	3962	\$ 122.00	5	3.5	1/26/2018	\$ 485,000.00	9583	0.22	900-181-004
Murrieta	39545 Glenwood Ct	1840	\$ 236.00	3	2.5	1/26/2018	\$ 435,000.00	11761	0.27	912-272-028
Murrieta	42526 Monahan Pl	3711	\$ 173.00	5	4.25	1/26/2018	\$ 645,000.00	10454	0.24	906-730-033
Murrieta	24728 Morningstar Dr	935	\$ 324.00	2	1	1/26/2018	\$ 303,000.00	6969	0.16	948-094-004
Murrieta	38121 Placer Creek St	2599	\$ 170.00	4	3	1/26/2018	\$ 443,000.00	7840	0.18	904-762-005
Murrieta	37274 Tucana Pl	1738	\$ 192.00	3	2.5	1/26/2018	\$ 335,000.00	4356	0.1	900-520-036
Murrieta	42493 Via Serrano	2200	\$ 187.00	4	2.5	1/26/2018	\$ 413,000.00	9583	0.22	906-392-007
Murrieta	23693 Angel Pl	4000	\$ 114.00	4	3.25	1/29/2018	\$ 458,500.00	10018	0.23	906-650-023
Murrieta	27497 Bottle Brush Way	2945	\$ 148.00	4	2.5	1/29/2018	\$ 438,000.00	9583	0.22	392-240-056
Murrieta	40216 Corte Peralta	1330	\$ 190.00	2	1.75	1/29/2018	\$ 254,002.00	4356	0.1	947-360-059
Murrieta	25684 Long Acres Way	4086	\$ 148.00	4	4.5	1/29/2018	\$ 605,000.00	78408	1.8	909-400-027
Murrieta	37114 Tucana Pl	1738	\$ 195.00	3	2.5	1/29/2018	\$ 340,500.00	3484	0.08	900-510-007
Murrieta	23663 Madison Ave	3721	\$ 123.00	5	2.75	1/30/2018	\$ 460,000.00	5662	0.13	949-642-025
Murrieta	23905 Matador Way	2104	\$ 170.00	4	2.5	1/30/2018	\$ 359,550.00	6098	0.14	947-351-041
Murrieta	41199 Primula Cir	1052	\$ 299.00	3	1.75	1/30/2018	\$ 315,000.00	6098	0.14	949-331-010
Murrieta	35387 Sumac Ave	2945	\$ 158.00	4	2	1/30/2018	\$ 465,500.00	6969	0.16	392-240-009



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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	35701 Avenida La Cresta	3489	\$ 119.00	3	2.5	1/31/2018	\$ 418,500.00	899514	20.65	930-150-002
Murrieta	37305 Calle De Lobo	5019	\$ 248.00	3	3.25	1/31/2018	\$ 1,245,000.00	226511	5.2	928-030-001
Murrieta	42458 Circulo Marago	1834	\$ 226.00	3	2	1/31/2018	\$ 415,000.00	7841	0.18	906-400-010
Murrieta	27368 Desert Willow St	3962	\$ 125.00	5	3.5	1/31/2018	\$ 497,000.00	8712	0.2	900-182-002
Murrieta	38479 Hillside Trail Dr	3675	\$ 265.00	3	2.75	1/31/2018	\$ 975,000.00	23958	0.55	904-260-012
Murrieta	26405 Horsetail St	3410	\$ 171.00	5	2.75	1/31/2018	\$ 585,000.00	8712	0.2	392-060-036
Murrieta	23066 Joaquin Ridge Dr	1682	\$ 221.00	3	2	1/31/2018	\$ 372,000.00	6534	0.15	904-381-022
Murrieta	40053 Lafayette Dr	1837	\$ 212.00	4	2.5	1/31/2018	\$ 391,000.00	5662	0.13	947-741-009
Murrieta	35984 Red Bluff Pl	3632	\$ 137.00	5	3	1/31/2018	\$ 500,000.00	10455	0.24	392-021-003
Murrieta	40349 Saddlebrook St	2531	\$ 172.00	4	2.5	1/31/2018	\$ 437,000.00	6969	0.16	916-263-014
Murrieta	28834 Tulip Pl	4043	\$ 110.00	4	3.5	1/31/2018	\$ 448,000.00	8712	0.2	388-220-015
Murrieta	38964 Turtle Pond Ln	1757	\$ 236.00	3	2	1/31/2018	\$ 415,000.00	7405	0.17	957-472-006
Murrieta	23816 Via Barletta	1853	\$ 221.00	3	2	1/31/2018	\$ 410,000.00	5663	0.13	947-700-031

<b>Total Sales:</b>	133
<b>Average Sales Price:</b>	\$442,062.80
<b>Average Square Feet:</b>	2503