



Menifee

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	30291 Butterfly Cir	2715	\$ 239.00	5	2.75	4/3/2023	\$ 650,000.00	5662	0.13	358-721-015
Menifee	29619 Carmel Rd	1404	\$ 235.00	2	1.75	4/3/2023	\$ 330,000.00	7405	0.17	338-063-019
Menifee	29478 Catano Rd	1300	\$ 407.00	3	2	4/3/2023	\$ 530,000.00	6534	0.15	339-222-006
Menifee	24808 Paradise Meadows Dr	2981	\$ 231.00	4	3	4/3/2023	\$ 690,000.00	8276	0.19	358-700-010
Menifee	28779 Park Trail Way	2967	\$ 219.00	4	2.75	4/3/2023	\$ 650,000.00	10890	0.25	333-680-002
Menifee	29818 Pebble Beach Dr	1370	\$ 303.00	2	2	4/3/2023	\$ 416,000.00	7405	0.17	336-122-023
Menifee	27902 Ruggie Rd	1413	\$ 261.00	2	1.75	4/3/2023	\$ 370,000.00	4356	0.1	331-392-012
Menifee	25663 Troy Ln	2510	\$ 221.00	3	2	4/3/2023	\$ 555,000.00	51836	1.19	330-240-023
Menifee	30917 Young Dove St	3430	\$ 185.00	4	3	4/3/2023	\$ 635,000.00	7405	0.17	360-451-022
Menifee	33412 Agate St	2738	\$ 219.00	3	2.5	4/4/2023	\$ 600,000.00	7405	0.17	388-300-011
Menifee	29341 Brockton Cir	2417	\$ 242.00	3	2	4/4/2023	\$ 585,000.00	10890	0.25	372-470-014
Menifee	27591 Decatur Way	1393	\$ 240.00	2	1.75	4/4/2023	\$ 335,000.00	10018	0.23	335-261-039
Menifee	29333 Hidden Lake Dr	2085	\$ 302.00	2	2.5	4/4/2023	\$ 630,000.00	7840	0.18	340-190-063
Menifee	30129 Pebble Beach Dr	1785	\$ 271.00	3	2	4/4/2023	\$ 485,000.00	7405	0.17	336-145-001
Menifee	29232 Celestial Dr	2592	\$ 221.00	3	2	4/5/2023	\$ 575,000.00	6969	0.16	340-340-025
Menifee	26969 Emperor Rd	1576	\$ 317.00	3	1.75	4/5/2023	\$ 500,000.00	6098	0.14	461-490-026
Menifee	30201 Night Passage Cir	3443	\$ 184.00	5	3	4/5/2023	\$ 636,000.00	9147	0.21	358-501-003
Menifee	29484 Riptide Dr	1330	\$ 353.00	3	2	4/5/2023	\$ 470,000.00	5227	0.12	333-412-030
Menifee	30406 Cleary St	3086	\$ 176.00	7	3.5	4/6/2023	\$ 546,000.00	8276	0.19	360-073-024
Menifee	28805 Dijon Ct	2581	\$ 265.00	4	2.75	4/6/2023	\$ 685,000.00	10018	0.23	364-113-020
Menifee	30421 Gallup Ct	1662	\$ 309.00	3	2	4/6/2023	\$ 515,000.00	6098	0.14	358-490-055
Menifee	25800 Ridgemoor Rd	1639	\$ 268.00	3	1.75	4/6/2023	\$ 440,000.00	8712	0.2	339-142-004
Menifee	29460 Woodbine Ln	3393	\$ 191.00	5	2.5	4/6/2023	\$ 650,000.00	9147	0.21	388-101-001
Menifee	29912 Angler Ln	2752	\$ 220.00	5	3	4/7/2023	\$ 607,000.00	6534	0.15	340-510-083
Menifee	29443 Bentcreek Ct	1814	\$ 319.00	2	2	4/7/2023	\$ 580,000.00	9147	0.21	340-240-039
Menifee	29812 Buena Tierra	1708	\$ 269.00	4	2	4/7/2023	\$ 460,000.00	7840	0.18	336-201-022
Menifee	30130 Carmel Rd	1404	\$ 199.00	2	1.75	4/7/2023	\$ 280,000.00	6969	0.16	336-143-014
Menifee	28258 Harmony Ln	1500	\$ 306.00	2	1.75	4/7/2023	\$ 460,000.00	4791	0.11	340-273-022
Menifee	29943 Maritime Way	2595	\$ 230.00	4	2.5	4/7/2023	\$ 598,000.00	7405	0.17	333-582-012
Menifee	28398 Pacific Ct	3134	\$ 223.00	4	2.5	4/7/2023	\$ 700,000.00	10018	0.23	333-510-009

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Menifee	26645 Summer Sunshine Dr	1776	\$ 239.00	3	1.75	4/7/2023	\$ 426,000.00	4356	0.1	331-400-003
Menifee	27325 Uppercrest Ct	1224	\$ 347.00	3	1.75	4/7/2023	\$ 425,000.00	4356	0.1	335-461-033
Menifee	27300 Ventan St	1777	\$ 222.00	2	1.75	4/7/2023	\$ 395,000.00	9147	0.21	335-332-012
Menifee	25380 Water Wheel Ct	2314	\$ 264.00	3	2.5	4/7/2023	\$ 612,000.00	7405	0.17	358-421-020
Menifee	29340 Calle De Caballos	2965	\$ 229.00	4	2	4/10/2023	\$ 680,000.00	51836	1.19	327-300-023
Menifee	30233 Changing Wind Ln	2817	\$ 241.00	3	2.5	4/10/2023	\$ 680,000.00	8276	0.19	358-510-013
Menifee	28701 Sand Island Way	1110	\$ 436.00	3	2	4/10/2023	\$ 485,000.00	4356	0.1	364-131-015
Menifee	28373 Sun City Blvd	1328	\$ 293.00	2	1.75	4/10/2023	\$ 390,000.00	7840	0.18	335-302-033
Menifee	29338 Tremont Dr	3808	\$ 158.00	4	3.75	4/10/2023	\$ 604,000.00	7840	0.18	364-270-074
Menifee	30271 Changing Wind Ln	3443	\$ 194.00	5	3	4/11/2023	\$ 670,000.00	8712	0.2	358-510-010
Menifee	30533 Green Vista Dr	2701	\$ 233.00	3	2.5	4/11/2023	\$ 630,000.00	6534	0.15	358-670-006
Menifee	29701 Gypsy Canyon Cir	2468	\$ 249.00	4	3	4/11/2023	\$ 615,000.00	7405	0.17	341-282-004
Menifee	28394 King Apache Cir	2355	\$ 428.00	3	3.25	4/11/2023	\$ 1,010,000.00	34848	0.8	388-021-002
Menifee	30316 Puerto Vallarta Way	1976	\$ 356.00	2	1.75	4/11/2023	\$ 705,000.00	40510	0.93	360-020-011
Menifee	25940 Whitman Rd	1146	\$ 321.00	2	1.75	4/11/2023	\$ 368,000.00	7840	0.18	339-051-026
Menifee	28099 Calle Casera	1065	\$ 342.00	2	1.75	4/12/2023	\$ 365,000.00	3484	0.08	336-304-008
Menifee	32660 Hayden Rd	3371	\$ 281.00	3	2.5	4/12/2023	\$ 950,000.00	43560	1	360-312-009
Menifee	29149 Peppergrass Ave	2939	\$ 200.00	4	3	4/12/2023	\$ 590,000.00	6969	0.16	339-491-008
Menifee	26721 Potomac Dr	1484	\$ 309.00	3	1.75	4/12/2023	\$ 460,000.00	7405	0.17	338-181-007
Menifee	26510 Ridgemoor Rd	945	\$ 349.00	2	1	4/12/2023	\$ 330,000.00	6534	0.15	337-203-011
Menifee	29796 Avenida De Fiesta	1205	\$ 309.00	2	1.75	4/13/2023	\$ 373,500.00	7405	0.17	336-250-006
Menifee	29739 Berea Rd	1367	\$ 366.00	3	2	4/13/2023	\$ 501,000.00	7405	0.17	339-283-016
Menifee	29601 Pebble Beach Dr	1260	\$ 317.00	2	1.75	4/13/2023	\$ 400,000.00	7405	0.17	338-064-007
Menifee	29172 Stone Ridge St	3102	\$ 199.00	4	2.75	4/13/2023	\$ 620,000.00	10018	0.23	340-430-005
Menifee	27692 Brookshire Cir	2230	\$ 244.00	3	2	4/14/2023	\$ 545,000.00	10454	0.24	336-462-014
Menifee	28723 Chaucer Dr	2617	\$ 225.00	5	3.5	4/14/2023	\$ 591,000.00	29620	0.68	336-440-009
Menifee	30495 Cherry Opal Ln	2344	\$ 268.00	2	2.5	4/14/2023	\$ 630,000.00	7405	0.17	360-830-011
Menifee	28549 Delphinus Dr	1333	\$ 360.00	3	2	4/14/2023	\$ 480,000.00	13068	0.3	339-272-014
Menifee	27636 Ethanac Rd	1130	\$ 371.00	3	1.75	4/14/2023	\$ 420,000.00	8276	0.19	329-151-025
Menifee	29641 Melitta Rd	1546	\$ 346.00	3	2.5	4/14/2023	\$ 536,000.00	6534	0.15	339-231-011

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Menifee	26023 Redoak St	2326	\$ 242.00	4	1.75	4/14/2023	\$ 564,000.00	7405	0.17	360-731-005
Menifee	26080 Saint Marys St	1206	\$ 268.00	2	1.75	4/14/2023	\$ 323,500.00	8276	0.19	337-022-016
Menifee	29346 Warmsprings Dr	1690	\$ 325.00	2	2	4/14/2023	\$ 550,000.00	4791	0.11	340-274-005
Menifee	26009 Bluebell St	1199	\$ 296.00	2	1.75	4/17/2023	\$ 355,000.00	6969	0.16	335-426-007
Menifee	26772 Calle Gregorio	1251	\$ 239.00	2	1.75	4/17/2023	\$ 300,000.00	4356	0.1	330-291-011
Menifee	29622 Cool Meadow Dr	2886	\$ 234.00	3	2.5	4/17/2023	\$ 676,000.00	6969	0.16	339-383-014
Menifee	29677 Cool Meadow Dr	3581	\$ 181.00	5	2.75	4/17/2023	\$ 649,000.00	7840	0.18	339-371-002
Menifee	26464 Leos Trl	1646	\$ 309.00	2	2	4/17/2023	\$ 510,000.00	5662	0.13	335-510-007
Menifee	27650 Sandtrap Dr	1393	\$ 262.00	2	1.75	4/17/2023	\$ 365,000.00	9147	0.21	335-243-002
Menifee	29669 Starring Ln	1766	\$ 338.00	4	2	4/17/2023	\$ 598,000.00	6969	0.16	364-350-042
Menifee	26359 Allentown Dr	1777	\$ 236.00	3	1.75	4/18/2023	\$ 420,000.00	7840	0.18	335-256-019
Menifee	30451 Cleary St	1406	\$ 369.00	3	2	4/18/2023	\$ 520,000.00	5227	0.12	360-074-004
Menifee	29672 Northshore St	1814	\$ 305.00	2	2	4/18/2023	\$ 554,000.00	6534	0.15	340-490-046
Menifee	30292 Oise Dr	1849	\$ 302.00	4	2	4/18/2023	\$ 559,000.00	6969	0.16	364-122-038
Menifee	26672 Opalescent Dr	1656	\$ 323.00	2	2	4/18/2023	\$ 535,000.00	5227	0.12	360-810-026
Menifee	29130 Pebble Beach Dr	1404	\$ 288.00	2	1.75	4/18/2023	\$ 405,000.00	6534	0.15	338-082-002
Menifee	28491 Portsmouth Dr	1941	\$ 239.00	3	2.25	4/18/2023	\$ 465,000.00	7405	0.17	339-181-006
Menifee	31657 Rouge Ln	2404	\$ 264.00	4	2.25	4/18/2023	\$ 635,000.00	7405	0.17	372-520-005
Menifee	26156 Unitas Ct	1954	\$ 281.00	4	2	4/18/2023	\$ 550,000.00	7840	0.18	331-442-010
Menifee	29055 Blue Moon Dr	2916	\$ 230.00	4	3	4/19/2023	\$ 672,000.00	7405	0.17	340-350-013
Menifee	27529 Pinckney Way	1785	\$ 257.00	3	2	4/19/2023	\$ 460,000.00	6534	0.15	336-351-006
Menifee	25268 Red Fern Cir	2119	\$ 276.00	3	2	4/19/2023	\$ 585,000.00	6969	0.16	339-393-042
Menifee	25915 Roanoke Rd	1090	\$ 284.00	2	1.75	4/19/2023	\$ 310,000.00	7405	0.17	339-062-011
Menifee	27959 Brightside Cv	2032	\$ 275.00	4	2.5	4/20/2023	\$ 560,000.00	7840	0.18	333-550-010
Menifee	31136 Eagle Creek St	2511	\$ 244.00	4	2.5	4/20/2023	\$ 615,000.00	8276	0.19	360-541-023
Menifee	29823 Kratka Ridge Ln	1288	\$ 376.00	3	2	4/20/2023	\$ 485,000.00	7405	0.17	338-271-011
Menifee	29084 Abelia Glen St	3117	\$ 200.00	5	3	4/21/2023	\$ 625,000.00	7840	0.18	333-632-019
Menifee	26289 Allentown Dr	1000	\$ 310.00	2	1	4/21/2023	\$ 310,000.00	6534	0.15	335-251-006
Menifee	27915 Blackhawk Rd	2535	\$ 226.00	4	2.5	4/21/2023	\$ 575,000.00	7840	0.18	336-480-013
Menifee	28980 Exmoor Ct	1985	\$ 204.00	3	1.75	4/21/2023	\$ 405,000.00	16552	0.38	337-402-010

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Menifee	27539 Goodhope Dr	2321	\$ 252.00	4	2.75	4/21/2023	\$ 585,000.00	5266	0.12	333-802-015
Menifee	25751 Pelion Rd	1417	\$ 359.00	4	2	4/21/2023	\$ 510,000.00	6534	0.15	339-233-008
Menifee	29317 Sea Pine Dr	1814	\$ 293.00	2	2	4/21/2023	\$ 533,000.00	8276	0.19	340-190-048
Menifee	27847 Cliff Top Ct	2195	\$ 284.00	4	2.5	4/24/2023	\$ 625,000.00	8276	0.19	336-360-017
Menifee	25289 Country Fair Dr	1724	\$ 325.00	4	2	4/24/2023	\$ 561,000.00	7405	0.17	339-393-017
Menifee	25285 Forest Wood Cir	2663	\$ 253.00	4	2.5	4/24/2023	\$ 675,000.00	10018	0.23	339-383-016
Menifee	27220 Frost Ct	1398	\$ 357.00	2	2	4/24/2023	\$ 500,000.00	5662	0.13	360-062-012
Menifee	26575 Meadow Rd	1476	\$ 474.00	3	1.75	4/24/2023	\$ 700,000.00	155944	3.58	384-050-015
Menifee	28491 Murrieta Rd	1206	\$ 232.00	2	1.75	4/24/2023	\$ 280,000.00	6098	0.14	339-103-009
Menifee	28517 Oasis View Cir	1690	\$ 325.00	2	2	4/24/2023	\$ 550,000.00	8712	0.2	340-530-022
Menifee	29167 Rocky Point Ct	3301	\$ 219.00	4	3	4/24/2023	\$ 725,000.00	6969	0.16	364-250-039
Menifee	31139 Alcove Ln	2872	\$ 199.00	5	2.75	4/26/2023	\$ 572,500.00	7200	0.17	360-211-063
Menifee	26307 Bluebell St	1328	\$ 278.00	2	1.75	4/26/2023	\$ 370,000.00	7405	0.17	335-393-004
Menifee	26778 China Dr	1776	\$ 230.00	3	1.75	4/26/2023	\$ 410,000.00	3920	0.09	331-410-030
Menifee	29357 Humboldt Ct	1866	\$ 294.00			4/26/2023	\$ 550,000.00	5462	0.13	333-810-008
Menifee	30132 Crescent Pointe Way	2536	\$ 226.00	5	2.75	4/27/2023	\$ 575,000.00	6534	0.15	461-490-075
Menifee	27384 Embassy St	1705	\$ 199.00	2	1.75	4/27/2023	\$ 340,000.00	7405	0.17	335-323-025
Menifee	29949 Westlink Dr	1867	\$ 269.00	3	2.75	4/27/2023	\$ 503,000.00	5662	0.13	340-110-006
Menifee	26288 Bailey Ct	3590	\$ 214.00	4	2.25	4/28/2023	\$ 769,000.00	7840	0.18	360-742-001
Menifee	30266 Blue Cedar Dr	3021	\$ 208.00	4	3	4/28/2023	\$ 630,000.00	6969	0.16	360-620-002
Menifee	29467 Kittridge Cir					4/28/2023	\$ 685,500.00	8276	0.19	341-350-032
Menifee	27064 Rockwood St	1008	\$ 301.00	2	1.75	4/28/2023	\$ 304,000.00	3920	0.09	335-411-027
Menifee	24960 Sagebush Ln	2715	\$ 285.00	5	2.75	4/28/2023	\$ 775,000.00	13068	0.3	341-250-006
Menifee	29367 Santa Ynez Cir					4/28/2023	\$ 675,000.00	10018	0.23	341-380-016
Menifee	30516 Shoreline Dr	1655	\$ 353.00	3	2.25	4/28/2023	\$ 585,000.00	4791	0.11	364-083-001
Menifee	26093 Sunnywood St	840	\$ 369.00	2	1	4/28/2023	\$ 310,000.00	3920	0.09	335-412-018
Menifee	25510 Water Wheel Ct	3056	\$ 209.00	3	2.5	4/28/2023	\$ 640,000.00	10018	0.23	358-430-030



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Total Sales:	117
Average Sales Price:	\$536,094.02
Average Square Feet:	2056