

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	27322 Carlton Oaks St	3903	\$ 192.00	4	4.25	12/1/2022	\$ 750,000.00	6969	0.16	900-140-006
Murrieta	23802 Via Alisol	2896	\$ 269.00	4	2.75	12/1/2022	\$ 780,000.00	6969	0.16	904-722-002
Murrieta	24109 Verdun Ln	2030	\$ 285.00	4	2	12/1/2022	\$ 580,000.00	7405	0.17	949-283-006
Murrieta	23870 Via Segovia	3171	\$ 187.00	4	3	12/1/2022	\$ 595,000.00	10890	0.25	947-453-023
Murrieta	30608 Gill St	1849	\$ 315.00	4	2.5	12/2/2022	\$ 583,000.00	6969	0.16	957-472-018
Murrieta	30262 Mayacamas Dr	2773	\$ 255.00	3	2.75	12/2/2022	\$ 708,000.00	8276	0.19	920-263-004
Murrieta	23538 Taft Ct	3182	\$ 224.00	4	2.75	12/5/2022	\$ 715,000.00	14810	0.34	949-540-025
Murrieta	36934 Lumid Ln	2466	\$ 243.00	4	2.75	12/5/2022	\$ 600,000.00	6098	0.14	900-471-004
Murrieta	30620 Trumpet Vine Ln	2811	\$ 289.00	4	2.5	12/5/2022	\$ 815,000.00	8712	0.2	480-840-010
Murrieta	41193 Cipresso Cir	885	\$ 496.00	2	2	12/5/2022	\$ 439,000.00	6098	0.14	949-331-053
Murrieta	29815 Ascella Ln	1800	\$ 283.00	3	2.5	12/5/2022	\$ 510,000.00	4791	0.11	900-520-004
Murrieta	41908 Brook Ct	3852	\$ 229.00	5	4	12/5/2022	\$ 885,000.00	15681	0.36	906-472-010
Murrieta	29559 Hyperion St	3233	\$ 200.00	5	3.5	12/5/2022	\$ 649,000.00	7405	0.17	900-422-032
Murrieta	25136 Vista Oriente	2356	\$ 245.00	5	2.75	12/5/2022	\$ 578,000.00	6534	0.15	948-411-009
Murrieta	40628 Sunflower Rd	1727	\$ 373.00	4	2.5	12/6/2022	\$ 644,500.00	7405	0.17	949-482-008
Murrieta	40002 Temple Ct	2701	\$ 251.00	5	3	12/6/2022	\$ 680,000.00	7840	0.18	916-152-008
Murrieta	29717 Saint Andrews Ct	1012	\$ 508.00	3	2	12/7/2022	\$ 515,000.00	4791	0.11	908-161-014
Murrieta	24459 Leafwood Dr	1579	\$ 368.00	3	2.5	12/7/2022	\$ 582,000.00	5227	0.12	948-141-024
Murrieta	29626 Sawgrass Cir	1262	\$ 427.00	3	2	12/7/2022	\$ 539,000.00	4356	0.1	908-140-008
Murrieta	30321 Eagle Ridge Ct	3379	\$ 214.00	4	2.5	12/7/2022	\$ 725,000.00	7840	0.18	480-710-014
Murrieta	24182 Via Llano	2100	\$ 252.00	3	1.75	12/7/2022	\$ 530,000.00	4356	0.1	947-721-057
Murrieta	24421 Calle Tassjara	1541	\$ 379.00	3	2.5	12/8/2022	\$ 585,000.00	7840	0.18	948-381-003
Murrieta	41870 B St	1318	\$ 371.00	3	2	12/8/2022	\$ 490,000.00	9147	0.21	906-102-033
Murrieta	20450 Wendy Ln	2129	\$ 448.00	4	3	12/8/2022	\$ 955,000.00	232610	5.34	930-270-003
Murrieta	39015 Corte Pacheco	1753	\$ 345.00	3	2	12/8/2022	\$ 605,000.00	7840	0.18	948-371-021
Murrieta	23815 Via Alisol	2896	\$ 229.00	4	2.75	12/8/2022	\$ 665,000.00	6098	0.14	904-721-012
Murrieta	27832 Rosemary St	2239	\$ 268.00	4	2.75	12/9/2022	\$ 601,000.00	8712	0.2	900-262-003
Murrieta	42019 Thoroughbred Ln	1818	\$ 323.00	3	2	12/9/2022	\$ 589,000.00	7405	0.17	906-302-017
Murrieta	34729 Serissa Ct	2490	\$ 263.00	3	2.5	12/9/2022	\$ 655,000.00	13068	0.3	480-851-004
Murrieta	27606 Mangrove St	1761	\$ 335.00	3	2	12/12/2022	\$ 590,000.00	11325	0.26	900-191-029



Murrieta

Sales Comparables - December 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	31216 Old Trail Cir	2888	\$ 240.00	4	3	12/12/2022	\$ 695,000.00	6534	0.15	964-280-021
Murrieta	39700 Clos Du Val	1973	\$ 342.00	3	2	12/12/2022	\$ 675,000.00	9147	0.21	920-251-026
Murrieta	28296 Gatineau St	1678	\$ 309.00	3	2.5	12/13/2022	\$ 520,000.00	2613	0.06	392-380-014
Murrieta	40601 Corte Lucia	1614	\$ 353.00	3	2	12/13/2022	\$ 570,000.00	5227	0.12	947-271-042
Murrieta	24753 New Haven Dr	1745	\$ 306.00	3	2.5	12/13/2022	\$ 535,000.00	5662	0.13	948-123-006
Murrieta	41960 Black Mountain Trl	3270	\$ 224.00	3	3	12/14/2022	\$ 735,000.00	8276	0.19	906-421-001
Murrieta	23745 Via Olivia	885	\$ 508.00	2	2	12/14/2022	\$ 450,000.00	6098	0.14	949-331-045
Murrieta	37830 Golden Eagle Ave	4403	\$ 261.00	4	3.5	12/15/2022	\$ 1,150,000.00	10890	0.25	908-461-001
Murrieta	41771 Springbrook Ct	2232	\$ 402.00	3	2.5	12/15/2022	\$ 899,000.00	15681	0.36	906-602-008
Murrieta	34947 Thorne Ct	4507	\$ 180.00	5	4.5	12/15/2022	\$ 815,000.00	9583	0.22	480-650-015
Murrieta	22861 Rolling Glen Ct	2865	\$ 244.00	4	3	12/15/2022	\$ 700,000.00	20908	0.48	904-130-010
Murrieta	40391 Via Siena	1614	\$ 322.00	3	2	12/15/2022	\$ 520,000.00	5227	0.12	947-262-030
Murrieta	23898 Via Pamilla	1489	\$ 369.00	2	1.75	12/15/2022	\$ 550,000.00	6098	0.14	947-573-005
Murrieta	35094 Goldthread Ln	2798	\$ 255.00	3	2.5	12/16/2022	\$ 715,000.00	6969	0.16	480-612-006
Murrieta	30845 Palette Rd	3270	\$ 215.00	5	4	12/19/2022	\$ 705,000.00	5558	0.13	480-951-028
Murrieta	23233 Single Oak Way	3194	\$ 292.00	5	2.5	12/19/2022	\$ 935,000.00	11325	0.26	904-780-038
Murrieta	31877 Wild Ginger Pl	3823	\$ 192.00	5	3	12/19/2022	\$ 735,000.00	7840	0.18	964-561-009
Murrieta	38342 Encanto Rd	2916	\$ 163.00	4	3	12/19/2022	\$ 475,500.00	6098	0.14	964-401-010
Murrieta	36230 Saint Raphael Dr	1885	\$ 340.00	4	2.5	12/19/2022	\$ 642,000.00	8276	0.19	947-155-009
Murrieta	29279 Masters Dr	2484	\$ 249.00	3	2.75	12/19/2022	\$ 620,000.00	5662	0.13	908-350-031
Murrieta	23495 Canterbury Way	2311	\$ 259.00	3	2.5	12/19/2022	\$ 600,000.00	7840	0.18	904-581-019
Murrieta	27765 Carlton Oaks St	2582	\$ 244.00	3	4.25	12/20/2022	\$ 631,000.00	7405	0.17	900-092-003
Murrieta	23926 Button Bush Ct	2435	\$ 273.00	4	3	12/20/2022	\$ 665,000.00	6969	0.16	949-071-025
Murrieta	23698 Fieldcrest Ln	2258	\$ 347.00	4	2.5	12/20/2022	\$ 785,000.00	13503	0.31	906-551-017
Murrieta	23622 William Pl	4074	\$ 220.00	5	2.5	12/20/2022	\$ 900,000.00	14810	0.34	906-642-015
Murrieta	26850 Bahama Way	2100	\$ 280.00	5	2.5	12/20/2022	\$ 590,000.00	5227	0.12	913-320-049
Murrieta	24354 Heron Ln	1750	\$ 331.00	3	2.75	12/20/2022	\$ 580,000.00	5227	0.12	948-163-039
Murrieta	33678 Petunia St	2905	\$ 215.00	4	2.5	12/21/2022	\$ 625,000.00	9147	0.21	388-321-026
Murrieta	36935 Cordella Ln	1992	\$ 271.00	3	2.5	12/21/2022	\$ 540,000.00	5662	0.13	900-481-022
Murrieta	22950 Banbury Ct	4139	\$ 265.00	3	2.5	12/21/2022	\$ 1,100,000.00	23086	0.53	904-680-024

Deemed reliable but not guaranteed

Murrieta

Deemed reliable but not guaranteed



Murrieta

Sales Comparables - December 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	39944 Chippewa Cir	1828	\$ 339.00	4	2.5	12/21/2022	\$ 620,000.00	6969	0.16	948-132-076
Murrieta	24708 Leafwood Dr	1577	\$ 342.00	3	2.5	12/22/2022	\$ 540,000.00	5662	0.13	948-121-001
Murrieta	23451 Karen Pl	3738	\$ 240.00	6	3.75	12/22/2022	\$ 900,000.00	18730	0.43	906-681-024
Murrieta	40934 Bouvier Ct	3050	\$ 204.00	4	3	12/22/2022	\$ 625,000.00	7840	0.18	949-503-005
Murrieta	37758 Cresta Del Reyo	1012	\$ 513.00	3	2	12/22/2022	\$ 520,000.00	5227	0.12	908-140-002
Murrieta	39180 Via Sonrisa	2049	\$ 244.00	3	2.5	12/22/2022	\$ 500,000.00	6098	0.14	948-274-009
Murrieta	25280 Shadescale Dr	1352	\$ 162.00	3	2	12/22/2022	\$ 220,000.00	9583	0.22	912-161-006
Murrieta	27744 Elderberry St	2809	\$ 243.00	3	2.5	12/22/2022	\$ 685,000.00	6534	0.15	392-240-079
Murrieta	29334 Branwin St	3113	\$ 192.00	4	2.5	12/23/2022	\$ 600,000.00	8712	0.2	908-401-004
Murrieta	34233 Gloriosa Pl	2422	\$ 247.00	4	2.5	12/23/2022	\$ 600,000.00	6534	0.15	384-322-019
Murrieta	40581 Sunflower Rd	1509	\$ 354.00	3	2.5	12/23/2022	\$ 535,000.00	6969	0.16	949-456-001
Murrieta	26979 Lemon Grass Way	2952	\$ 304.00	4	3	12/28/2022	\$ 900,000.00	6534	0.15	392-150-013
Murrieta	23741 Morning Glory Dr	3721	\$ 211.00	5	2.75	12/28/2022	\$ 787,500.00	11761	0.27	949-621-019
Murrieta	40307 Ariel Hope Way	3613	\$ 197.00	5	4	12/28/2022	\$ 715,000.00	6534	0.15	916-631-015
Murrieta	28295 Amaryliss Way	2301	\$ 273.00	3	2.5	12/28/2022	\$ 630,000.00	6534	0.15	388-150-002
Murrieta	38248 Oak Bluff Ln	3512	\$ 313.00	6	3.75	12/28/2022	\$ 1,100,000.00	16117	0.37	904-770-016
Murrieta	22408 Arbordale Ct	4660	\$ 343.00	4	3.75	12/28/2022	\$ 1,600,000.00	23958	0.55	904-240-007
Murrieta	26525 Khepera Ct	1942	\$ 218.00	5	1.75	12/28/2022	\$ 425,000.00	6534	0.15	916-130-011
Murrieta	34748 Ribbon Grass Way	2490	\$ 281.00	3	2.5	12/29/2022	\$ 700,000.00	7405	0.17	480-850-002
Murrieta	37737 Fiesta Flower St	1672	\$ 346.00	3	2	12/29/2022	\$ 578,900.00	4791	0.11	964-580-006
Murrieta	27592 Chicory St	1797	\$ 286.00	3	2.5	12/29/2022	\$ 514,000.00	3049	0.07	392-420-041
Murrieta	28435 Ficus Ct	2201	\$ 290.00	4	2	12/29/2022	\$ 640,000.00	9583	0.22	388-170-019
Murrieta	30501 Hollybrooke Ln	3468	\$ 197.00	5	3	12/30/2022	\$ 685,000.00	7405	0.17	480-780-005
Murrieta	40195 Via Tonada	1767	\$ 297.00	3	1.75	12/30/2022	\$ 525,000.00	4356	0.1	947-432-077
Murrieta	34678 Sawtooth Ct	2528	\$ 257.00	4	2	12/30/2022	\$ 650,000.00	6969	0.16	480-741-018



Murrieta

Sales Comparables - December 2022

Total Sales:	85
Average Sales Price:	\$665,769.41
Average Square Feet:	2471