

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee						12/29/2023	\$ 95,000.00	43560	1	362-020-001
Menifee	26194 Albany Dr	1393	\$315.00	2	1.75	12/28/2023	\$ 439,000.00	7840	0.18	335-262-004
Menifee	27517 Arches Dr	2327	\$266.00	4	2.5	12/7/2023	\$ 620,000.00	7405	0.17	333-794-005
Menifee	29865 Arroyo Dr					12/26/2023	\$ 833,500.00	13068	0.3	341-381-006
Menifee	29877 Arroyo Dr					12/22/2023	\$ 959,000.00	13503	0.31	341-381-005
Menifee	27590 Beyer St	1823	\$301.00	3	2.25	12/1/2023	\$ 550,000.00	4356	0.1	333-824-003
Menifee	27733 Blue Diamond Ln	1499	\$406.00	3	2	12/21/2023	\$ 610,000.00	47044	1.08	329-290-028
Menifee	27136 Bottlebrush Ln	1288	\$291.00	2	1.75	12/28/2023	\$ 375,000.00	7405	0.17	335-363-010
Menifee	29116 Boulder Crest Way	3581	\$173.00	5	2.75	12/1/2023	\$ 620,000.00	7840	0.18	341-220-002
Menifee	25220 Bruner Rd	3298	\$266.00	4	2	12/11/2023	\$ 880,000.00	211266	4.85	329-050-024
Menifee	25776 Buffalo Cir	3319	\$259.00	5	3.75	12/27/2023	\$ 860,000.00	8276	0.19	358-502-021
Menifee	26628 Calle Gregorio	1007	\$322.00	2	1.75	12/12/2023	\$ 325,000.00	4791	0.11	330-280-006
Menifee	26772 Calle Gregorio	1251	\$303.00	2	1.75	12/19/2023	\$ 380,000.00	4791	0.11	330-291-011
Menifee	27618 Camino Claraboya	1422	\$361.00	4	1.75	12/21/2023	\$ 514,000.00	5227	0.12	333-283-019
Menifee	27432 Canterbury St	1572	\$345.00	3	2	12/21/2023	\$ 543,500.00	15245	0.35	336-410-002
Menifee	29475 Carmel Rd	1098	\$336.00	2	1.75	12/4/2023	\$ 370,000.00	7840	0.18	338-072-021
Menifee	31257 Casera Ct	2374	\$277.00	4	2.75	12/21/2023	\$ 659,000.00	7405	0.17	372-280-018
Menifee	28940 Crosby Dr	1404	\$306.00	2	1.75	12/4/2023	\$ 430,000.00	7405	0.17	337-384-017
Menifee	30321 Dapple Gray Way	1662	\$356.00	3	2	12/11/2023	\$ 592,500.00	6969	0.16	358-441-043
Menifee	29156 Deer Creek Cir	1272	\$385.00	2	2	12/14/2023	\$ 490,000.00	7840	0.18	339-341-002
Menifee	8317 Digger Ln	2045	\$361.00	4	1.75	12/29/2023	\$ 740,000.00	6150	0.14	331-580-023
Menifee	33289 Dolomite St	1740	\$272.00	3	2	12/5/2023	\$ 475,000.00	10890	0.25	388-280-026
Menifee	25585 Dorval Ct	1522	\$340.00	4	2	12/20/2023	\$ 518,000.00	6969	0.16	339-293-004
Menifee	27299 El Puente St	1068	\$332.00	2	2	12/29/2023	\$ 355,000.00	5227	0.12	336-273-004
Menifee	28776 Eridanus Dr	2412	\$246.00	4	2.5	12/5/2023	\$ 595,000.00	8712	0.2	339-352-027
Menifee	27574 Ethan Allen Way	1732	\$294.00	2	2	12/15/2023	\$ 510,000.00	7405	0.17	333-293-008
Menifee	24567 Fair Oaks Ln	2793	\$254.00	3	2.5	12/26/2023	\$ 710,000.00	7705	0.18	341-291-025
Menifee	26162 Glenhaven Pl	2980	\$288.00	4	3.25	12/6/2023	\$ 861,000.00	20490	0.47	360-890-010
Menifee	27921 Golden Hill Ct	1721	\$302.00	4	1.75	12/27/2023	\$ 520,000.00	7840	0.18	336-370-025
Menifee	26100 Goldenwood St	1008	\$352.00	2	1.75	12/12/2023	\$ 355,000.00	3920	0.09	335-424-016

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Menifee	26145 Goldenwood St	1199	\$287.00	2	1.75	12/19/2023	\$ 345,000.00	3920	0.09	335-423-030
Menifee	27610 Grosse Point Dr	1393	\$284.00	2	1.75	12/26/2023	\$ 396,000.00	7405	0.17	335-253-001
Menifee	29223 Guava St	3117	\$232.00	5	3	12/22/2023	\$ 725,000.00	7840	0.18	333-623-005
Menifee	31418 Hallwood Ct	1632	\$346.00	3	2	12/15/2023	\$ 565,000.00	7405	0.17	372-033-011
Menifee	26421 Harrisburg Dr	1777	\$230.00	2	1.75	12/1/2023	\$ 410,000.00	6969	0.16	335-243-008
Menifee	29103 Hidden Lake Dr	1560	\$320.00	2	1.75	12/4/2023	\$ 500,000.00	6098	0.14	340-200-070
Menifee	28120 Highwood Ct	2228	\$264.00	2	2	12/11/2023	\$ 590,000.00	10018	0.23	340-380-026
Menifee	26070 Lancaster Dr	1777	\$239.00	3	1.75	12/8/2023	\$ 425,000.00	8276	0.19	335-131-031
Menifee	28000 Lemonwood Dr	1089	\$362.00	2	1.75	12/15/2023	\$ 395,000.00	3484	0.08	340-064-018
Menifee	30539 Meadow Run Pl	1572	\$340.00	3	2.5	12/27/2023	\$ 535,000.00	3920	0.09	364-131-002
Menifee	28224 Meadowsweet Dr	1500	\$318.00	2	1.75	12/7/2023	\$ 478,000.00	5227	0.12	340-272-019
Menifee	28618 Midsummer Ln	1883	\$318.00	4	2	12/11/2023	\$ 600,000.00	7405	0.17	364-211-010
Menifee	28913 Murrieta Rd	2190	\$166.00	4	2.25	12/6/2023	\$ 365,000.00	8276	0.19	339-141-003
Menifee	31294 Mystic Ln	1883	\$305.00	4	2	12/11/2023	\$ 575,000.00	7840	0.18	372-271-029
Menifee	29123 Navigator Way	2407	\$246.00	4	2.5	12/13/2023	\$ 594,000.00	6534	0.15	333-361-009
Menifee	28329 Northmoore Pl	2688	\$244.00	3	2.5	12/1/2023	\$ 656,000.00	7840	0.18	372-393-014
Menifee	29782 Northshore St	1979	\$139.00	3	2	12/21/2023	\$ 277,000.00	5662	0.13	340-510-015
Menifee	29134 Offshore Ct	2407	\$245.00	4	2.5	12/11/2023	\$ 590,000.00	6534	0.15	333-381-008
Menifee	27416 Partridge Ct	1585	\$268.00	3	2	12/28/2023	\$ 425,000.00	8712	0.2	331-310-026
Menifee	29118 Peppergrass Ave	2600	\$230.00	4	3	12/29/2023	\$ 599,000.00	7840	0.18	339-493-014
Menifee	30120 Pine Needle Rd	1739	\$310.00	3	2	12/6/2023	\$ 540,000.00	6534	0.15	459-310-045
Menifee	28613 Piping Rock Rd	1460	\$198.00	2	1.75	12/6/2023	\$ 290,000.00	7840	0.18	336-061-006
Menifee	30437 Pipkin Ct	2615	\$275.00	4	2.25	12/18/2023	\$ 720,000.00	6534	0.15	466-433-005
Menifee	28511 Plantain St	2290	\$250.00	4	3	12/21/2023	\$ 574,000.00	13068	0.3	333-490-030
Menifee	28662 Plantain St	2290	\$261.00	4	3	12/26/2023	\$ 599,000.00	8276	0.19	333-490-018
Menifee	28306 Pleasanton Ct	1868	\$277.00	2	2	12/11/2023	\$ 517,500.00	4791	0.11	340-292-044
Menifee	26415 Redoak St	1575	\$336.00	4	1.75	12/21/2023	\$ 530,000.00	6969	0.16	360-782-006
Menifee	26379 Ridgemoor Rd	1404	\$263.00	2	1.75	12/19/2023	\$ 370,000.00	6534	0.15	337-212-004
Menifee	28166 Rocky Cove Dr	2563	\$233.00	3	2.5	12/6/2023	\$ 599,000.00	7405	0.17	333-391-010
Menifee	29122 Rocky Point Ct	2579	\$244.00	3	2.5	12/8/2023	\$ 630,000.00	6098	0.14	364-250-029

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Menifee	27789 Ruggie Rd	1427	\$252.00	2	1.75	12/29/2023	\$ 360,000.00	4356	0.1	331-393-011
Menifee	27829 Ruggie Rd	1413	\$241.00	2	1.75	12/28/2023	\$ 341,000.00	3920	0.09	331-393-007
Menifee	26257 Saint Marys St	1450	\$255.00	3	1.75	12/15/2023	\$ 371,000.00	7405	0.17	337-033-005
Menifee	28660 Sand Island Way	1595	\$335.00	4	2.5	12/18/2023	\$ 535,000.00	3920	0.09	364-132-002
Menifee	25969 Sandy Lodge Rd	1146	\$423.00	2	1.75	12/4/2023	\$ 485,000.00	8276	0.19	339-053-016
Menifee	27166 Sawyer Rd	1793	\$111.00	3	2.5	12/12/2023	\$ 200,000.00	4791	0.11	360-061-006
Menifee	29817 Sea Breeze Way	3267	\$203.00	5	3	12/6/2023	\$ 665,000.00	6534	0.15	340-510-045
Menifee	31688 Shawnee Cir	3341	\$233.00	5	3.75	12/6/2023	\$ 780,000.00	7405	0.17	372-592-008
Menifee	29209 Shipwright Dr	2386	\$224.00	4	2	12/21/2023	\$ 535,000.00	8276	0.19	333-430-004
Menifee	29720 Shire Horse Way	2589	\$270.00	4	3	12/27/2023	\$ 700,000.00	6969	0.16	372-582-009
Menifee	30062 Snow Peak Ct	2797	\$189.00	4	3	12/22/2023	\$ 530,000.00	6098	0.14	459-320-091
Menifee	26866 Summer Sunshine Dr	1776	\$273.00	3	1.75	12/5/2023	\$ 485,000.00	3920	0.09	331-420-059
Menifee	26639 Sun City Blvd	1674	\$227.00	3	1.75	12/11/2023	\$ 380,000.00	7840	0.18	337-353-011
Menifee	26671 Sun City Blvd	1404	\$320.00	2	1.75	12/18/2023	\$ 450,000.00	6969	0.16	337-353-009
Menifee	28270 Sun City Blvd	1328	\$286.00	2	1.75	12/1/2023	\$ 380,000.00	6098	0.14	335-335-003
Menifee	29900 Sun Country Ln	1531	\$303.00	2	1.75	12/4/2023	\$ 465,000.00	8276	0.19	338-121-024
Menifee	26168 Sunnywood St	1199	\$304.00	2	1.75	12/15/2023	\$ 365,000.00	3920	0.09	335-411-007
Menifee	28565 Sunridge Ct	2497	\$252.00	3	2.5	12/6/2023	\$ 630,000.00	9147	0.21	372-412-007
Menifee	30148 Sutton Ct	2090	\$275.00	3	2	12/18/2023	\$ 575,000.00	9583	0.22	364-370-049
Menifee	30421 Teal Brook Dr	1030	\$500.00	3	2	12/19/2023	\$ 515,000.00	4791	0.11	364-154-014
Menifee	29880 Thornhill Dr	1404	\$326.00	2	1.75	12/4/2023	\$ 458,000.00	6969	0.16	336-131-011
Menifee	26911 Tropicana Dr	1773	\$13.00	2	2.25	12/22/2023	\$ 23,917.00	4356	0.1	331-410-034
Menifee	30054 Twyman Way	1428	\$367.00	3	2	12/14/2023	\$ 525,000.00	6534	0.15	358-541-020
Menifee	29010 Varela Ln	1624	\$357.00	3	1.75	12/6/2023	\$ 580,000.00	49222	1.13	327-290-016
Menifee	30385 Village Knoll Dr	1577	\$303.00	3	2.25	12/18/2023	\$ 479,000.00	3397	0.08	360-880-032
Menifee	25875 Warwick Rd	1961	\$249.00	3	2.25	12/18/2023	\$ 489,000.00	8276	0.19	339-063-008
Menifee	29946 Western Star Dr	1895	\$281.00	3	2.75	12/13/2023	\$ 532,500.00	5401	0.12	341-421-006
Menifee	30442 White Fir Dr	2855	\$227.00	4	3	12/28/2023	\$ 650,000.00	6098	0.14	360-630-015
Menifee	29349 Whitewater Dr	1907	\$290.00	3	2.5	12/14/2023	\$ 554,000.00	5662	0.13	333-481-009
Menifee	29486 Winding Brook Dr	2382	\$257.00	2	2.5	12/7/2023	\$ 614,000.00	6098	0.14	340-240-076



Menifee
Sales Comparables - December 2023

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Menifee	30897 Windy Ridge Way	2211	\$273.00	4	2.5	12/1/2023	\$ 605,000.00	5275	0.12	364-423-003
Menifee	27778 Winter Branch Ct	1500	\$313.00	2	1.75	12/21/2023	\$ 470,000.00	4791	0.11	340-300-046
Menifee	31716 Yale Ln	2966	\$246.00	4	2	12/27/2023	\$ 730,000.00	20473	0.47	360-710-006

Total Sales:	93
Average Sales Price:	\$523,187.28
Average Square Feet:	1919