

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	26515 Alta Ave	1371	\$ 350.00	3	2	2/1/2024	\$ 480,000.00	7840	0.18	331-462-001
Menifee	29430 Bencreek Ct	1780	\$ 303.00	2	1.75	2/1/2024	\$ 540,000.00	9583	0.22	340-240-042
Menifee	28710 Murrieta Rd	1098	\$ 233.00	2	1.75	2/1/2024	\$ 256,000.00	7405	0.17	337-121-009
Menifee	27280 Pinehurst Rd	1098	\$ 317.00	2	1.75	2/1/2024	\$ 349,000.00	6969	0.16	336-130-010
Menifee	32490 Avalon Ln	2862	\$ 306.00	4	2.75	2/2/2024	\$ 878,000.00	178160	4.09	372-140-024
Menifee	25661 Felicia Ave	845	\$ 491.00	2	1	2/2/2024	\$ 415,000.00	4356	0.1	335-373-028
Menifee	29020 Glen Oaks Dr	1460	\$ 252.00	2	1.75	2/2/2024	\$ 368,500.00	6969	0.16	338-023-012
Menifee	31119 Larchwood St	1632	\$ 358.00	3	2	2/2/2024	\$ 585,000.00	7405	0.17	372-011-003
Menifee	29054 Light Sails Ct	2620	\$ 27.00	4	3	2/2/2024	\$ 72,000.00	6534	0.15	333-360-021
Menifee	25811 Plum Hollow Dr	1098	\$ 259.00	2	1.75	2/2/2024	\$ 285,000.00	7405	0.17	339-102-008
Menifee	25885 Roanoke Rd	1450	\$ 282.00	3	1.75	2/2/2024	\$ 410,000.00	7840	0.18	339-062-010
Menifee	31769 Rouge Ln	3130	\$ 210.00	4	2.5	2/2/2024	\$ 660,000.00	7840	0.18	372-492-003
Menifee	27680 Sandtrap Dr	1328	\$ 297.00	2	1.75	2/2/2024	\$ 395,000.00	7405	0.17	335-254-003
Menifee	29988 Sun Country Ln	1454	\$ 302.00	3	1.75	2/2/2024	\$ 440,000.00	10018	0.23	338-121-018
Menifee	26592 Braddock Rd	1523	\$ 315.00	3	1.75	2/5/2024	\$ 480,000.00	7405	0.17	338-241-003
Menifee	27199 Sawyer Rd	1398	\$ 392.00	2	2	2/5/2024	\$ 549,000.00	4791	0.11	360-062-015
Menifee	29310 Fenwick Cir	1901	\$ 330.00	3	2.5	2/6/2024	\$ 628,000.00	7405	0.17	364-320-006
Menifee	30276 Bristol Gate Ln	2125	\$ 284.00	4	2	2/7/2024	\$ 605,000.00	7405	0.17	364-360-045
Menifee	28446 Champions Dr	1466	\$ 320.00	3	1.75	2/7/2024	\$ 470,000.00	3920	0.09	340-110-044
Menifee	25815 Floyd Ave	2505	\$ 311.00	3	2.5	2/7/2024	\$ 780,000.00	44866	1.03	330-210-057
Menifee	27268 Hideout Ct	2592	\$ 254.00	4	2.5	2/7/2024	\$ 660,000.00	9931	0.23	333-870-055
Menifee	29263 Woodwind Ct	2091	\$ 281.00	2	2	2/7/2024	\$ 589,000.00	19166	0.44	340-380-043
Menifee	27809 Almont Way	2525	\$ 126.00	3	2.5	2/8/2024	\$ 320,000.00	8276	0.19	333-310-007
Menifee	24457 Crooked Trail Dr	2707	\$ 258.00	3	2	2/8/2024	\$ 700,000.00	7840	0.18	358-750-021
Menifee	27878 Moonridge Dr	1139	\$ 417.00	3	1.75	2/8/2024	\$ 475,000.00	3920	0.09	333-252-016
Menifee	26207 Potomac Dr	1417	\$ 317.00	2	1.75	2/8/2024	\$ 450,000.00	7405	0.17	338-201-008
Menifee	29342 Artillery Cir	2849	\$ 269.00	4	2.25	2/9/2024	\$ 767,000.00	10890	0.25	341-370-035
Menifee	26136 Pine Valley Rd	1319	\$ 265.00	2	1.75	2/9/2024	\$ 350,000.00	9147	0.21	337-021-023
Menifee	28640 Snead Dr	2011	\$ 203.00	3	1.75	2/9/2024	\$ 410,000.00	9583	0.22	337-374-009
Menifee	28985 Stone Ln	1711	\$ 260.00	3	2	2/9/2024	\$ 445,000.00	47916	1.1	329-090-066

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	30406 Village Terrace Dr	1606	\$ 334.00	3	2.25	2/9/2024	\$ 537,500.00	3602	0.08	360-880-038
Menifee	29492 Basie Cir	1550	\$ 288.00	2	1.75	2/13/2024	\$ 447,000.00	9583	0.22	336-351-027
Menifee	24959 Bridlewood Cir	2256	\$ 277.00	4	2.25	2/13/2024	\$ 627,000.00	6098	0.14	358-730-027
Menifee	28264 Chambers Dr	2033	\$ 287.00	4	1.75	2/13/2024	\$ 585,000.00	6969	0.16	333-830-018
Menifee	25891 Plum Hollow Dr	1298	\$ 277.00	2	1.75	2/13/2024	\$ 360,000.00	7405	0.17	339-102-001
Menifee	27356 Prominence Rd	1224	\$ 253.00	3	1.75	2/13/2024	\$ 310,000.00	4356	0.1	335-452-049
Menifee	29555 Squaw Valley Dr	1415	\$ 381.00	4	2	2/13/2024	\$ 540,000.00	7405	0.17	338-252-003
Menifee	26398 Velia Ct	2814	\$ 255.00	4	3.5	2/13/2024	\$ 719,000.00	13068	0.3	360-611-013
Menifee	24120 Manzanita Rd	968	\$ 681.00	2	1.75	2/14/2024	\$ 660,000.00	27007	0.62	361-044-010
Menifee	27444 Pinckney Way	1550	\$ 317.00	2	1.75	2/14/2024	\$ 492,000.00	6969	0.16	336-331-023
Menifee	25052 Ridgemoor Rd	2137	\$ 280.00	3	3	2/14/2024	\$ 600,000.00	9583	0.22	339-520-015
Menifee	30036 Typhoon Ct	2855	\$ 236.00	5	2.75	2/14/2024	\$ 675,000.00	5227	0.12	364-400-034
Menifee	24668 Administrative Cir	2220	\$ 297.00	4	3	2/15/2024	\$ 660,000.00	6843	0.16	341-312-020
Menifee	28664 Argo Dr	2390	\$ 238.00	4	2.5	2/15/2024	\$ 570,000.00	10890	0.25	339-482-025
Menifee	27736 Calle Talavera	1572	\$ 340.00	3	2	2/15/2024	\$ 535,000.00	7840	0.18	331-511-002
Menifee	26061 Falsterbor Dr	1098	\$ 364.00	2	1.75	2/15/2024	\$ 400,000.00	7405	0.17	337-104-019
Menifee	29358 Grande Vista Ave	2425	\$ 235.00	4	2.5	2/15/2024	\$ 570,000.00	5227	0.12	340-542-012
Menifee	29889 Giffhorn Ct	1300	\$ 230.00	3	1.75	2/16/2024	\$ 300,000.00	8276	0.19	339-253-003
Menifee	29984 Giffhorn Ct	1272	\$ 435.00	2	2	2/16/2024	\$ 554,000.00	14374	0.33	339-311-010
Menifee	28675 Sand Island Way	1595	\$ 94.00	4	2.5	2/16/2024	\$ 150,000.00	4356	0.1	364-131-020
Menifee	27833 Seneca Ct	3021	\$ 215.00	4	3.25	2/16/2024	\$ 650,000.00	7840	0.18	333-731-029
Menifee	30139 Stargazer Way	2707	\$ 45.00	3	2	2/16/2024	\$ 124,000.00	7840	0.18	358-740-018
Menifee	30458 Village Knoll Dr	1937	\$ 276.00	3	2.25	2/16/2024	\$ 535,000.00	3075	0.07	360-870-058
Menifee	30084 Calle Belcanto	2140	\$ 292.00	4	3	2/20/2024	\$ 625,000.00	6098	0.14	364-094-011
Menifee	27843 Paddleboat Ct	2728	\$ 238.00	5	3	2/20/2024	\$ 650,000.00	10454	0.24	333-700-058
Menifee	25108 Ridgemoor Rd	3547	\$ 239.00	5	3.75	2/20/2024	\$ 850,000.00	10454	0.24	339-520-019
Menifee	27146 Monk St	1393	\$ 301.00	3	1.75	2/21/2024	\$ 420,000.00	7405	0.17	335-313-014
Menifee	31578 Palomar Rd	2949	\$ 233.00	5	2.75	2/21/2024	\$ 690,000.00	7405	0.17	372-061-006
Menifee	32781 Secretariat Ct	2494	\$ 240.00	4	2.5	2/21/2024	\$ 600,000.00	10890	0.25	372-320-008
Menifee	28295 Spring Creek Way	2891	\$ 225.00	4	2.5	2/21/2024	\$ 653,000.00	7840	0.18	333-591-012

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Menifee	30400 Garbani Rd	2028	\$ 394.00	3	2.5	2/22/2024	\$ 800,000.00	195148	4.48	466-130-046
Menifee	24892 Paradise Meadows Dr	3144	\$ 311.00	5	3.5	2/22/2024	\$ 979,000.00	6969	0.16	358-690-014
Menifee	27054 Stark St	1328	\$ 239.00	2	1.75	2/22/2024	\$ 318,500.00	7405	0.17	335-304-017
Menifee	28750 Avenida Marbella	3389	\$ 215.00	4	2.75	2/23/2024	\$ 730,000.00	7840	0.18	364-111-020
Menifee	29747 Avida Dr	1460	\$ 386.00	4	2	2/23/2024	\$ 565,000.00	7405	0.17	339-284-002
Menifee	29968 Blowing Wind Ct	1895	\$ 361.00	3	2.75	2/23/2024	\$ 685,000.00	9940	0.23	341-411-023
Menifee	25730 Felicia Ave	823	\$ 318.00	2	1	2/23/2024	\$ 262,500.00	4356	0.1	335-372-022
Menifee	29061 Glen Oaks Dr	992	\$ 317.00	2	1	2/23/2024	\$ 315,000.00	9583	0.22	338-022-004
Menifee	29749 Kingston Ct	1867	\$ 305.00	3	2.75	2/23/2024	\$ 570,000.00	5662	0.13	340-123-028
Menifee	26822 Musial Cir	1715	\$ 285.00	3	2	2/23/2024	\$ 490,000.00	10454	0.24	331-432-009
Menifee	29863 Salmon St	3267	\$ 180.00	5	3	2/23/2024	\$ 590,000.00	6098	0.14	340-500-079
Menifee	26638 Verdant Cir	2210	\$ 280.00	2	1.75	2/23/2024	\$ 620,000.00	5662	0.13	360-830-052
Menifee	27950 Watson Rd	1820	\$ 328.00	3	1.75	2/23/2024	\$ 597,500.00	41817	0.96	329-050-050
Menifee	33307 Agate St	3192	\$ 223.00	4	2.5	2/26/2024	\$ 712,000.00	9147	0.21	388-281-029
Menifee	27902 Calle Talavera	1478	\$ 365.00	3	2	2/26/2024	\$ 540,000.00	7405	0.17	331-521-003
Menifee	26982 Back Bay Dr	2184	\$ 274.00	3	2.5	2/27/2024	\$ 600,000.00	6534	0.15	333-471-025
Menifee	26149 Bluebell St	1008	\$ 356.00	2	1.75	2/27/2024	\$ 359,000.00	3920	0.09	335-426-023
Menifee	24047 Dusty Trail Way	1895	\$ 310.00	3	2.75	2/27/2024	\$ 588,000.00	5022	0.12	341-420-006
Menifee	27437 Family Cir	1528	\$ 304.00	3	1.75	2/27/2024	\$ 465,000.00	7840	0.18	335-452-033
Menifee	31910 Livingston St	2966	\$ 229.00	4	2	2/27/2024	\$ 680,000.00	13939	0.32	360-720-004
Menifee	25689 Mesa Edge Ct	2032	\$ 275.00	4	2	2/27/2024	\$ 560,000.00	7405	0.17	335-491-010
Menifee	28116 Panorama Hills Dr	2091	\$ 289.00	2	2	2/27/2024	\$ 605,000.00	8712	0.2	340-380-035
Menifee	29387 Piazza Ct	2606	\$ 247.00	4	2.5	2/27/2024	\$ 645,000.00	6098	0.14	340-560-013
Menifee	29002 Shorecliff Cir	3770	\$ 214.00	5	2.75	2/27/2024	\$ 809,500.00	19602	0.45	333-541-016
Menifee	27854 Adams Ave	1409	\$ 347.00	4	2	2/28/2024	\$ 490,000.00	7405	0.17	329-181-020
Menifee	27415 Calabria Ct	1557	\$ 340.00	3	1.75	2/28/2024	\$ 530,000.00	4791	0.11	333-830-038
Menifee	24884 Coldwater Canyon Trl	2624	\$ 13.00	4	3.5	2/28/2024	\$ 36,500.00	6098	0.14	358-680-004
Menifee	27049 Geary St	1980	\$ 116.00	3	2	2/28/2024	\$ 230,000.00	10454	0.24	335-491-026
Menifee	30947 Lajoe St	2810	\$ 222.00	3	2.5	2/28/2024	\$ 624,000.00	6969	0.16	360-465-012
Menifee	30624 Oak Smt	2283	\$ 293.00	3	2	2/28/2024	\$ 669,000.00	7322	0.17	360-930-010



# Menifee

## Sales Comparables - February 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	29818 Arroyo Dr					2/29/2024	\$ 821,000.00	7840	0.18	341-390-006
Menifee	27381 Hacienda Dr	977	\$ 353.00	2	1.75	2/29/2024	\$ 345,000.00	3484	0.08	336-234-007
Menifee	29758 Laurel Ct	2192	\$ 289.00	3	1.75	2/29/2024	\$ 635,000.00	6542	0.15	340-650-032
Menifee	28266 Panorama Hills Dr	1734	\$ 328.00	2	2	2/29/2024	\$ 570,000.00	9583	0.22	340-380-047
Menifee	25094 Ridgemoor Rd	2663	\$ 272.00	3	2.5	2/29/2024	\$ 725,000.00	9147	0.21	339-520-018
Menifee	28566 River Glen Ct	1732	\$ 341.00	4	2.75	2/29/2024	\$ 592,000.00	3920	0.09	364-146-047
Menifee	31183 Tiverton Rd	2417	\$ 250.00	3	2	2/29/2024	\$ 605,000.00	6969	0.16	372-481-022
Menifee	29630 Two Harbor Ln	1920	\$ 296.00	3	2.5	2/29/2024	\$ 570,000.00	6969	0.16	333-561-001

<b>Total Sales:</b>	98
<b>Average Sales Price:</b>	\$534,984.69
<b>Average Square Feet:</b>	1988

Deemed reliable but not guaranteed

**Menifee**

Deemed reliable but not guaranteed