

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	27737 Bluebell Ct	1660	\$ 344.00	3	2.5	2/1/2024	\$ 572,000.00	2613	0.06	392-410-051
Murrieta	25072 Corte Largo	2002	\$ 302.00	4	3	2/1/2024	\$ 606,000.00	6098	0.14	948-261-017
Murrieta	23843 Spring Branch Ct	2318	\$ 211.00	4	2.5	2/1/2024	\$ 490,000.00	5662	0.13	949-072-020
Murrieta	38760 Vista Del Bosque	7830	\$ 421.00	8	5	2/1/2024	\$ 3,300,000.00	217800	5	929-120-002
Murrieta	24155 Five Tribes Trl	1646	\$ 341.00	3	2.5	2/2/2024	\$ 562,000.00	4791	0.11	947-102-020
Murrieta	24403 Silver Bullet Way	2650	\$ 274.00	5	3	2/2/2024	\$ 727,000.00	7405	0.17	906-313-002
Murrieta	40518 Via Tapadero	2068	\$ 264.00	3	2	2/2/2024	\$ 548,000.00	5227	0.12	947-520-043
Murrieta	40249 Jaylene St	2208	\$ 323.00	3	2.5	2/5/2024	\$ 715,000.00	6534	0.15	916-601-012
Murrieta	31440 Pear Blossom Cir	3468	\$ 160.00	5	4	2/5/2024	\$ 556,500.00	6098	0.14	964-290-010
Murrieta	28632 Triple C Ranch Rd	2806	\$ 238.00	4	3.25	2/5/2024	\$ 670,000.00	8712	0.2	384-354-008
Murrieta	28373 Bruning St	2297	\$ 278.00	4	2.5	2/6/2024	\$ 640,000.00	3920	0.09	392-360-067
Murrieta	40572 Corte Lucia	1502	\$ 319.00	2	2	2/6/2024	\$ 480,000.00	3920	0.09	947-271-018
Murrieta	30505 Ticonderoga Ct	2032	\$ 337.00	3	2.5	2/6/2024	\$ 685,000.00	8712	0.2	957-780-051
Murrieta	39644 Clos Du Val	2773	\$ 270.00	3	2.75	2/7/2024	\$ 750,000.00	7840	0.18	920-252-003
Murrieta	34380 Lapis Ct	3030	\$ 227.00	4	2.5	2/7/2024	\$ 690,000.00	5558	0.13	480-960-001
Murrieta	23824 Matador Way	2104	\$ 332.00	4	2.5	2/7/2024	\$ 699,000.00	7840	0.18	947-352-034
Murrieta	31472 River Rock Ct	3384	\$ 236.00	4	3	2/7/2024	\$ 800,000.00	6098	0.14	964-290-020
Murrieta	27217 White Alder Ct	3201	\$ 256.00	5	3	2/7/2024	\$ 820,000.00	6534	0.15	392-210-028
Murrieta	24522 New Haven Dr	1828	\$ 348.00	4	2.5	2/8/2024	\$ 637,500.00	6098	0.14	948-132-010
Murrieta	31836 Rosales Ave	1640	\$ 356.00	3	2	2/8/2024	\$ 585,000.00	5662	0.13	964-381-029
Murrieta	38080 Bella Rosa Dr	1940	\$ 324.00	3	2	2/9/2024	\$ 630,000.00	5227	0.12	964-534-007
Murrieta	23664 Corte Sabio	1764	\$ 328.00	3	2	2/9/2024	\$ 580,000.00	6534	0.15	947-610-055
Murrieta	39229 Corte Tesoro	2318	\$ 287.00	4	2.75	2/9/2024	\$ 667,500.00	11325	0.26	912-151-009
Murrieta	40151 Jonah Way	3233	\$ 214.00	4	3	2/9/2024	\$ 695,000.00	8276	0.19	916-582-013
Murrieta	30252 Savannah Oaks Dr	1311	\$ 480.00	3	2	2/9/2024	\$ 630,000.00	4791	0.11	957-381-006
Murrieta	34691 Sawtooth Ct	2528	\$ 75.00	4	2	2/9/2024	\$ 190,500.00	6969	0.16	480-741-021
Murrieta	23613 Spindle Way	2162	\$ 319.00	4	2.5	2/9/2024	\$ 690,000.00	8276	0.19	947-293-009
Murrieta	39660 Wild Flower Dr	1212	\$ 415.00	3	2	2/9/2024	\$ 503,500.00	6098	0.14	912-363-002
Murrieta	29360 Ariel St	3273	\$ 207.00	5	2.75	2/13/2024	\$ 680,000.00	6098	0.14	900-410-002
Murrieta	28565 Bauvardia Way	2878	\$ 250.00	4	2.75	2/13/2024	\$ 720,000.00	6969	0.16	384-310-012

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Murrieta	25309 Corte Sombrero	2222	\$ 290.00	4	3	2/13/2024	\$ 645,000.00	6969	0.16	948-282-018
Murrieta	38089 Florcita St	1640	\$ 350.00	3	2	2/13/2024	\$ 575,000.00	5662	0.13	964-390-006
Murrieta	40283 Hannah Way	3242	\$ 215.00	4	3	2/13/2024	\$ 697,500.00	6969	0.16	916-602-004
Murrieta	22972 Joaquin Ridge Dr	1682	\$ 356.00	3	2	2/13/2024	\$ 600,000.00	5227	0.12	904-381-006
Murrieta	36248 Provence Dr	1561	\$ 416.00	4	3	2/13/2024	\$ 650,000.00	6534	0.15	947-152-014
Murrieta	39257 Salinas Dr	2584	\$ 297.00	4	2.75	2/13/2024	\$ 770,000.00	5227	0.12	957-053-001
Murrieta	29232 Woodfall Dr	2648	\$ 258.00	4	2.5	2/13/2024	\$ 685,000.00	6969	0.16	908-370-005
Murrieta	29223 Broken Arrow Way	3675	\$ 38.00	4	2.5	2/14/2024	\$ 140,500.00	6969	0.16	908-022-006
Murrieta	35857 Gatineau St	1678	\$ 321.00	3	2.5	2/14/2024	\$ 539,000.00	3049	0.07	392-370-030
Murrieta	40885 Mountain Pride Dr	2105	\$ 190.00	3	2.5	2/14/2024	\$ 400,000.00	6534	0.15	949-072-003
Murrieta	42339 Mountain View Ct	2784	\$ 296.00	3	2.5	2/14/2024	\$ 825,000.00	10018	0.23	906-562-015
Murrieta	33723 Shamrock Ln	2784	\$ 261.00	4	3	2/14/2024	\$ 729,000.00	8276	0.19	388-230-007
Murrieta	23222 Single Oak Way	3717	\$ 260.00	6	3.75	2/14/2024	\$ 970,000.00	15681	0.36	904-780-009
Murrieta	28440 Ware St	2343	\$ 264.00	4	2.5	2/14/2024	\$ 620,000.00	4356	0.1	392-360-008
Murrieta	39836 Castile Ave	1923	\$ 371.00	4	3	2/15/2024	\$ 715,000.00	7840	0.18	947-223-007
Murrieta	39521 Chappellet Cir	2289	\$ 287.00	3	2	2/15/2024	\$ 659,000.00	6969	0.16	920-270-029
Murrieta	42503 Morning Dew Ct	3472	\$ 411.00	4	3.5	2/15/2024	\$ 1,430,000.00	89298	2.05	909-230-045
Murrieta	39864 Snow Gum Ln	1364	\$ 425.00	3	2	2/15/2024	\$ 580,000.00	6969	0.16	948-102-011
Murrieta	26312 Sweet Gum Ct	3271	\$ 230.00	6	3	2/15/2024	\$ 755,000.00	7405	0.17	916-122-052
Murrieta	37393 Valley Spring Way	3051	\$ 237.00	5	2.5	2/15/2024	\$ 725,000.00	7840	0.18	963-420-012
Murrieta	26301 Collier Union Dr	1740	\$ 361.00	4	1.75	2/16/2024	\$ 629,000.00	7405	0.17	913-400-030
Murrieta	30361 Mayacamas Dr	2262	\$ 298.00	3	2	2/16/2024	\$ 675,000.00	11761	0.27	920-261-017
Murrieta	37838 Oxford Dr	3441	\$ 242.00	5	2.5	2/16/2024	\$ 835,000.00	9583	0.22	904-582-012
Murrieta	27098 Red Maple St	3948	\$ 220.00	5	2.75	2/16/2024	\$ 870,000.00	6098	0.14	392-160-093
Murrieta	40760 Robards Way	2778	\$ 238.00	5	2.75	2/16/2024	\$ 662,000.00	6534	0.15	949-612-035
Murrieta	23640 Saint Raphael Dr	3380	\$ 207.00	5	2.75	2/16/2024	\$ 700,000.00	5662	0.13	947-762-005
Murrieta	23769 Via Segovia	3697	\$ 292.00	5	3.5	2/16/2024	\$ 1,080,000.00	56192	1.29	947-441-014
Murrieta	39487 Crystal Lake Ct	1858	\$ 336.00	3	2.5	2/20/2024	\$ 625,000.00	6969	0.16	948-481-009
Murrieta	29045 Hydrangea St	3113	\$ 220.00	4	2.5	2/20/2024	\$ 685,000.00	6098	0.14	388-350-025
Murrieta	35519 Iceplant Ln	3806	\$ 260.00	5	3.75	2/20/2024	\$ 990,000.00	11761	0.27	392-050-013

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Murrieta	24047 Orleans Ln	2415	\$ 279.00	4	2	2/20/2024	\$ 675,000.00	7405	0.17	949-261-010
Murrieta	30161 Powderhorn Ln	2628	\$ 254.00	4	2	2/20/2024	\$ 669,000.00	7405	0.17	480-700-025
Murrieta	40652 Geyser St	1367	\$ 402.00	3	2	2/21/2024	\$ 550,000.00	8712	0.2	949-453-005
Murrieta	40101 Sierra De Ronda	2855	\$ 437.00	4	2.5	2/21/2024	\$ 1,250,000.00	250470	5.75	930-090-001
Murrieta	27653 Verbena Ct	1727	\$ 318.00	3	2.5	2/21/2024	\$ 550,000.00	3049	0.07	392-410-029
Murrieta	40016 Daphne Dr	1722	\$ 313.00	4	2	2/22/2024	\$ 540,000.00	5227	0.12	912-241-011
Murrieta	25426 Edna Rd	4622	\$ 465.00	6	3	2/22/2024	\$ 2,150,000.00	204731	4.7	909-260-012
Murrieta	23653 Fieldcrest Ln	2138	\$ 299.00	3	2.5	2/22/2024	\$ 640,000.00	8712	0.2	906-551-031
Murrieta	30828 Moonflower Ln	2098	\$ 297.00	4	2.25	2/22/2024	\$ 625,000.00	8276	0.19	480-561-012
Murrieta	39780 Notting Hill Rd	2287	\$ 282.00	3	2.5	2/22/2024	\$ 645,000.00	7840	0.18	912-323-008
Murrieta	40129 Corte Peralta	1190	\$ 422.00	2	1.75	2/23/2024	\$ 502,954.00	8276	0.19	947-360-023
Murrieta	26765 Silver Oaks Dr	1168	\$ 505.00	3	1.75	2/23/2024	\$ 590,000.00	5662	0.13	913-262-020
Murrieta	39855 Tanager Trl	1732	\$ 366.00	3	2.5	2/23/2024	\$ 635,000.00	4356	0.1	947-561-020
Murrieta	34782 Windrow Rd	2722	\$ 187.00	4	3	2/23/2024	\$ 511,000.00	5662	0.13	480-913-019
Murrieta	30316 Vercors St	2945	\$ 232.00	5	3	2/26/2024	\$ 685,000.00	7840	0.18	480-130-018
Murrieta	23371 Blue Gardenia Ln	3102	\$ 227.00	4	2.75	2/27/2024	\$ 705,000.00	14810	0.34	906-490-023
Murrieta	30305 Powderhorn Ln	4507	\$ 197.00	5	4.5	2/27/2024	\$ 890,000.00	8712	0.2	480-693-006
Murrieta	40421 Via Amapola	1437	\$ 358.00	2	2	2/27/2024	\$ 515,000.00	4791	0.11	947-250-033
Murrieta	30870 Midnight Moon Ln	2319	\$ 297.00	4	3	2/28/2024	\$ 690,000.00	6534	0.15	480-910-004
Murrieta	30102 Powderhorn Ln	4069	\$ 201.00	4	3.5	2/28/2024	\$ 820,000.00	9583	0.22	480-700-015
Murrieta	27371 Pumpkin St	3201	\$ 281.00	5	3	2/28/2024	\$ 900,000.00	9583	0.22	392-200-004
Murrieta	40442 Via Siena	1614	\$ 309.00	3	2	2/28/2024	\$ 500,000.00	4791	0.11	947-262-041
Murrieta	23770 Aspen Dr	1647	\$ 370.00	3	2	2/29/2024	\$ 610,000.00	6534	0.15	904-603-044
Murrieta	30615 Bending Branch Ln	1959	\$ 339.00	3	2	2/29/2024	\$ 665,000.00	6534	0.15	472-240-001
Murrieta	24203 Blackberry St	2065	\$ 322.00	4	2.75	2/29/2024	\$ 665,000.00	5227	0.12	949-710-012
Murrieta	39630 Bordeaux Pl	3171	\$ 267.00	4	3	2/29/2024	\$ 848,000.00	9583	0.22	947-690-006
Murrieta	24425 Camino Vasco	1353	\$ 198.00	3	2	2/29/2024	\$ 269,000.00	6098	0.14	948-384-016
Murrieta	39542 Chappellet Cir	1973	\$ 324.00	3	2	2/29/2024	\$ 640,000.00	6098	0.14	920-270-023
Murrieta	38482 Clearbrook Dr	2648	\$ 256.00	4	2.5	2/29/2024	\$ 680,000.00	7405	0.17	908-371-010
Murrieta	30411 Laruns St	2945	\$ 247.00	5	3	2/29/2024	\$ 730,000.00	7405	0.17	480-130-030



Murrieta

Sales Comparables - February 2024

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Murrieta	23459 Mount Lassen Way	2562	\$ 273.00	3	2.5	2/29/2024	\$ 699,500.00	10018	0.23	906-432-011
Murrieta	24325 Red Spruce Ave	2065	\$ 322.00	4	2.75	2/29/2024	\$ 665,000.00	4356	0.1	949-720-031
Murrieta	34885 Star Jasmine Pl	3929	\$ 218.00	6	4.25	2/29/2024	\$ 860,000.00	7405	0.17	384-360-007
Murrieta	24165 Via Prima Vera	1614	\$ 306.00	3	2	2/29/2024	\$ 495,000.00	4791	0.11	947-272-033

Total Sales:	94
Average Sales Price:	\$713,244.19
Average Square Feet:	2520