

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	29829 Arroyo Dr					3/1/2024	\$ 819,500.00	13939	0.32	341-381-009
Menifee	30565 Lake Pointe Dr	1275	\$ 403.00	3	1.75	3/1/2024	\$ 515,000.00	5227	0.12	364-063-012
Menifee	29092 Oakdale Rd	1516	\$ 336.00	3	1.75	3/1/2024	\$ 510,000.00	6969	0.16	339-332-019
Menifee	26953 Potomac Dr	1338	\$ 336.00	2	1.75	3/1/2024	\$ 450,000.00	6534	0.15	338-131-003
Menifee	25841 Whitman Rd	1146	\$ 328.00	2	1.75	3/1/2024	\$ 377,000.00	7405	0.17	339-052-006
Menifee	29438 Grande Vista Ave	1846	\$ 303.00	3	2.5	3/4/2024	\$ 560,000.00	4356	0.1	340-542-018
Menifee	28276 Long Meadow Dr	2091	\$ 291.00	2	2	3/4/2024	\$ 609,000.00	6534	0.15	340-292-001
Menifee	26937 Oakmont Dr	1220	\$ 287.00	2	1.75	3/4/2024	\$ 350,172.00	5662	0.13	337-333-008
Menifee	24327 Trailblazer Ln	3486	\$ 228.00	5	3.5	3/4/2024	\$ 795,000.00	13939	0.32	358-562-001
Menifee	28576 Bradley Rd	992	\$ 413.00	2	1	3/5/2024	\$ 410,000.00	6969	0.16	336-061-003
Menifee	26639 Chambers Ave	1538	\$ 270.00	2	1.75	3/5/2024	\$ 416,000.00	7840	0.18	335-231-015
Menifee	30560 Gardner Ln	1408	\$ 401.00	2	1.75	3/5/2024	\$ 565,000.00	5227	0.12	466-410-004
Menifee	28823 Snead Dr	992	\$ 332.00	2	1	3/5/2024	\$ 330,000.00	7840	0.18	337-385-006
Menifee	29968 Alisal Ct	2266	\$ 286.00	4	2.75	3/6/2024	\$ 650,000.00	5662	0.13	341-250-018
Menifee	28790 Del Monte Dr	1308	\$ 249.00	3	1.75	3/6/2024	\$ 326,308.00	7405	0.17	337-202-029
Menifee	25578 Mesa Edge Ct	1708	\$ 299.00	3	2	3/6/2024	\$ 512,000.00	7405	0.17	335-490-004
Menifee	25974 Prospector Ct	2968	\$ 279.00	4	2.75	3/6/2024	\$ 830,000.00	6969	0.16	358-522-028
Menifee	24949 Springbrook Way	1717	\$ 331.00	3	2	3/6/2024	\$ 570,000.00	9147	0.21	341-240-021
Menifee	30165 Bristol Gate Ln	2090	\$ 289.00	3	2	3/7/2024	\$ 605,000.00	5662	0.13	364-370-005
Menifee	29800 Buena Tierra	1423	\$ 362.00	3	2	3/7/2024	\$ 516,000.00	7840	0.18	336-201-021
Menifee	30174 Paloma Ridge Ln	1576	\$ 334.00	3	1.75	3/7/2024	\$ 527,000.00	6969	0.16	461-490-031
Menifee	28797 Snead Dr	1308	\$ 317.00	3	1.75	3/7/2024	\$ 415,000.00	6969	0.16	337-385-003
Menifee	28670 Vela Dr	2654	\$ 226.00	6	2.75	3/7/2024	\$ 600,000.00	10454	0.24	339-481-005
Menifee	29360 Alamitos Dr	2907	\$ 220.00	5	2.75	3/8/2024	\$ 640,000.00	5540	0.13	333-810-045
Menifee	28904 Cypress Point Dr	1273	\$ 196.00	2	1.75	3/8/2024	\$ 250,000.00	4791	0.11	340-120-014
Menifee	26925 Pinehurst Rd	1404	\$ 218.00	2	1.75	3/8/2024	\$ 307,000.00	7405	0.17	338-061-009
Menifee	28472 Ripple Brook Ln	3134	\$ 223.00	4	2.5	3/8/2024	\$ 700,000.00	9583	0.22	333-531-003
Menifee	29708 Shire Horse Way	2103	\$ 290.00	3	2	3/8/2024	\$ 610,000.00	7405	0.17	372-582-010
Menifee	27528 Via Real	1422	\$ 368.00	4	1.75	3/8/2024	\$ 524,000.00	5227	0.12	333-282-026
Menifee	29454 Westward Cir	3386	\$ 239.00	5	2.75	3/8/2024	\$ 810,000.00	8712	0.2	341-350-030

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	30157 Calle Belcanto	1643	\$ 362.00	3	2.5	3/11/2024	\$ 595,000.00	6098	0.14	364-101-010
Menifee	28450 Murrieta Rd	1098	\$ 318.00	2	1.75	3/11/2024	\$ 350,000.00	7405	0.17	337-104-006
Menifee	27958 Rain Dance Dr	1139	\$ 403.00	3	1.75	3/11/2024	\$ 460,000.00	3920	0.09	333-263-031
Menifee	29611 Camino Cristal	2085	\$ 275.00	5	3.5	3/12/2024	\$ 575,000.00	5227	0.12	340-403-023
Menifee	28690 N Port Ln	1732	\$ 314.00	4	2.75	3/12/2024	\$ 545,000.00	4356	0.1	364-142-012
Menifee	27125 Presley St	1328	\$ 237.00	2	1.75	3/12/2024	\$ 315,000.00	10454	0.24	335-301-001
Menifee	26607 Calle Celia	1572	\$ 349.00	3	2	3/13/2024	\$ 549,000.00	10018	0.23	331-534-012
Menifee	28731 Carmel Rd	1618	\$ 247.00	3	1.75	3/13/2024	\$ 400,000.00	7405	0.17	337-222-013
Menifee	29031 Crosby Dr	992	\$ 273.00	2	1	3/13/2024	\$ 271,000.00	6969	0.16	338-041-002
Menifee	30640 Lone Pine Dr	2473	\$ 268.00	3	2.5	3/13/2024	\$ 665,000.00	7840	0.18	358-691-004
Menifee	25775 Mclaughlin Rd	2237	\$ 333.00	4	3	3/13/2024	\$ 745,000.00	44866	1.03	330-250-036
Menifee	28209 Palm Villa Dr	1206	\$ 354.00	3	1.75	3/13/2024	\$ 427,000.00	3920	0.09	340-073-038
Menifee	26378 Ridgemoor Rd	1308	\$ 359.00	3	1.75	3/13/2024	\$ 470,000.00	7840	0.18	337-211-005
Menifee	29854 Arroyo Dr					3/14/2024	\$ 709,500.00	8276	0.19	341-390-003
Menifee	27309 Capilano Dr	992	\$ 368.00	2	1	3/14/2024	\$ 366,000.00	6098	0.14	336-074-009
Menifee	31031 Larchwood St	2100	\$ 277.00	4	3	3/14/2024	\$ 582,000.00	8276	0.19	372-011-014
Menifee	29772 Park City Ave	1546	\$ 353.00	3	2.5	3/14/2024	\$ 546,000.00	6969	0.16	339-231-021
Menifee	29491 Piping Rock Rd	1208	\$ 428.00	2	1.75	3/14/2024	\$ 518,000.00	7405	0.17	336-352-003
Menifee	26531 Potomac Dr	1523	\$ 321.00	3	1.75	3/14/2024	\$ 490,000.00	7840	0.18	338-243-016
Menifee	29677 Avenida De Real	1293	\$ 378.00	3	2	3/15/2024	\$ 490,000.00	7405	0.17	336-262-015
Menifee	26668 China Dr	1773	\$ 8.00	2	2.25	3/15/2024	\$ 15,129.00	3920	0.09	331-400-023
Menifee	29766 Laurel Ct	2460	\$ 284.00	3	2.25	3/15/2024	\$ 700,000.00	6786	0.16	340-650-033
Menifee	26923 Via Valdez	1251	\$ 303.00	2	1.75	3/15/2024	\$ 380,000.00	4356	0.1	330-291-018
Menifee	29837 Western Front Dr	1895	\$ 313.00	3	2.75	3/15/2024	\$ 595,000.00	5662	0.13	341-321-011
Menifee	29902 Bankside Dr	2844	\$ 234.00	4	2.75	3/18/2024	\$ 667,500.00	7840	0.18	333-591-006
Menifee	29527 Carmel Rd	1404	\$ 252.00	2	1.75	3/18/2024	\$ 355,000.00	6534	0.15	338-063-025
Menifee	30161 Crestview Ct	1730	\$ 306.00	3	2	3/18/2024	\$ 530,000.00	6534	0.15	459-320-051
Menifee	29154 Desert Hills Rd	1308	\$ 305.00	3	1.75	3/18/2024	\$ 400,000.00	6969	0.16	338-052-002
Menifee	27325 El Rancho Dr	992	\$ 269.00	2	1	3/18/2024	\$ 267,000.00	6969	0.16	336-130-002
Menifee	24843 Sunset Vista Ave	1717	\$ 308.00	3	2	3/18/2024	\$ 530,000.00	7405	0.17	341-231-006

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	27130 Blue Hill Dr	1750	\$ 191.00	2	2.5	3/19/2024	\$ 335,000.00	21344	0.49	336-101-012
Menifee	27403 Cabrillo Dr	1241	\$ 405.00	3	1.75	3/19/2024	\$ 503,500.00	7405	0.17	336-240-008
Menifee	27176 Celtic Cir	1974	\$ 291.00	3	2.5	3/19/2024	\$ 575,000.00	6969	0.16	331-461-033
Menifee	26164 Leos Trl	1646	\$ 322.00	2	2	3/19/2024	\$ 530,500.00	5662	0.13	335-520-004
Menifee	28326 Lookout Point Ln	2563	\$ 241.00	3	2.5	3/19/2024	\$ 620,000.00	11761	0.27	333-401-022
Menifee	28472 E Worcester Rd	1460	\$ 278.00	2	1.75	3/19/2024	\$ 407,000.00	7840	0.18	337-101-013
Menifee	31013 Bay Horse Way	2103	\$ 294.00	3	2	3/20/2024	\$ 620,000.00	9147	0.21	372-571-017
Menifee	26527 Calle Emiliano	1007	\$ 316.00	2	1.75	3/20/2024	\$ 319,000.00	4791	0.11	330-280-028
Menifee	28541 Corvus Way	2410	\$ 259.00	4	2.5	3/20/2024	\$ 625,000.00	10454	0.24	339-275-002
Menifee	25543 Farmington Rd	1907	\$ 416.00	3	1.75	3/20/2024	\$ 795,000.00	246114	5.65	358-100-052
Menifee	28177 Orangegrove Ave	1335	\$ 312.00	3	1.75	3/20/2024	\$ 417,000.00	6534	0.15	340-072-023
Menifee	29871 Pebble Beach Dr	1370	\$ 306.00	2	2	3/20/2024	\$ 420,000.00	6969	0.16	336-126-002
Menifee	28365 Stillwater Dr	1502	\$ 360.00	3	1.75	3/20/2024	\$ 542,000.00	4791	0.11	364-052-007
Menifee	29391 Studio Dr	2849	\$ 263.00	4	2.25	3/20/2024	\$ 750,000.00	8276	0.19	341-350-008
Menifee	29446 Woodbine Ln	2444	\$ 255.00	3	2.5	3/20/2024	\$ 625,000.00	9147	0.21	388-101-002
Menifee	27332 El Puente St	1077	\$ 389.00	2	2	3/21/2024	\$ 420,000.00	3484	0.08	336-271-041
Menifee	26211 Lancaster Dr	921	\$ 325.00	2	1	3/21/2024	\$ 300,000.00	10018	0.23	335-132-017
Menifee	26924 Merced St	1599	\$ 324.00	3	2	3/21/2024	\$ 519,000.00	5227	0.12	360-412-020
Menifee	29717 Northshore St	1814	\$ 314.00	2	2	3/21/2024	\$ 570,000.00	5662	0.13	340-490-041
Menifee	29193 Oak Creek Rd	2303	\$ 269.00	4	3	3/21/2024	\$ 620,000.00	10018	0.23	340-442-008
Menifee	28176 Panorama Hills Dr	1868	\$ 291.00	2	2	3/21/2024	\$ 545,000.00	8276	0.19	340-380-039
Menifee	27610 Wendy St	2208	\$ 264.00	4	2.5	3/21/2024	\$ 585,000.00	4791	0.11	333-822-001
Menifee	29570 Chelton Way	2090	\$ 299.00	3	2	3/22/2024	\$ 625,000.00	6534	0.15	364-370-036
Menifee	31456 Corderro Ln	2376	\$ 268.00	3	2	3/22/2024	\$ 638,000.00	9583	0.22	372-411-005
Menifee	30650 Lake Pointe Dr	1655	\$ 338.00	3	2.25	3/22/2024	\$ 560,000.00	7840	0.18	364-064-024
Menifee	30191 Meadow Oaks St	1576	\$ 322.00	3	1.75	3/22/2024	\$ 507,500.00	8276	0.19	461-490-013
Menifee	26896 Oakmont Dr	1192	\$ 335.00	2	1.75	3/22/2024	\$ 400,000.00	6969	0.16	337-332-027
Menifee	26612 Rim Creek Path	1813	\$ 303.00	2	2	3/22/2024	\$ 550,000.00	6534	0.15	360-640-004
Menifee	29634 Valance Ct	2831	\$ 273.00	5	2.75	3/22/2024	\$ 775,000.00	10890	0.25	341-262-039
Menifee	28645 Ashington Ct	2516	\$ 264.00	4	2.5	3/25/2024	\$ 665,000.00	10890	0.25	336-491-004

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	27897 Golden Hill Ct	2070	\$ 265.00	4	3	3/25/2024	\$ 550,000.00	7840	0.18	336-370-027
Menifee	28012 Lemonwood Dr	1299	\$ 307.00	3	1.75	3/25/2024	\$ 400,000.00	3920	0.09	340-064-017
Menifee	30225 Pebble Beach Dr	1785	\$ 266.00	3	2	3/25/2024	\$ 475,000.00	7405	0.17	336-156-005
Menifee	30211 Ramsay Dr	2257	\$ 280.00	5	2.75	3/25/2024	\$ 634,000.00	4791	0.11	360-980-012
Menifee	28438 Stoney Point Cv	2314	\$ 265.00	4	2.5	3/25/2024	\$ 615,000.00	7840	0.18	333-570-029
Menifee	24355 Trailblazer Ln	3114	\$ 272.00	4	2.5	3/25/2024	\$ 850,000.00	13068	0.3	358-562-003
Menifee	28885 Via Marsala	1449	\$ 379.00	3	2	3/25/2024	\$ 550,000.00	6534	0.15	340-081-023
Menifee	29913 Westlink Dr	1426	\$ 378.00	3	1.75	3/25/2024	\$ 540,000.00	3920	0.09	340-110-011
Menifee	30302 Blue Cedar Dr	2855	\$ 217.00	4	3	3/26/2024	\$ 620,000.00	6534	0.15	360-620-005
Menifee	29962 Western Front Dr	1895	\$ 332.00	3	2.75	3/26/2024	\$ 630,000.00	5588	0.13	341-320-003
Menifee	27989 Whittington Rd	2516	\$ 288.00	4	2.5	3/26/2024	\$ 725,000.00	12632	0.29	336-511-002
Menifee	29533 Ashton Ct	2090	\$ 318.00	3	2	3/27/2024	\$ 665,000.00	7840	0.18	364-380-057
Menifee	28214 Chula Vista Dr	998	\$ 350.00	2	1.75	3/27/2024	\$ 350,000.00	3484	0.08	336-213-005
Menifee	31094 Larchwood St	1632	\$ 359.00	3	2	3/27/2024	\$ 586,000.00	7405	0.17	372-012-007
Menifee	29246 Roselite Cir	2367	\$ 266.00	3	2	3/27/2024	\$ 630,000.00	7840	0.18	388-363-037
Menifee	30078 Sierra Ridge Way	2474	\$ 245.00	4	2	3/27/2024	\$ 607,000.00	6969	0.16	461-490-054
Menifee	30691 View Ridge Ln	2816	\$ 237.00	5	3	3/27/2024	\$ 670,000.00	10454	0.24	364-300-070
Menifee	29794 Arroyo Dr					3/28/2024	\$ 794,000.00	7840	0.18	341-390-008
Menifee	29817 Arroyo Dr					3/28/2024	\$ 710,000.00	11761	0.27	341-381-010
Menifee	33140 Chaney Rd	2425	\$ 432.00	4	1.75	3/28/2024	\$ 1,050,000.00	109335	2.51	384-090-004
Menifee	28335 Evening Star Dr	1806	\$ 315.00	2	1.75	3/28/2024	\$ 570,000.00	8712	0.2	336-460-013
Menifee	31280 Hawthorne St	1188	\$ 454.00	2	1	3/28/2024	\$ 540,000.00	40510	0.93	358-190-002
Menifee	28924 Portsmouth Dr	1786	\$ 251.00	3	1.75	3/28/2024	\$ 450,000.00	7840	0.18	339-152-005
Menifee	25935 Camino Juarez	961	\$ 359.00	2	1	3/29/2024	\$ 345,000.00	4791	0.11	330-280-033
Menifee	28435 Carmine Cir	2069	\$ 288.00	4	2	3/29/2024	\$ 596,000.00	7405	0.17	372-511-006
Menifee	29897 Cool Meadow Dr	1961	\$ 316.00	4	2	3/29/2024	\$ 620,000.00	7405	0.17	339-402-006
Menifee	28897 Evening Passage Dr	3472	\$ 221.00	5	3.5	3/29/2024	\$ 770,000.00	7840	0.18	372-352-002
Menifee	28376 Evening Star Dr	2079	\$ 278.00	4	2	3/29/2024	\$ 580,000.00	10454	0.24	336-461-002
Menifee	32828 Fleets Rd	3152	\$ 245.00	5	2.75	3/29/2024	\$ 774,000.00	8942	0.21	372-611-002
Menifee	32840 Fleets Rd	2529	\$ 292.00	4	2.75	3/29/2024	\$ 739,000.00	8729	0.2	372-611-003



# Menifee

Sales Comparables - March 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	26480 Fordham Dr	1206	\$ 305.00	2	1.75	3/29/2024	\$ 369,000.00	8712	0.2	337-163-007
Menifee	26190 Moonbeam Cir	1715	\$ 253.00	3	1.75	3/29/2024	\$ 435,000.00	9147	0.21	338-192-007
Menifee	30191 Napa St	2000	\$ 277.00	4	2.5	3/29/2024	\$ 555,000.00	6098	0.14	360-412-013
Menifee	29057 Pebble Beach Dr	1674	\$ 250.00	3	1.75	3/29/2024	\$ 420,000.00	8276	0.19	338-031-005
Menifee	28670 Snead Dr	1460	\$ 304.00	2	1.75	3/29/2024	\$ 445,000.00	7840	0.18	337-374-007
Menifee	28700 Snead Dr	1618	\$ 265.00	3	1.75	3/29/2024	\$ 430,000.00	7840	0.18	337-374-005
Menifee	29352 Summerset Dr	1408	\$ 333.00	3	1.75	3/29/2024	\$ 470,000.00	8276	0.19	338-242-027
Menifee	29272 Sweetbrier Ct	2825	\$ 240.00	5	3	3/29/2024	\$ 680,000.00	12632	0.29	333-640-016
Menifee	27854 Watermark Dr	2854	\$ 227.00	4	3	3/29/2024	\$ 650,000.00	8712	0.2	333-351-010

<b>Total Sales:</b>	129
<b>Average Sales Price:</b>	\$543,097.74
<b>Average Square Feet:</b>	1847