

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	26164 Mccall Blvd	1698	\$ 170.00	2	1.75	5/22/2026	\$ 290,000.00	7405	0.17	335-132-052
Menifee	29623 Camino Cristal	2337	\$ 248.00	5	2.5	5/21/2026	\$ 580,000.00	4356	0.1	340-403-025
Menifee	30205 Big Country Dr	3126	\$ 236.00	5	3.75	5/6/2026	\$ 740,000.00	6098	0.14	358-760-023
Menifee	27609 Grosse Point Dr	998	\$ 385.00	2	1.75	5/29/2026	\$ 385,000.00	6969	0.16	335-252-006
Menifee	32943 Edinborough Way	4094	\$ 199.00	6	4.5	5/22/2026	\$ 815,000.00	7840	0.18	466-392-002
Menifee	32910 Linecroft Ct	1902	\$ 320.00	4	1.75	5/7/2026	\$ 609,000.00	6281	0.14	372-620-051
Menifee	28084 Chambers Dr	2033	\$ 292.00	4	1.75	5/15/2026	\$ 595,000.00	5662	0.13	333-830-003
Menifee	28677 Tupelo Rd	3453	\$ 195.00	5	2.75	5/26/2026	\$ 675,000.00	7840	0.18	372-221-004
Menifee	27190 Pinehurst Rd	1460	\$ 224.00	2	1.75	5/5/2026	\$ 327,500.00	6534	0.15	336-112-028
Menifee	27308 Rio Vista Dr	1323	\$ 427.00	3	2	5/27/2026	\$ 565,000.00	7405	0.17	336-290-011
Menifee	28451 Murrieta Rd	1021	\$ 347.00	2	1	5/20/2026	\$ 355,000.00	6534	0.15	339-103-006
Menifee	30702 Golden Pond Pl	2096	\$ 302.00	4	2	5/29/2026	\$ 635,000.00	7840	0.18	360-432-007
Menifee	28907 Baywater Dr	1649	\$ 318.00	2	2	5/29/2026	\$ 525,000.00	5662	0.13	340-190-077
Menifee	29399 Castaway Ct	2325	\$ 262.00	3	2.5	5/18/2026	\$ 610,000.00	8276	0.19	333-393-003
Menifee	29454 Winding Brook Dr	2382	\$ 230.00	2	2.5	5/8/2026	\$ 550,000.00	6098	0.14	340-240-072
Menifee	28481 Vela Dr	2175	\$ 326.00	3	2.5	5/8/2026	\$ 710,000.00	21344	0.49	339-500-012
Menifee	25845 Lazy Cloud Way	2205	\$ 294.00	4	2	5/11/2026	\$ 649,000.00	13503	0.31	335-500-027
Menifee	32380 Parker St	2653	\$ 231.00	4	3.5	5/26/2026	\$ 615,000.00	6098	0.14	466-432-008
Menifee	30252 Bristol Gate Ln	1766	\$ 325.00	4	2	5/22/2026	\$ 575,000.00	6534	0.15	364-360-043
Menifee	27727 Eagles Crest Dr	1813	\$ 311.00	4	2	5/28/2026	\$ 565,000.00	8712	0.2	336-401-006
Menifee	30082 Stargazer Way	2707	\$ 258.00	3	2	5/1/2026	\$ 700,000.00	8276	0.19	358-750-058
Menifee	29981 Western Front Dr	1895	\$ 358.00	3	2.75	5/15/2026	\$ 680,000.00	6969	0.16	341-321-001
Menifee	27811 Hillpointe Dr	1207	\$ 426.00	3	1.75	5/7/2026	\$ 515,000.00	4791	0.11	333-241-016
Menifee	29387 Rockview Ct	3741	\$ 241.00	5	3.5	5/4/2026	\$ 905,000.00	11325	0.26	341-370-015
Menifee	29525 Caravel Dr	2980	\$ 246.00	4	3.5	5/5/2026	\$ 735,000.00	7405	0.17	333-750-003
Menifee	33362 Pitman Ln	2469	\$ 283.00	4	2.5	5/26/2026	\$ 700,000.00	7840	0.18	388-280-011
Menifee	28066 Dawns Pass Dr	1951	\$ 287.00	3	2	5/29/2026	\$ 560,000.00	6534	0.15	333-381-020
Menifee	30142 Lamplighter Ln	2204	\$ 328.00	4	2.5	5/7/2026	\$ 725,000.00	6534	0.15	364-280-026
Menifee	29835 Camino Cristal	1329	\$ 410.00	3	2	5/26/2026	\$ 545,000.00	5662	0.13	340-090-019
Menifee	28982 Baywater Dr	2085	\$ 258.00	2	2.5	5/29/2026	\$ 539,000.00	9583	0.22	340-190-090



# Menifee

## Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	29855 Corte Cruzada	1777	\$ 323.00	4	2.75	5/15/2026	\$ 575,000.00	4791	0.11	340-082-014
Menifee	24320 Insignia Dr	2898	\$ 263.00	4	2.75	5/18/2026	\$ 765,000.00	7840	0.18	341-341-036
Menifee	27830 Grosse Point Dr	1744	\$ 243.00	3	1.75	5/8/2026	\$ 425,000.00	8712	0.2	335-164-023
Menifee	28321 Hearthside Dr	1868	\$ 266.00	2	2	5/22/2026	\$ 497,000.00	5227	0.12	340-292-052
Menifee	28600 Tulita Ln	1724	\$ 536.00	3	1.75	5/14/2026	\$ 925,000.00	54885	1.26	388-051-016
Menifee	32236 Jeter Ln	2721	\$ 246.00	4	3	5/15/2026	\$ 670,000.00	5100	0.12	466-442-003
Menifee	26592 Farrell St	1328	\$ 319.00	2	1.75	5/5/2026	\$ 424,000.00	6969	0.16	335-291-006
Menifee	29980 Carmel Rd	1618	\$ 238.00	3	1.75	5/7/2026	\$ 386,000.00	7405	0.17	336-132-009
Menifee	28665 Raintree Dr	2316	\$ 265.00	2	2	5/21/2026	\$ 615,000.00	6098	0.14	340-210-051
Menifee	29055 Bradley Rd	945	\$ 306.00	2	1	5/5/2026	\$ 290,000.00	6534	0.15	337-393-005
Menifee	29282 Castlewood Dr	2152	\$ 267.00	4	2.75	5/14/2026	\$ 575,000.00	3920	0.09	340-562-012
Menifee	28385 Sun City Blvd	1367	\$ 299.00	2	1.75	5/29/2026	\$ 410,000.00	7405	0.17	335-302-034
Menifee	28635 Hoylake Ct	992	\$ 327.00	2	1	5/28/2026	\$ 325,000.00	7405	0.17	339-112-016
Menifee	28547 Murrieta Rd	1021	\$ 357.00	2	1	5/20/2026	\$ 365,000.00	7840	0.18	339-111-004
Menifee	32085 Deardoff St	3038	\$ 238.00	4	2.5	5/20/2026	\$ 725,000.00	6843	0.16	466-452-002
Menifee	29538 Moorings Ct	1857	\$ 309.00	3	2	5/14/2026	\$ 575,000.00	6969	0.16	333-710-056
Menifee	27083 Kodiak Ct	2449	\$ 283.00	4	2.5	5/6/2026	\$ 695,500.00	5654	0.13	331-620-006
Menifee	30094 Whembly Cir	2311	\$ 279.00	4	2	5/6/2026	\$ 645,000.00	7840	0.18	466-391-004
Menifee	29147 Waverly Dr	1460	\$ 280.00	2	1.75	5/4/2026	\$ 410,000.00	8276	0.19	338-021-009
Menifee	25633 Macintosh Ct	2359	\$ 224.00	4	3	5/7/2026	\$ 530,000.00	7405	0.17	329-382-004
Menifee	26378 Ridgemoor Rd	1308	\$ 235.00	3	1.75	5/12/2026	\$ 307,700.00	7840	0.18	337-211-005
Menifee	29701 Thornhill Dr	992	\$ 317.00	2	1	5/5/2026	\$ 315,000.00	6969	0.16	336-121-002
Menifee	29565 Tulipwood St	2360	\$ 266.00	4	2.25	5/13/2026	\$ 630,000.00	6050	0.14	340-661-003
Menifee	26923 Circus Dr	1269	\$ 327.00	2	1.75	5/4/2026	\$ 415,000.00	4356	0.1	331-410-014
Menifee	28985 New Harmony Ct	1676	\$ 343.00	3	2.5	5/26/2026	\$ 575,000.00	4791	0.11	340-130-012
Menifee	26561 Hempstead Ct	910	\$ 516.00	2	1	5/4/2026	\$ 470,000.00	13503	0.31	337-292-019
Menifee	25784 Roanoke Rd	1603	\$ 248.00	3	1.75	5/22/2026	\$ 398,000.00	7405	0.17	339-061-027
Menifee	31168 Bowery Ct	2531	\$ 256.00	4	2.75	5/4/2026	\$ 650,000.00	7365	0.17	360-211-011
Menifee	28012 Windjammer Ct	2325	\$ 268.00	3	2.5	5/4/2026	\$ 625,000.00	10454	0.24	333-380-005
Menifee	28799 First Star Ct	3215	\$ 206.00	4	2.5	5/11/2026	\$ 665,000.00	7840	0.18	364-220-011



# Menifee

## Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	28228 Corte Retiro	977	\$ 330.00	2	1.75	5/8/2026	\$ 323,000.00	3920	0.09	336-272-018
Menifee	27953 Doreen Dr	1157	\$ 388.00	3	2	5/8/2026	\$ 450,000.00	4356	0.1	335-403-035
Menifee	30422 Shenandoah Ct	1893	\$ 302.00	3	2.5	5/20/2026	\$ 572,000.00	5227	0.12	358-441-004
Menifee	31310 Quarter Horse Way	2650	\$ 249.00	4	3	5/15/2026	\$ 660,000.00	6969	0.16	372-562-001
Menifee	27327 Graphite Dr	2066	\$ 280.00	5	2.75	5/18/2026	\$ 580,000.00	4791	0.11	360-980-037
Menifee	33486 Wild Lilac Rd	3833	\$ 352.00	6	4.5	5/1/2026	\$ 1,350,000.00	188179	4.32	384-050-027
Menifee	29657 Desert Terrace Dr	1963	\$ 301.00	4	2.5	5/14/2026	\$ 591,000.00	6534	0.15	340-150-009
Menifee	26182 Germantown Dr	1328	\$ 282.00	2	1.75	5/1/2026	\$ 375,000.00	7840	0.18	335-143-020
Menifee	30112 Snow Peak Ct	2032	\$ 282.00	4	2	5/29/2026	\$ 575,000.00	6098	0.14	459-320-086
Menifee	27190 Capilano Dr	992	\$ 302.00	2	1	5/13/2026	\$ 300,000.00	7405	0.17	336-062-018
Menifee	28300 Abbey Ln	2543	\$ 249.00	4	2.25	5/8/2026	\$ 635,000.00	6446	0.15	331-571-005
Menifee	27877 Ladoga Dr	3779	\$ 231.00	5	3.25	5/15/2026	\$ 875,000.00	10018	0.23	333-741-001
Menifee	28479 Nautical Point Cir	3134	\$ 244.00	4	2.5	5/13/2026	\$ 765,000.00	11761	0.27	333-542-002
Menifee	29851 Fox Creek Dr	3334	\$ 225.00	5	2.75	5/4/2026	\$ 752,000.00	6969	0.16	338-340-012
Menifee	30894 Anderson Cir	2810	\$ 241.00	3	2.5	5/18/2026	\$ 680,000.00	7405	0.17	360-463-006
Menifee	29360 Hartford Dr	2417	\$ 257.00	3	2	5/28/2026	\$ 622,000.00	7405	0.17	372-470-024
Menifee	26809 Worthy Dr	1954	\$ 294.00	4	2	5/7/2026	\$ 575,000.00	7405	0.17	331-441-015
Menifee	28299 Encino Dr	1077	\$ 320.00	2	2	5/29/2026	\$ 345,000.00	3049	0.07	336-270-002
Menifee	25183 Forest Hills Dr	2063	\$ 265.00	2	1.75	5/22/2026	\$ 548,000.00	5427	0.12	330-680-020
Menifee	30020 Pomo Canyon Ct	2207	\$ 271.00	4	2.5	5/1/2026	\$ 600,000.00	6634	0.15	461-760-004
Menifee	28933 Park Trail Way	2967	\$ 247.00	4	2.75	5/14/2026	\$ 735,000.00	11325	0.26	333-680-008
Menifee	27672 Calle Haberio	1065	\$ 314.00	2	1.75	5/4/2026	\$ 335,000.00	3484	0.08	336-317-011
Menifee	29142 White Canyon Dr	1734	\$ 294.00	2	1.75	5/1/2026	\$ 510,000.00	7840	0.18	340-210-003
Menifee	30632 Shoreline Dr	1655	\$ 331.00	4	2.25	5/26/2026	\$ 548,000.00	5662	0.13	364-083-015
Menifee	25541 Pegasus Rd	1496	\$ 387.00	3	2	5/29/2026	\$ 579,000.00	7405	0.17	339-164-003
Menifee	27568 Big Bend Dr	1866	\$ 301.00			5/26/2026	\$ 563,000.00	5684	0.13	333-802-001
Menifee	26112 Crestone Dr	1777	\$ 227.00	2	1.75	5/18/2026	\$ 405,000.00	7405	0.17	335-261-029
Menifee	26266 Redoak St	1860	\$ 375.00	3	1.75	5/28/2026	\$ 698,000.00	9583	0.22	360-792-010
Menifee	24513 Stargazer Way	2881	\$ 285.00	4	2.75	5/11/2026	\$ 823,000.00	8712	0.2	358-740-003
Menifee	26484 Trancas Ct	1236	\$ 429.00	3	1.75	5/26/2026	\$ 530,500.00	7405	0.17	338-232-003



# Menifee

## Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	29543 Laredo Cir	2304	\$ 266.00	3	2	5/5/2026	\$ 615,000.00	6969	0.16	341-262-001
Menifee	26599 Sagewood Way	2221	\$ 267.00	4	1.75	5/27/2026	\$ 595,000.00	7352	0.17	331-590-003
Menifee	30165 Truckee Cir	2332	\$ 259.00	4	2	5/14/2026	\$ 605,000.00	7209	0.17	461-772-045
Menifee	29403 Hidden Lake Dr	1814	\$ 297.00	2	2	5/4/2026	\$ 540,000.00	5227	0.12	340-190-070
Menifee	30521 Sierra Vista Dr	1559	\$ 384.00	3	2	5/22/2026	\$ 600,000.00	5662	0.13	360-481-002
Menifee	30355 Paca Ct	1804	\$ 321.00	4	1.75	5/19/2026	\$ 580,000.00	7405	0.17	360-971-019
Menifee	29089 Woodbine Ln	1740	\$ 344.00	3	2	5/26/2026	\$ 600,000.00	7405	0.17	388-070-007
Menifee	29580 Ash Dale Way	1700	\$ 320.00	3	2	5/12/2026	\$ 545,000.00	8276	0.19	351-043-007
Menifee	27365 Presley St	1705	\$ 228.00	2	1.75	5/18/2026	\$ 390,000.00	7405	0.17	335-311-007
Menifee	26534 Sun City Blvd	1550	\$ 161.00	2	1.75	5/5/2026	\$ 250,000.00	8712	0.2	337-224-004
Menifee	29720 Mountain Ave	1703	\$ 469.00	3	2.5	5/27/2026	\$ 800,000.00	219542	5.04	327-140-016
Menifee	27321 Prominence Rd	1002	\$ 354.00	2	1	5/12/2026	\$ 355,000.00	4356	0.1	335-464-024
Menifee	29628 Kingston Ct	1273	\$ 370.00	2	1.75	5/7/2026	\$ 471,500.00	4356	0.1	340-123-025
Menifee	27162 Fitzgerald Pl	1200	\$ 432.00	3	2	5/29/2026	\$ 519,500.00	4791	0.11	360-091-022
Menifee	27239 Coronado Way	827	\$ 350.00	2	1	5/28/2026	\$ 290,000.00	3484	0.08	336-212-005
Menifee	27467 Freedom Ln	2318	\$ 273.00	3	2	5/7/2026	\$ 634,000.00	8276	0.19	360-563-003
Menifee	27729 Provo Ct	1393	\$ 343.00	2	1.75	5/1/2026	\$ 479,000.00	9583	0.22	335-274-007
Menifee	26691 Calle Celia	1855	\$ 319.00	3	2	5/1/2026	\$ 593,000.00	9147	0.21	331-534-004
Menifee	27298 Terrytown Rd	1785	\$ 286.00	3	2	5/14/2026	\$ 512,000.00	7405	0.17	336-330-007
Menifee	27416 Partridge Ct	1585	\$ 334.00	3	2	5/15/2026	\$ 530,000.00	8712	0.2	331-310-026
Menifee	27364 Family Cir	1318	\$ 262.00	3	1.75	5/26/2026	\$ 346,500.00	3920	0.09	335-452-047
Menifee	29304 Pebble Beach Dr	992	\$ 331.00	2	1	5/1/2026	\$ 329,000.00	6969	0.16	338-072-005
Menifee	30264 Puerto Vallarta Way	3337	\$ 202.00	4	3.5	5/1/2026	\$ 675,000.00	44866	1.03	360-020-013
Menifee	31207 Bell Mountain Rd	2602	\$ 269.00	4	3	5/18/2026	\$ 700,000.00	9583	0.22	372-263-015
Menifee	31723 Constellation Dr	2693	\$ 266.00	4	3	5/20/2026	\$ 717,500.00	9147	0.21	339-511-025
Menifee	29820 Bay View Way	2167	\$ 276.00	3	3	5/22/2026	\$ 600,000.00	6098	0.14	340-510-049
Menifee	25352 Clear Canyon Cir	3142	\$ 239.00	5	3	5/8/2026	\$ 752,500.00	8712	0.2	339-372-024
Menifee	25588 Pelion Rd	1597	\$ 366.00	3	2.5	5/20/2026	\$ 586,000.00	8276	0.19	339-284-012
Menifee	27126 Rio Vista Dr	1454	\$ 395.00	4	2	5/27/2026	\$ 575,000.00	7405	0.17	336-280-009
Menifee	29108 Lighthouse Ct	2201	\$ 265.00	3	2.5	5/15/2026	\$ 585,000.00	6098	0.14	333-360-035

Deemed reliable but not guaranteed

**Menifee**

Deemed reliable but not guaranteed



# Menifee

## Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Menifee	27410 Uppercrest Ct	1318	\$ 333.00	3	1.75	5/11/2026	\$ 440,000.00	3920	0.09	335-451-009
Menifee	27992 Foxfire St	1866	\$ 204.00	3	1.75	5/13/2026	\$ 382,000.00	7840	0.18	335-351-009
Menifee	29855 Cadena Dr	1566	\$ 31.00	3	2	5/19/2026	\$ 50,000.00	51836	1.19	327-440-021
Menifee	29819 Saddle Ranch Pl	2284	\$ 295.00	3	2.5	5/1/2026	\$ 675,000.00	6272	0.14	341-300-009
Menifee	29568 Squaw Valley Dr	1415	\$ 395.00	4	2	5/18/2026	\$ 560,000.00	7405	0.17	338-253-030
Menifee	28481 Oasis View Cir	3176	\$ 235.00	3	3	5/27/2026	\$ 746,500.00	6534	0.15	340-260-021
Menifee	26196 Bluebell St	1199	\$ 324.00	2	1.75	5/21/2026	\$ 389,000.00	3920	0.09	335-422-045
Menifee	27319 Capilano Dr	1098	\$ 350.00	2	1.75	5/7/2026	\$ 385,000.00	9583	0.22	336-074-008
Menifee	30511 Buckboard Ln	3824	\$ 248.00	5	3	5/29/2026	\$ 950,000.00	8276	0.19	358-451-009
Menifee	26519 Rim Creek Path	1651	\$ 324.00	2	2	5/1/2026	\$ 535,000.00	5227	0.12	360-820-038
Menifee	26153 Desert Rose Ln	1862	\$ 247.00	2	2.5	5/15/2026	\$ 460,000.00	5662	0.13	335-520-053
Menifee	24630 Hidden Hills Dr	2164	\$ 332.00	3	2.5	5/29/2026	\$ 720,000.00	7405	0.17	358-661-003
Menifee	29093 Mercury Cir	1648	\$ 373.00	2	2.5	5/18/2026	\$ 615,000.00	5662	0.13	340-161-018
Menifee	31947 Harden St	3342	\$ 41.00	4	2.5	5/15/2026	\$ 140,000.00	7405	0.17	360-580-027
Menifee	27969 Hillpointe Dr	1139	\$ 289.00	3	1.75	5/13/2026	\$ 330,000.00	3920	0.09	333-241-002
Menifee	32797 Secretariat Ct	3573	\$ 208.00	6	4	5/5/2026	\$ 745,000.00	10018	0.23	372-320-009
Menifee	28773 Eridanus Dr	2654	\$ 240.00	6	2.75	5/5/2026	\$ 639,000.00	9583	0.22	339-353-002
Menifee	29180 Del Monte Dr	1308	\$ 282.00	3	1.75	5/28/2026	\$ 369,000.00	7405	0.17	338-084-008
Menifee	25327 Clear Canyon Cir	2152	\$ 292.00	4	2	5/22/2026	\$ 630,000.00	7405	0.17	339-372-036
Menifee	26203 Shadywood St	908	\$ 379.00	2	1.75	5/5/2026	\$ 345,000.00	3920	0.09	335-422-034
Menifee	24132 Buckstone Ln	3114	\$ 311.00	4	2.5	5/6/2026	\$ 970,000.00	8276	0.19	358-550-024
Menifee	27274 Family Cir	1318	\$ 197.00	3	1.75	5/27/2026	\$ 260,000.00	3920	0.09	335-461-027
Menifee	30386 Village Terrace Dr	1937	\$ 289.00	3	2.25	5/28/2026	\$ 560,000.00	3127	0.07	360-880-029
Menifee	30097 Pine Needle Rd	2797	\$ 225.00	4	3	5/26/2026	\$ 630,000.00	6098	0.14	459-320-005



**Menifee**  
Sales Comparables - May 2026

<b>Total Sales:</b>	144
<b>Average Sales Price:</b>	\$560,056.94
<b>Average Square Feet:</b>	2003