



## Murrieta

Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	39629 Calle Casablanca	1903	\$ 344.00	4	2.5	5/8/2026	\$ 655,000.00	5227	0.12	948-413-014
Murrieta	37654 Calle De Lobo	4091	\$ 446.00	4	4	5/12/2026	\$ 1,825,000.00	217800	5	928-080-004
Murrieta	30003 Redding Ave	3379	\$ 251.00	4	2.5	5/20/2026	\$ 850,000.00	8276	0.19	480-681-037
Murrieta	25225 Corte Sandia	2538	\$ 293.00	5	3	5/7/2026	\$ 745,000.00	7405	0.17	948-293-024
Murrieta	39560 Tinderbox Way	2757	\$ 315.00	5	2.75	5/18/2026	\$ 870,000.00	15245	0.35	947-343-002
Murrieta	38232 Placer Creek St	3287	\$ 289.00	4	3	5/11/2026	\$ 950,000.00	6534	0.15	904-761-016
Murrieta	25071 Adams Ave	2361	\$ 427.00	3	2.5	5/6/2026	\$ 1,010,000.00	115434	2.65	909-040-005
Murrieta	23480 Bending Oak Ct	2644	\$ 283.00	4	3	5/13/2026	\$ 750,000.00	9147	0.21	904-532-001
Murrieta	40609 Corte Albara	1071	\$ 420.00	2	1.75	5/22/2026	\$ 450,000.00	3920	0.09	947-630-078
Murrieta	39821 Wild Flower Dr	1640	\$ 417.00	4	2.5	5/4/2026	\$ 685,000.00	7840	0.18	912-352-018
Murrieta	30620 Ticonderoga Ct	1864	\$ 351.00	3	2.5	5/18/2026	\$ 655,000.00	3049	0.07	957-780-061
Murrieta	24550 Camino Meridiana	2102	\$ 328.00	3	2.5	5/28/2026	\$ 690,000.00	6969	0.16	948-043-003
Murrieta	35181 Ladybug Ln	3199	\$ 278.00	4	3.25	5/21/2026	\$ 890,000.00	6969	0.16	480-791-024
Murrieta	30214 Trois Valley St	3752	\$ 209.00	4	4	5/13/2026	\$ 785,000.00	9583	0.22	480-120-006
Murrieta	28787 Tonya St	3137	\$ 215.00	4	2.75	5/15/2026	\$ 675,000.00	7405	0.17	384-302-008
Murrieta	29576 Andromeda St	3446	\$ 221.00	4	3.5	5/21/2026	\$ 765,000.00	6969	0.16	900-422-011
Murrieta	39906 Tanager Trl	1420	\$ 409.00	3	2	5/22/2026	\$ 582,000.00	5662	0.13	947-562-019
Murrieta	42197 Patton Pl	2012	\$ 484.00	3	1.75	5/19/2026	\$ 975,000.00	48351	1.11	909-080-050
Murrieta	35875 Murano St	3311	\$ 338.00	3	2.75	5/26/2026	\$ 1,120,000.00	12196	0.28	392-100-004
Murrieta	19319 Calle Juanito	10784	\$ 449.00	4	5.25	5/1/2026	\$ 4,850,000.00	195584	4.49	932-240-006
Murrieta	39851 Wild Canary Ln	1732	\$ 380.00	3	2.5	5/28/2026	\$ 659,000.00	6098	0.14	947-562-023
Murrieta	30305 Powderhorn Ln	4507	\$ 217.00	5	4.5	5/13/2026	\$ 980,000.00	8712	0.2	480-693-006
Murrieta	23427 Fern Pl	3595	\$ 236.00	5	3.25	5/5/2026	\$ 850,000.00	18730	0.43	906-481-005
Murrieta	30560 Ticonderoga Ct	2032	\$ 324.00	3	2.5	5/12/2026	\$ 660,000.00	3484	0.08	957-780-056
Murrieta	30560 Olive Berry Pl	3381	\$ 227.00	5	3	5/21/2026	\$ 770,000.00	8712	0.2	472-270-012
Murrieta	35893 Fairfax Ct	3493	\$ 280.00	4	3	5/14/2026	\$ 980,000.00	7840	0.18	392-021-014
Murrieta	37686 Golden Eagle Ave	3444	\$ 336.00	4	3.5	5/11/2026	\$ 1,160,000.00	14810	0.34	908-441-002
Murrieta	27497 Yellow Wood Way	3238	\$ 270.00	5	3	5/26/2026	\$ 876,500.00	8712	0.2	900-102-013
Murrieta	38332 Chestnut Cir	2180	\$ 293.00	3	2.5	5/8/2026	\$ 640,000.00	5662	0.13	964-250-030
Murrieta	39516 Garin Dr	1353	\$ 441.00	3	2	5/21/2026	\$ 597,000.00	7405	0.17	948-053-001



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Murrieta	39555 Glenwood Ct	1710	\$ 359.00	4	2	5/1/2026	\$ 615,000.00	11761	0.27	912-272-027
Murrieta	31456 Magnolia Pt	1956	\$ 334.00	3	2.5	5/22/2026	\$ 654,000.00	5662	0.13	964-272-019
Murrieta	31874 Cloverhill Way	1991	\$ 326.00	4	2	5/13/2026	\$ 650,000.00	6098	0.14	963-400-021
Murrieta	40495 Via Malagas	1840	\$ 285.00	3	2.5	5/8/2026	\$ 525,000.00	4356	0.1	947-271-062
Murrieta	40394 Clybourne Cir	1647	\$ 369.00	4	2	5/29/2026	\$ 608,000.00	10454	0.24	947-544-033
Murrieta	37100 Los Alamos Rd	2260	\$ 376.00	3	1.75	5/22/2026	\$ 850,000.00	423838	9.73	900-050-041
Murrieta	39872 Wild Canary Ln	1891	\$ 211.00	4	3	5/1/2026	\$ 400,000.00	5227	0.12	947-470-037
Murrieta	37520 River Oats Ln	1940	\$ 347.00	3	2	5/4/2026	\$ 675,000.00	10454	0.24	964-601-010
Murrieta	26754 Evergreen Ave	2214	\$ 320.00	2	2	5/1/2026	\$ 710,000.00	8276	0.19	913-341-014
Murrieta	39668 Nice Ave	3432	\$ 225.00	5	3.5	5/1/2026	\$ 775,000.00	7840	0.18	947-682-025
Murrieta	24054 Sweet William Ln	2700	\$ 250.00	4	3	5/12/2026	\$ 675,000.00	7405	0.17	949-323-029
Murrieta	23801 Hollingsworth Dr	3741	\$ 263.00	4	3.5	5/29/2026	\$ 985,000.00	9583	0.22	392-110-019
Murrieta	26699 Evergreen Ave	3617	\$ 239.00	4	2.5	5/29/2026	\$ 865,000.00	7405	0.17	913-292-035
Murrieta	22444 Poplar Ct	3672	\$ 428.00	3	3.25	5/19/2026	\$ 1,575,000.00	25264	0.58	904-250-004
Murrieta	23427 Mountain Song Loop	3270	\$ 284.00	3	3	5/18/2026	\$ 930,000.00	12196	0.28	906-411-004
Murrieta	24499 Leafwood Dr	1577	\$ 399.00	3	2.5	5/22/2026	\$ 630,000.00	5662	0.13	948-132-055
Murrieta	38150 Via Huerta	5049	\$ 425.00	5	5	5/20/2026	\$ 2,150,000.00	221720	5.09	928-150-005
Murrieta	37062 Wildoak Dr	2189	\$ 306.00	4	2.5	5/22/2026	\$ 670,000.00	7840	0.18	963-401-017
Murrieta	39545 Copper Craft Dr	2162	\$ 358.00	4	2.5	5/1/2026	\$ 774,000.00	7840	0.18	947-292-003
Murrieta	40412 Via Amapola	1722	\$ 290.00	3	2.5	5/11/2026	\$ 500,000.00	5227	0.12	947-250-064
Murrieta	20765 Avenida Castilla	3207	\$ 420.00	4	3	5/11/2026	\$ 1,350,000.00	217800	5	930-250-004
Murrieta	26933 Mandelieu Dr	2209	\$ 285.00	3	3	5/15/2026	\$ 630,000.00	7405	0.17	947-131-010
Murrieta	40160 Calle Yorba Vis	1200	\$ 487.00	3	2	5/29/2026	\$ 585,000.00	3484	0.08	948-344-005
Murrieta	39280 Cala Del Valle	1541	\$ 427.00	3	2.5	5/21/2026	\$ 659,000.00	8712	0.2	948-382-001
Murrieta	23842 Jonathan Pl	2766	\$ 433.00	5	2.5	5/26/2026	\$ 1,200,000.00	14810	0.34	906-621-004
Murrieta	30327 Redding Ave	2607	\$ 302.00	3	3	5/4/2026	\$ 789,000.00	8276	0.19	480-660-007
Murrieta	33673 Poppy Ln	3292	\$ 243.00	5	2.75	5/26/2026	\$ 800,000.00	9583	0.22	388-190-036
Murrieta	39405 Copper Craft Dr	1927	\$ 350.00	4	3	5/22/2026	\$ 675,000.00	11761	0.27	947-292-010
Murrieta	35607 Sainte Foy St	2945	\$ 254.00	5	3	5/8/2026	\$ 750,000.00	11325	0.26	480-142-022
Murrieta	35277 Goldthread Ln	2535	\$ 282.00	4	2	5/8/2026	\$ 716,000.00	11761	0.27	480-602-010



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Murrieta	24318 Pantera Ct	1716	\$ 386.00	3	2.5	5/1/2026	\$ 663,000.00	6969	0.16	947-212-012
Murrieta	40512 Via Amapola	1591	\$ 321.00	2	2	5/20/2026	\$ 511,000.00	4791	0.11	947-250-051
Murrieta	33589 Eugenia Ln	2201	\$ 292.00	4	2	5/12/2026	\$ 644,000.00	6969	0.16	388-170-004
Murrieta	23401 Rouge River Ln	2400	\$ 379.00	3	2.5	5/14/2026	\$ 910,000.00	10454	0.24	906-412-006
Murrieta	23890 Corte Cajan	1489	\$ 335.00	2	1.75	5/14/2026	\$ 500,000.00	5227	0.12	947-581-018
Murrieta	40595 Symeron Way	1666	\$ 405.00	4	2	5/1/2026	\$ 675,000.00	13068	0.3	949-152-002
Murrieta	35732 Breda Ave	2343	\$ 279.00	4	2.5	5/8/2026	\$ 655,000.00	4356	0.1	392-360-081
Murrieta	29426 Shady Ln	2999	\$ 216.00	5	2.75	5/13/2026	\$ 650,000.00	7405	0.17	908-061-012
Murrieta	39422 Via Montero	1493	\$ 408.00	3	2	5/4/2026	\$ 610,000.00	7840	0.18	912-222-011
Murrieta	30410 Arrowhead St	2894	\$ 281.00	4	3	5/13/2026	\$ 815,000.00	7840	0.18	480-670-017
Murrieta	24721 4th St	480	\$ 322.00	1	1	5/26/2026	\$ 155,000.00	7405	0.17	906-194-046
Murrieta	29419 Pebble Beach Dr	2828	\$ 254.00	3	2.5	5/13/2026	\$ 720,000.00	9147	0.21	908-271-013
Murrieta	35628 Hawkeye St	2860	\$ 253.00	5	3	5/4/2026	\$ 725,000.00	8276	0.19	480-502-002
Murrieta	30770 Prairie Sun Way	2214	\$ 293.00	4	2	5/27/2026	\$ 650,000.00	8276	0.19	480-601-001
Murrieta	39965 Via Oporta	2100	\$ 297.00	3	1.75	5/27/2026	\$ 625,000.00	5227	0.12	947-861-021
Murrieta	33630 Eugenia Ln	3442	\$ 165.00	5	2.75	5/27/2026	\$ 570,500.00	9583	0.22	388-171-008
Murrieta	37731 Quintana Dr	2444	\$ 218.00	4	2.5	5/14/2026	\$ 534,564.00	6969	0.16	908-062-011
Murrieta	39560 Seven Oaks Dr	1853	\$ 337.00	4	2.75	5/29/2026	\$ 625,000.00	6534	0.15	948-481-038
Murrieta	33793 Salvia Ln	2766	\$ 240.00	3	2	5/12/2026	\$ 665,000.00	10890	0.25	388-211-005
Murrieta	30750 Gazing Star Ln	3046	\$ 236.00	4	2.5	5/6/2026	\$ 720,000.00	5662	0.13	472-261-015
Murrieta	39676 Ridgedale Dr	2204	\$ 312.00	3	2.5	5/11/2026	\$ 688,500.00	7405	0.17	912-121-012
Murrieta	30873 Bald Eagle St	3134	\$ 240.00	4	2.5	5/21/2026	\$ 755,000.00	10454	0.24	480-491-002
Murrieta	24330 Gitano Dr	2188	\$ 297.00	3	2.5	5/20/2026	\$ 650,000.00	7405	0.17	948-172-012
Murrieta	39531 Sierra Madre Dr	1973	\$ 327.00	3	2	5/20/2026	\$ 647,000.00	5662	0.13	920-231-016
Murrieta	39865 De Vendome Ct	1611	\$ 443.00	2	2	5/18/2026	\$ 714,000.00	6098	0.14	913-302-029
Murrieta	38430 Magdalena St	2324	\$ 287.00	3	2.5	5/22/2026	\$ 667,000.00	5662	0.13	964-361-012
Murrieta	27288 Sierra Madre Dr	2608	\$ 268.00	4	2.5	5/26/2026	\$ 700,000.00	6969	0.16	920-302-008
Murrieta	28512 Ironwood Ct	2601	\$ 274.00	5	3	5/26/2026	\$ 715,000.00	6098	0.14	384-391-005
Murrieta	41732 Mesquite Ln	3084	\$ 411.00	4	2.5	5/27/2026	\$ 1,270,000.00	15245	0.35	906-712-013
Murrieta	39559 Stags Leap Dr	2095	\$ 341.00	3	2	5/5/2026	\$ 715,000.00	8712	0.2	920-232-021



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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Murrieta	30812 Mossy Bend Ln	2681	\$ 266.00	3	2.5	5/15/2026	\$ 715,000.00	10097	0.23	480-971-008
Murrieta	23832 Barberry Pl	2138	\$ 339.00	3	2.5	5/11/2026	\$ 725,000.00	10890	0.25	906-551-005
Murrieta	30800 Mossy Bend Ln	3046	\$ 235.00	4	2.5	5/11/2026	\$ 717,000.00	10375	0.24	480-971-009
Murrieta	24446 Saradella Ct	1716	\$ 384.00	3	2.5	5/14/2026	\$ 660,000.00	7840	0.18	947-222-013
Murrieta	41515 Grand View Dr	2762	\$ 296.00	4	2.5	5/27/2026	\$ 820,000.00	15245	0.35	906-612-001
Murrieta	37718 Sedona Cir	3142	\$ 243.00	5	3	5/29/2026	\$ 765,000.00	15681	0.36	908-052-012
Murrieta	29772 Sceptum St	2736	\$ 612.00	3	3	5/22/2026	\$ 1,675,000.00	5662	0.13	900-463-001
Murrieta	24395 Silver Bullet Way	2230	\$ 291.00	4	2.25	5/22/2026	\$ 650,000.00	7840	0.18	906-313-003
Murrieta	29754 Maxmillian Ave	2520	\$ 263.00	4	2.75	5/15/2026	\$ 665,000.00	5227	0.12	900-474-002
Murrieta	40640 Via Malagas	1274	\$ 388.00	2	2	5/18/2026	\$ 495,000.00	4791	0.11	947-271-043
Murrieta	40296 Via Estrada	1840	\$ 334.00	3	2.5	5/4/2026	\$ 615,000.00	3920	0.09	947-261-016
Murrieta	39592 Cardiff Ave	2604	\$ 291.00	3	2	5/21/2026	\$ 760,000.00	9583	0.22	920-243-022
Murrieta	40023 Temple Ct	3023	\$ 294.00	4	2.5	5/15/2026	\$ 890,000.00	12196	0.28	916-152-006
Murrieta	26050 Jan Valerie Rd	4749	\$ 306.00	4	4.25	5/21/2026	\$ 1,455,000.00	194277	4.46	909-220-005
Murrieta	39531 Corte Gata	2280	\$ 340.00	4	2.5	5/12/2026	\$ 776,000.00	9583	0.22	948-060-043
Murrieta	39996 Via Tiama	1853	\$ 335.00	3	2	5/1/2026	\$ 622,000.00	7840	0.18	947-700-059
Murrieta	39909 Candy Apple Way	2052	\$ 328.00	4	2.5	5/28/2026	\$ 675,000.00	7405	0.17	947-332-015
Murrieta	23925 Constantine Dr	2300	\$ 310.00	4	2.75	5/19/2026	\$ 715,000.00	7840	0.18	949-313-011
Murrieta	39582 Freemark Abbey	2604	\$ 301.00	3	2	5/6/2026	\$ 785,000.00	10018	0.23	920-243-031
Murrieta	23781 Fieldcrest Ln	2587	\$ 310.00	4	2.75	5/22/2026	\$ 802,000.00	7405	0.17	906-541-036
Murrieta	37775 Via Baya	3615	\$ 484.00	5	3.5	5/22/2026	\$ 1,750,000.00	216057	4.96	928-190-034
Murrieta	25545 Blackwood Rd	2052	\$ 363.00	4	2.5	5/18/2026	\$ 745,000.00	6969	0.16	912-201-017
Murrieta	40412 Jacob Way	3242	\$ 249.00	4	3	5/8/2026	\$ 810,000.00	10890	0.25	916-620-017
Murrieta	40053 Corte Fortuna	1764	\$ 286.00	3	2	5/27/2026	\$ 505,000.00	5227	0.12	947-610-030



**Murrieta**  
Sales Comparables - May 2026

<b>Total Sales:</b>	114
<b>Average Sales Price:</b>	\$818,035.65
<b>Average Square Feet:</b>	2578