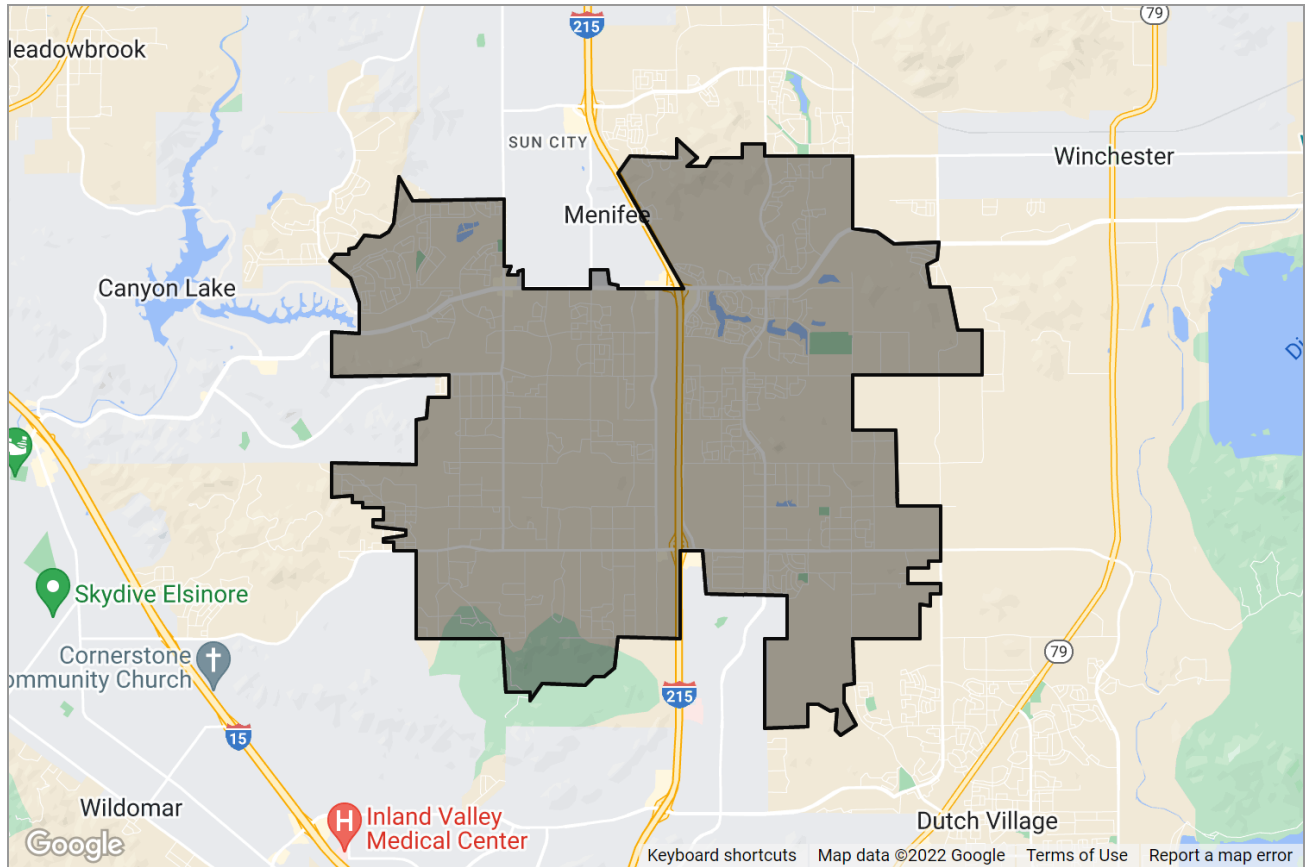




Associated Brokers Realty

MARKET ACTIVITY REPORT

Menifee, CA 92584



Presented by

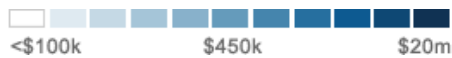
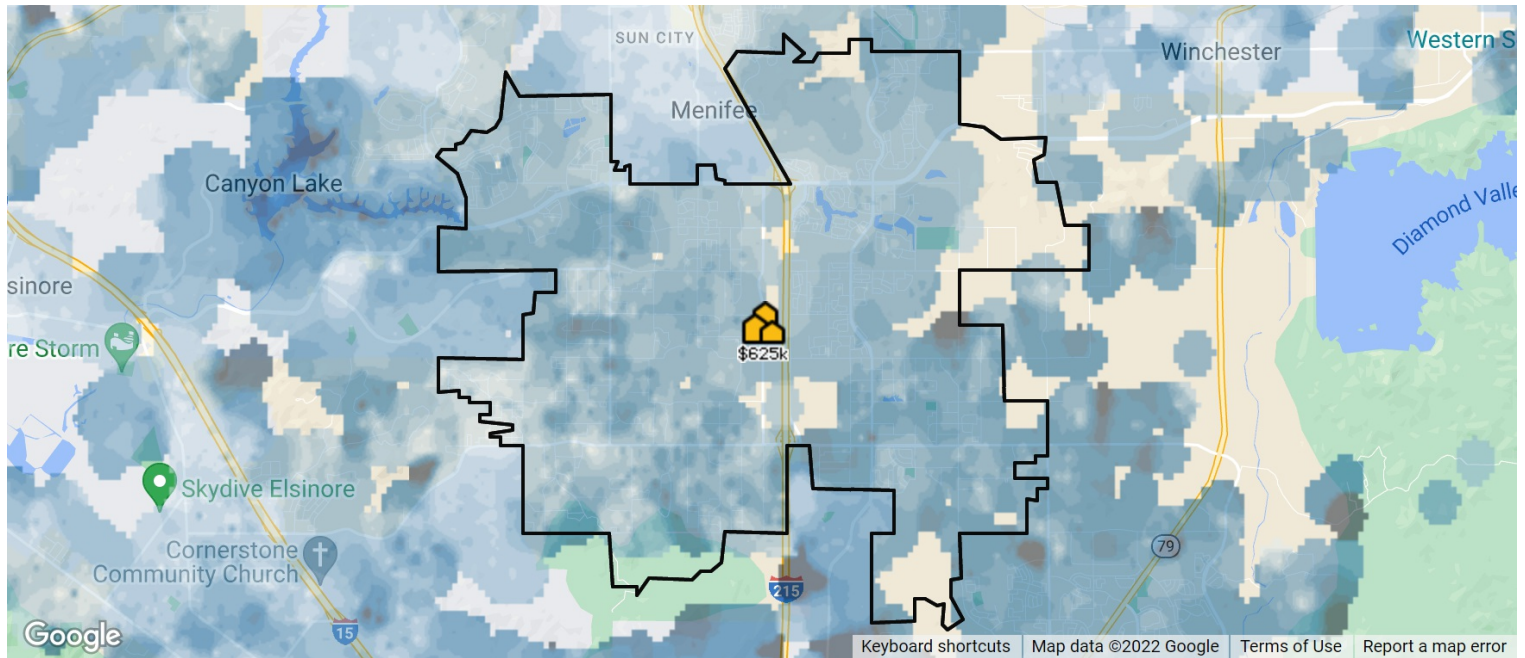
Esteban Rios

California Real Estate License: 01894915

Coldwell Banker Associated Brokers Realty
31620 Railroad Canyon Road
Canyon Lake, CA 92587

Menifee, CA 92584

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

Median Est. Home Value

\$625K

Updated: 8/31/2022

Change Over
Last Month

↓ **0.14%**

Change Over
Last 3 Months

↑ **5.81%**

Change Over
Last 12 Months

↑ **19.49%**

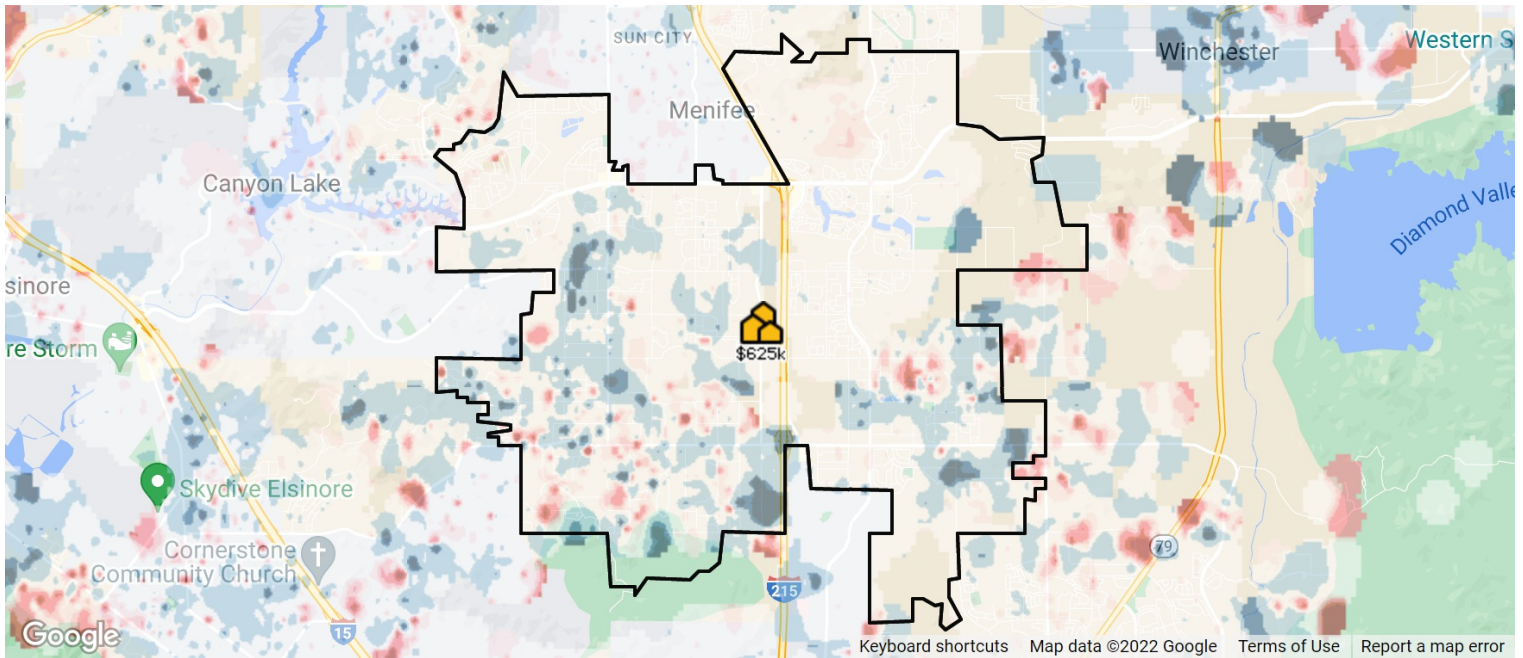
Change Over
Last 24 Months

↑ **48.43%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Menifee, CA 92584

Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

Median Est. Home Value

\$625K

Updated: 8/31/2022

Change Over
Last 12 Months

↑ **19.49%**

Change Over
Last 24 Months

↑ **48.43%**

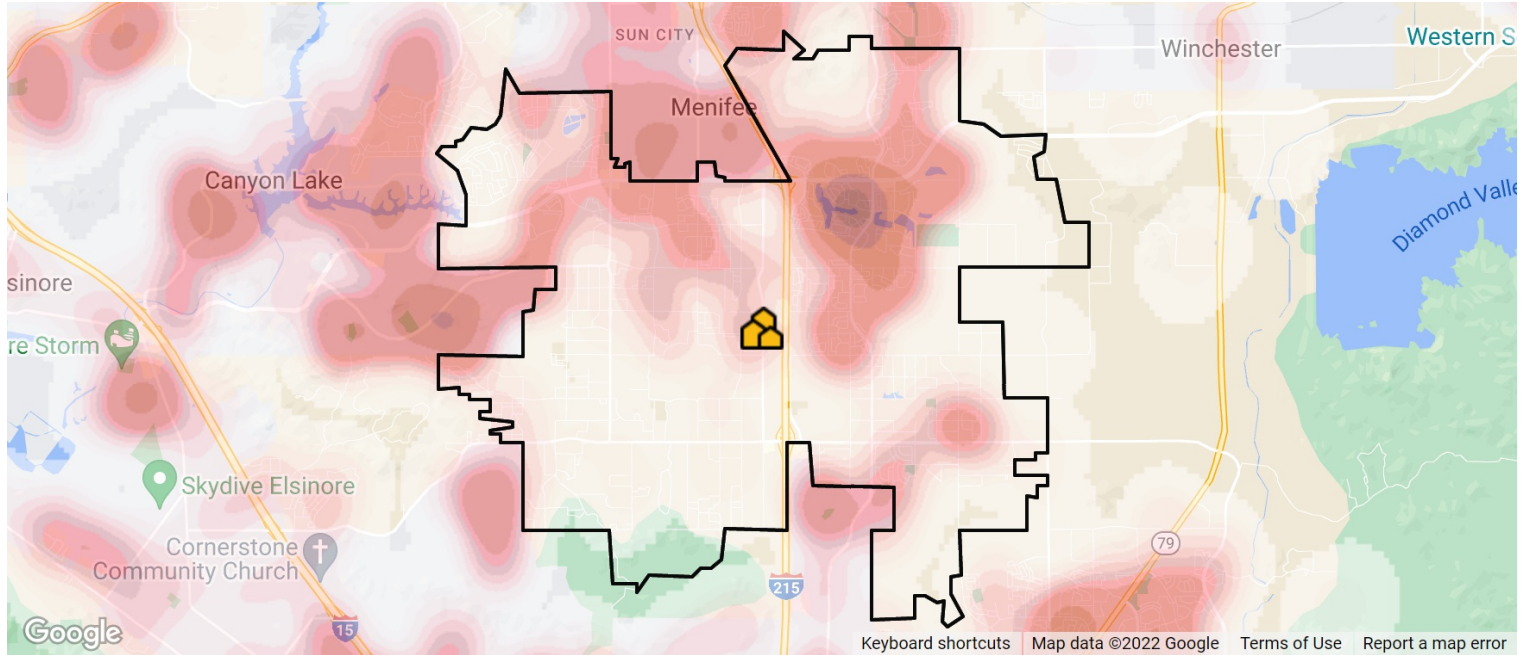
Change Over
Last 36 Months

↑ **56.42%**

About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Menifee, CA 92584

Market Snapshot: Concentration of Distressed Properties



Total # of
Distressed Properties

40

Updated: 9/23/2022

of
Pre-Foreclosures

20

of
Foreclosures

12

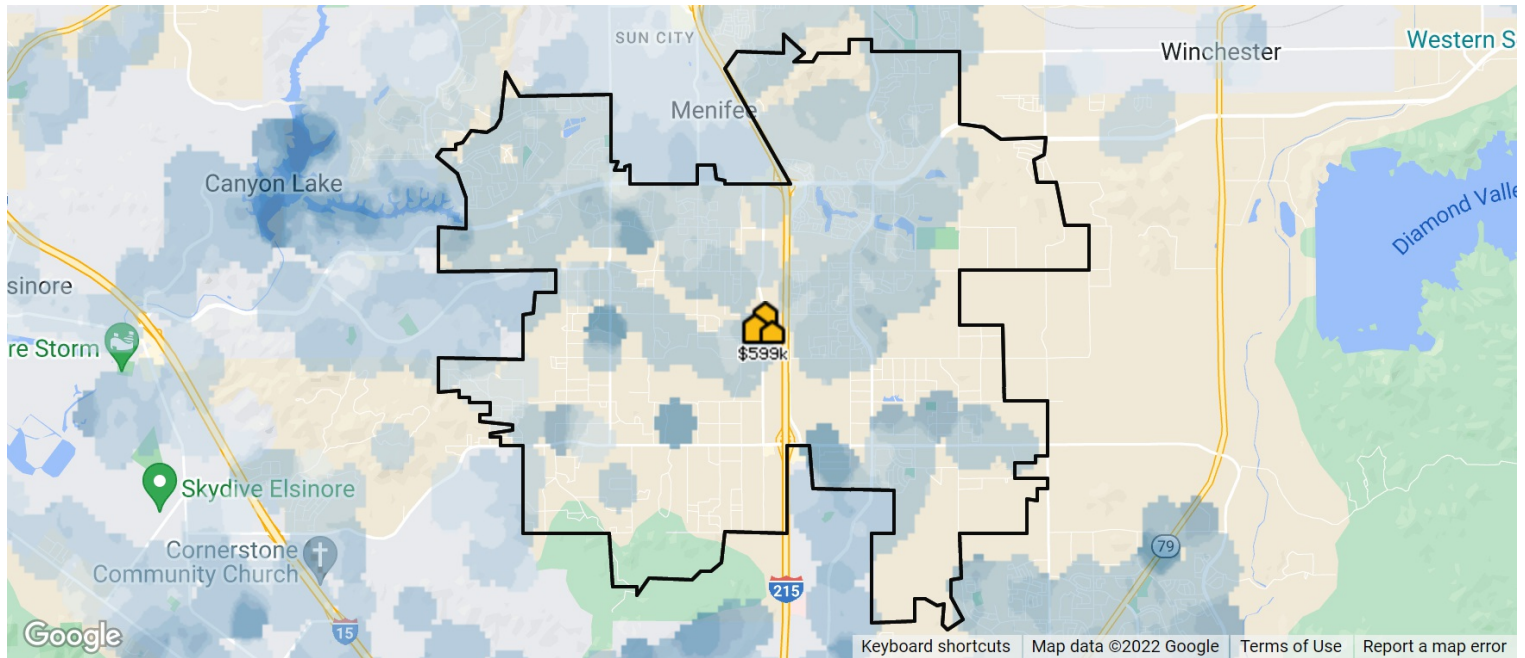
of
Foreclosed

8

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 9/23/2022.

Menifee, CA 92584

Market Snapshot: Sales Price



<\$100k \$500k >\$5m

This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

Median Sales Price

\$599K

Updated: 8/31/2022

Change Over
Last Month

↓ **3.31%**

Change Over
Last 3 Months

↓ **4.08%**

Change Over
Last 12 Months

↑ **7.05%**

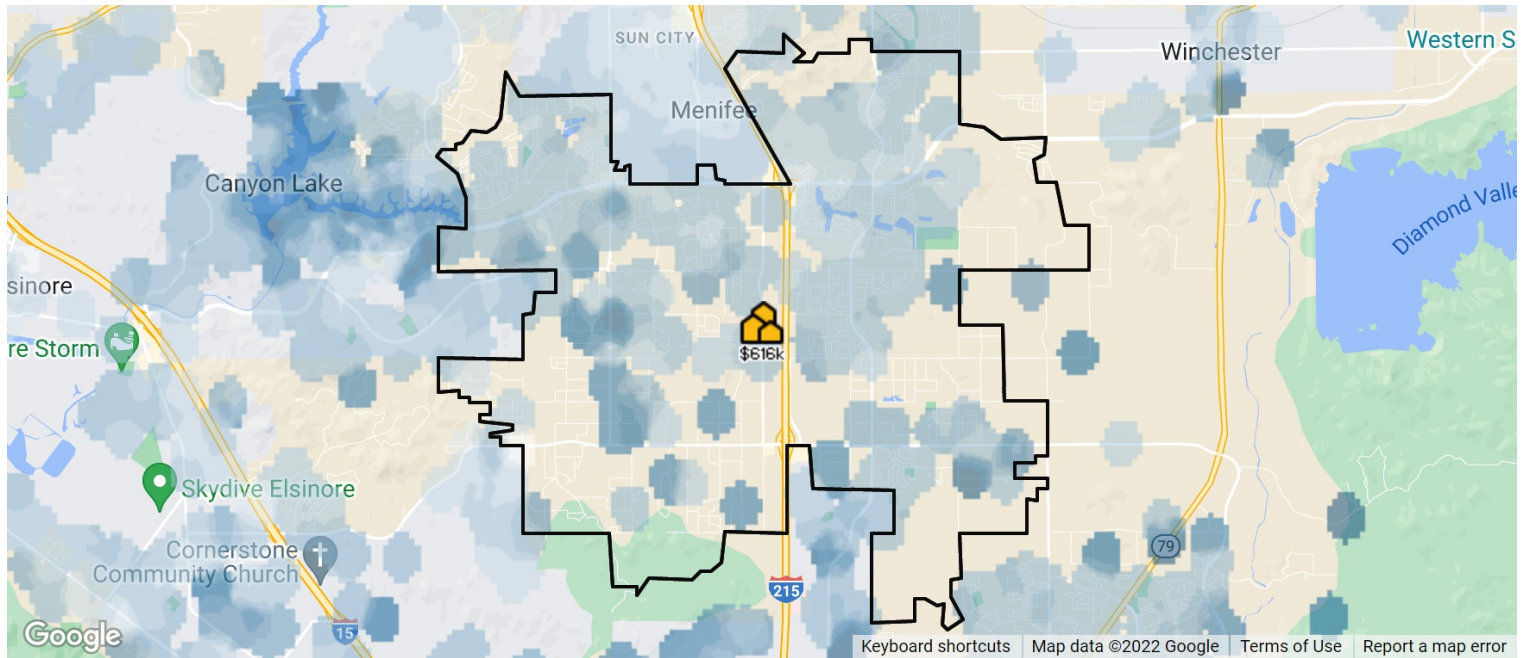
Change Over
Last 24 Months

↑ **36.25%**

About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Menifee, CA 92584

Market Snapshot: List Price



<\$100k \$500k >\$5m

This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

Median List Price

\$616K

Updated: 8/31/2022

Change Over
Last Month

↓ **0.4%**

Change Over
Last 3 Months

↓ **1.86%**

Change Over
Last 12 Months

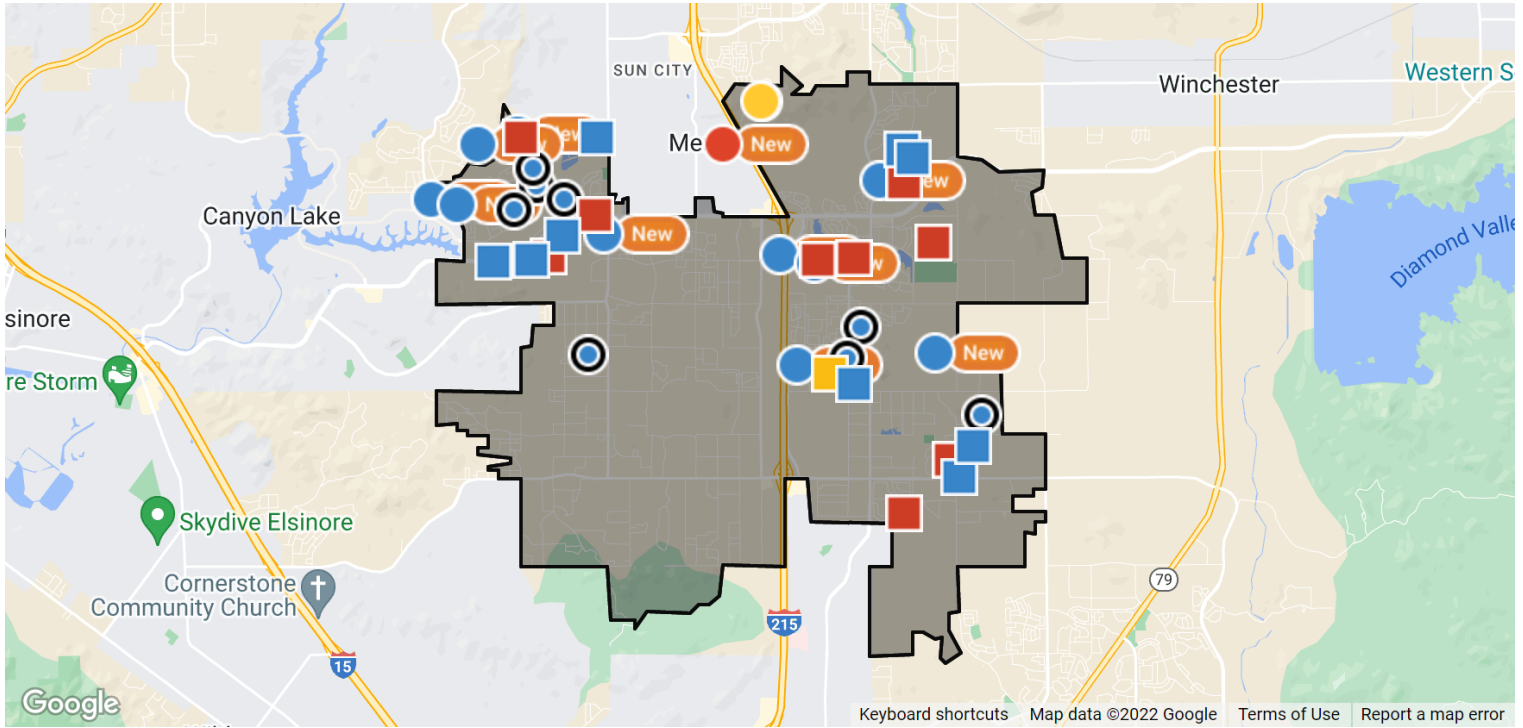
↑ **6.31%**

Change Over
Last 24 Months

↑ **27.56%**

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

Market Activity Summary Stats

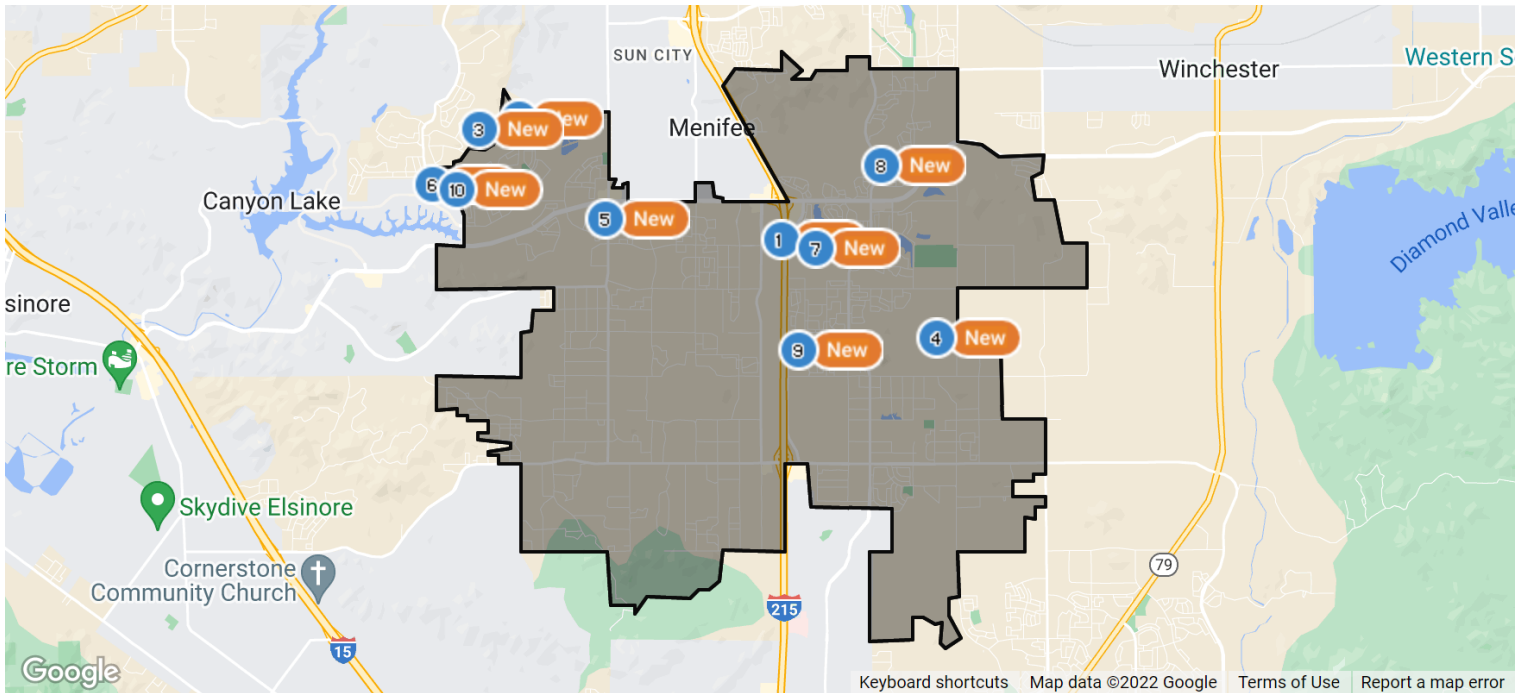


Search Criteria



Location: Menifee, CA 92584; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	New Listings	Pending	Closed	Distressed
Number of Properties	10	10	10	10
Low Price / Value	\$489,000	\$3,150	\$3,300	\$517,830
Median Price / Value	\$599,950	\$668,296	\$567,500	\$588,105
High Price / Value	\$683,280	\$1,100,000	\$725,000	\$825,630
Average Price / Sq. Ft.	\$297	\$258	\$246	\$286
Median Price / Sq. Ft.	\$283	\$268	\$249	\$293
Average Days in RPR	11	52	78	3
Median Days in RPR	1	47	69	—
Total Volume	\$5,904,785	\$6,368,540	\$5,368,700	\$6,025,320




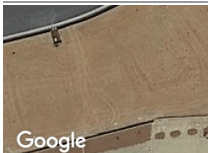
Menifee, CA 92584







New Listings: 10

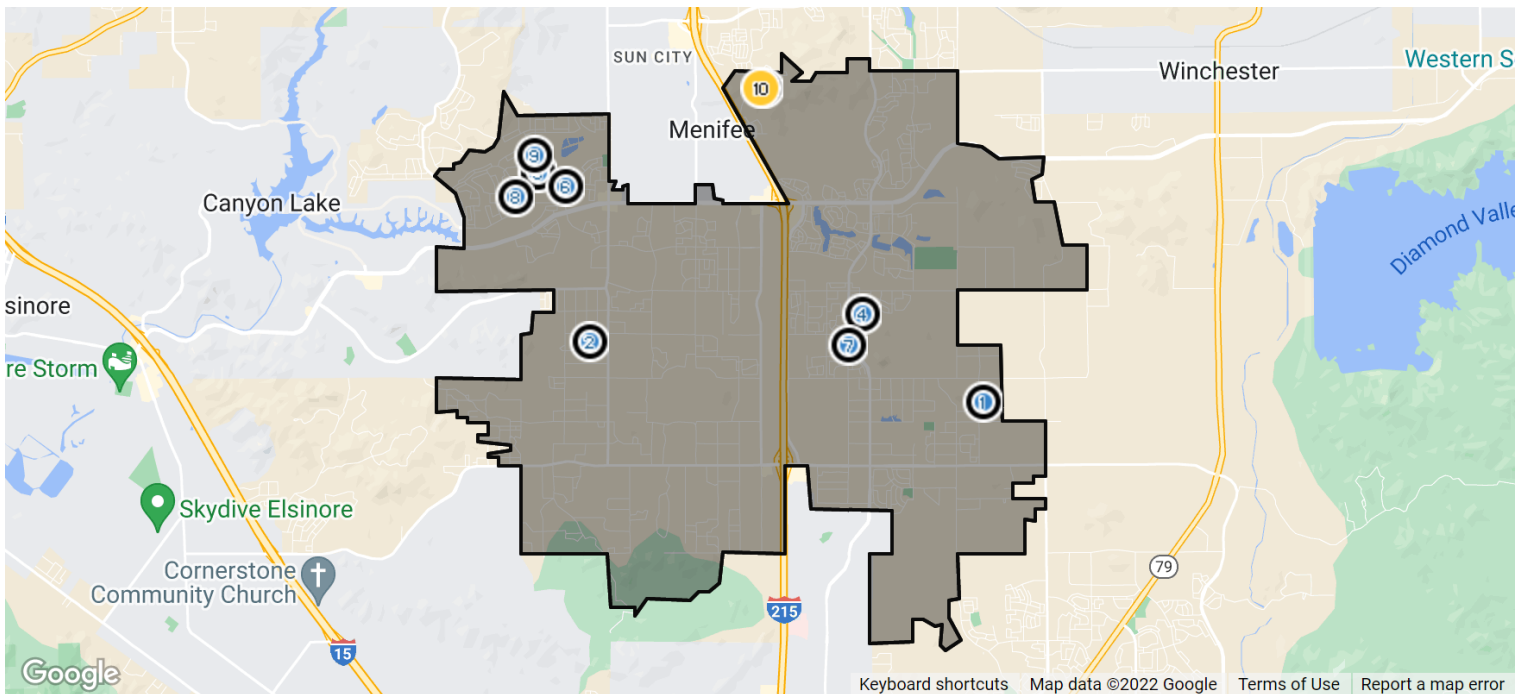
		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	1 ● Active • New, Active: 8/25/2022 MLS ID: SW22188134								
	28306 Inspiration Lake Dr	Single Family	3/2	1,275	4,791	1990	8/25/2022	\$489,000	\$384
	PRICE REDUCED! SELLER IS MOTIVATED! Great SINGLE STORY, 3BED 2BATH, with walk-to-shopping conveniences. Clean carpet with a large open, kitchen/family room area with vaulted ceiling that creates a feeling of openness. Large patio and cover, enhance the backyard for outdoor activities. Finished concrete side yard areas provide clean access to the entire exterior of the home. Act now to secure this affordable, low-maintenance home. NO stairs to climb! <i>Listing Courtesy of INLAND REALTY GROUP</i>								
	2 ● Active • New, Active: 8/26/2022 MLS ID: SW22178607								
	25349 Silverwood Ln	Single Family	3/2	1,598	7,405	2003	8/26/2022	\$495,000	\$310
	PRICED TO SELL! New Price Reduction, low taxes, and no HOA! BRING US AN OFFER!! Come enjoy this family-friendly community just outside Audie Murphy Ranch with lots of great parks all around! This is a great single-story home on the west side of Menifee—quiet and private. Here, most families ride around in their golf carts, ride around to see friends, and even go out to eat or to the grocery store in their golf carts! Some of the major updates have been taken care of: A newer water heater and a newer AC condenser. The kitchen counters and most appliances have been updated as well as the secondary bathroom. Additionally, all the electrical outlets have been updated. This is a great home for a first-time buyer or a new family. Come move in and make this home your own. <i>Listing Courtesy of REAL ESTATE PLACES</i>								

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active	* New, Active: 9/21/2022 MLS ID: SW22202736						
	24898 Sunset Vista Ave	Single Family	4/2	2,152	8,712	2005	9/21/2022	\$600,000 \$279
Beautiful and spacious single story home in the highly sought out community of Newport Ridge II. This home is in prime location near Ridgemoor elementary and La Ladera park! Lower tax rate and low HOA! The BEST PART it has PAID OFF SOLAR! The front yard offers drought resistant landscaping with great curb appeal which will also help save on your monthly water bill! The 3 car garage offers additional storage for your toys or home gym! As you walk into the beautiful double door entry way, you'll see the high ceilings, spacious open floor plan with tons of natural light, as you walk toward the kitchen you'll see the beautiful living room with gas fireplace, nice tall ceilings with recessed lighting. Tons of storage in the walk in pantry, spacious island with plenty of seating space for entertaining. You will also find the laundry room with more storage. As you walk towards the hall you will see additional storage in the hall for linens and towels. Beautiful neutral gray laminate flooring throughout, THAT'S RIGHT NO CARPET! To the left of the living room you'll find 3 spacious bedrooms and the hall guest bathroom. The main bedroom is off to the right of the kitchen separate wing if you will, large spacious master restroom with soaking tub & large walk-in closet. Tons of natural light in the main bedroom, very spacious and able to design your suite multiple ways! This home sits on a large lot. Back yard has large rocks and a perfect location for a dog run. Partial block wall and wrought iron fencing. This beautiful single story home is ready for its new owners! Open house will be 9/24/22 12-3PM! <i>Listing Courtesy of RELIABLE REALTY INC.</i>								
	4 ● Active	* New, Active: 9/22/2022 MLS ID: SW22207549						
	31500 Briggs Rd	Single Family	3/2	1,588	861,181	1958	9/22/2022	\$679,000 \$428
Awesome opportunity to own 19.77 acres of horse property and land in Menifee. Great price for this parcel of land and older single-family residence. The land is mostly all flat with an abundance of older fencing and horse/animal pens. Property has city water AND water well. The home is 3 bed 2 bath approx. 1588 square feet with 2 car detached garage. The lot is right in the path of development with tract housing very close by. Property is governed by Riverside County with Menifee address. Zoning is A-1-5. The home is in need of many repairs, but seller will consider offer from buyers with conventional financing. There is an easement along the westerly portion of the lot with gas lines going thru making that section of land less usable. There is also an older mobile home/ADU on the property. Lots of possibilities with this property- check zoning to see if horse boarding is allowed! Wonderful opportunity to have a large acreage homestead in the fast-developing community of Menifee. You will love the mountain and valley views this property has in store for you. Come take a look at this property before its sold. <i>Listing Courtesy of HOMESMART REALTY WEST</i>								
	5 ● Active	* New, Active: 9/22/2022 MLS ID: PW22207665						
	30237 Goldenrain Dr	Single Family	5/3	3,021	6,098	2017	9/22/2022	\$599,900 \$199
This like new home boasts 2,899 square feet with 5 bed and 3 full baths. It is conveniently located close to two parks, a brand new school, a beautiful trail system, shopping and freeways. This open concept home has a huge center island in the kitchen with counter seating for up to eight people. The kitchen features beechwood cabinetry, energy saving G.E. stainless steel appliances, stylish white quartz counter tops, and a walk-in pantry. One bedroom and a full bathroom are downstairs, ideal for extended families. Upstairs you will find four additional bedrooms and a loft that can be used as a second family room or game room. The spacious owner's suite has ample closet space and an en suite bathroom with separate shower and soaking tub. The back yard is enclosed with vinyl fencing and has a nice patio with Alumawood cover. The three car garage is fully drywalled and the current owner has added custom screen doors making this area a great place for a home gym or mancave. The driveway is large enough to accommodate three cars side by side. The front of the home has a stamped concrete patio with room for seating. The home has a tankless water heater and whole-house fan to help with energy costs. Professional photos to be uploaded the week of 9/26/22. <i>Listing Courtesy of 2K REALTY</i>								
	6 ● Active	* New, Active: 9/22/2022 MLS ID: OC22207118						
	24311 Insignia Dr	Single Family	4/3	2,541	6,333	2022	9/22/2022	\$642,615 \$253
Brand NEW energy-efficient home ready November 2022! Overnight guests will be comfortable in the first-floor bedroom and adjacent bathroom. White cabinets with jasmine white quartz countertops, lighthouse EVP flooring with patterned beige carpet in our Fresh package. Life in the amenity-rich Audie Murphy Ranch means your family can cool off in one of the 4 pools, soak in the spa, enjoy an afternoon BBQ picnic, and take advantage of the 11 acres of sports fields and courts. Known for their energy-efficient features, our homes help you live a healthier lifestyle while saving you thousands of dollars in utility bills. <i>Listing Courtesy of MERRITAGE HOMES OF CALIFORNIA</i>								

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	7 ● Active	* New, Active: 9/22/2022 MLS ID: OC22207266						
	28736 N Port Ln	Single Family	3/3	1,472	3,920	1989	9/22/2022	\$535,000 \$363
<p>Dreams do come true in this highly sought-after home located in the prestigious Menifee Lakes community! This home is one of a kind, completely remodeled with high quality materials! Beautifully remodeled kitchen with Calacata Quartz countertops, beautiful custom backslash, and top-of-the-line stainless steel appliances. The convenience and location alone sells this home, you are less than half mile/ across the screen from a brand new huge library for studying and checking out books/movies, beautiful lake that will never get old to walk or run with kids or animals, middle school, elementary school, large sports park with playground and tennis courts with lights, community center, Mt. San Jacinto College, and a resort like HOA sand beach pool with waterslide. All 3 of the bathrooms have new vanities, flooring, and Calacata Quartz countertops. You also have a HVAC vented storage room in the garage, or a 4th bedroom, AirBNB it for extra income as it has an external door, quiet office, man cave, art/craft room, climate controlled room for pets. If you'd like to park 2 cars instead of 1 in the garage the owner can remove it. New Luxury Vinyl Plank floors, New paint inside and out, All New Fixtures and Lights, New epoxy coated garage floor and backyard patio. LOW Taxes and Hoa.</p> <p><i>Listing Courtesy of TRUPOINT</i></p>								
	8 ● Active	* New, Active: 8/10/2022 MLS ID: IV22176554						
	29797 Purpleheart Ct	Single Family	3/3	2,191	6,107	2022	8/10/2022	\$630,990 \$288
<p>This is the Stella floor plan at "Heritage" at Banner Park community in Menifee, CA. -Move in by this summer -Chef kitchen -Soft water plumbing loop -Wiring for surround sound audio -Interior two tone light gray paint -Smart home The Stella offers a centralized kitchen, café, and gathering area that connect to create an open flow living area leading to an outdoor covered patio, perfect for entertaining. This home is located on the corner of a cul-de-sac with an appealing stone exterior. Please note the photos uploaded are of a rendering showing the Stella Floorplan 1C.</p> <p><i>Listing Courtesy of PULTE HOMES OF CALIFORNIA, INC</i></p>								
	9 ● Active	* New, Active: 9/22/2022 MLS ID: SB22206146						
	31717 Tupelo Ct	Single Family	3/3	2,373	10,890	2000	9/22/2022	\$550,000 \$232
<p>Welcome to your beautiful 2-story home with 3 bedrooms, 2.5 bathrooms, a large loft, central A/C, and a 2-car garage all on an impressive 0.25 acre lot! This was the model home used from 2000-2003, when the current owner purchased the home and took great care of it over the last two decades. Many upgrades have already been done for you, including crown molding throughout, wood and tile flooring, and plantation shutters in all the bedrooms. The first floor is filled with space to entertain your guests and flows from the dining room to the adjacent kitchen and living room, and out through two sets of double doors to the amazing outdoor space. Enjoy time with friends or family around the gas fireplace in the spacious living room. The entertainer's back yard has a beautiful stamped concrete covered patio, a garden gazebo, and a built in BBQ area. There's even plenty of space to plant your own food and spices, with large brick planter boxes. The second floor has all three bedrooms, two bathrooms, and a large loft. The primary suite has a walk-in closet and an ensuite bathroom with dual sinks, a bathtub and a separate shower. The other two bedrooms are perfectly configured with a jack and jill bathroom. Ideally situated near numerous parks, hiking trails, schools, and shopping centers and just a short drive from world-class Temecula wineries. Don't miss out on this great opportunity, schedule a showing today! VA offers welcome!</p> <p><i>Listing Courtesy of EXP REALTY OF CALIFORNIA INC</i></p>								
	10 ● Active	* New, Active: 9/22/2022 MLS ID: OC22207175						
	29945 Warrior Way	Single Family	5/3	2,948	6,294	2022	9/22/2022	\$683,280 \$232
<p>Brand NEW energy-efficient home ready NOW! Cul de sac location! FRESH design package! This spacious five-bedroom residence features a first-floor flex space perfect for working or schooling from home. Enjoy movie and game nights in the upstairs loft or utilize the space as a reading area the whole family can enjoy. Life in the amenity-rich Audie Murphy Ranch means your family can cool off in one of the 4 pools, soak in the spa, enjoy an afternoon BBQ picnic, and take advantage of the 11 acres of sports fields and courts. Known for their energy-efficient features, our homes help you live a healthier lifestyle while saving you thousands of dollars in utility bills.</p> <p><i>Listing Courtesy of MERTAGE HOMES OF CALIFORNIA</i></p>								



Pending: 10



1 Pending - Pending as of 8/4/2022 MLS ID: EV22150664

32375 Mckiernan Ln Single Family 3/3 2,290 7,649 7/9/2022 \$686,691 8/4/2022 \$300

Designed for entertaining, the ranch-style Delaney plan boasts a formal dining room, an expansive great room and a well-appointed kitchen showcasing a walk-in pantry, center island, breakfast nook and optional gourmet features. At the end of the day, relax on the covered patio or retreat to an inviting owner's suite with a private bath. Two additional bedrooms and a second bath are also included.

Listing Courtesy of RICHMOND AMERICAN HOMES







2 Pending - Pending as of 8/24/2022 MLS ID: IG22181747

31593 Melvin St Single Family 4/3 2,986 42,688 8/17/2022 \$1,100,000 8/24/2022 \$368

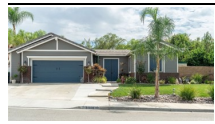
BEAUTIFUL SINGLE STORY ESTATE HOME in CALDER RANCH on nearly 1 acre w/4 car attached garage, AND TWO additional 3+ car garage/shop, PLUS RV Parking! Each of the 2 garages is approx 35ftx32ft that mirrors the house in design & finish w/100 amp shared panel. This 4 Bdrm, 2.5 Bath home offers a peaceful front yard w/seating & front porch. Amongst everything this home offers, one of the favored features is the Custom Built Vaulted, Wood Beamed patio. This beautifully built Patio features real stone, pendant lighting, ceiling fans, large tiled island w/BBQ, sink, 2 under counter refrigerators & two spaces left open to add items of choice! Additionally, there is a matching gazebo, a peaceful active koi pond, raised garden planters, small vineyard area, citrus trees & more w/fully landscaped yard with auto irrigation system. The RV Parking has straight direct, access from the front secured iron gate, 6" thick concrete, w/#4 rebar from the iron entry gate all the way to the back parking area. There is also underground conduit installed from the shop to the main panel @ the House for future Solar! Now Let's Go Inside! You'll be delighted to step thru the double doors into an open floor plan featuring both hardwood floors & custom tile inlays in the Living & Dining Room. The Kitchen, featuring a large Island, opens to the Living Room area w/vaulted ceiling & fireplace. In the Kitchen, enjoy the abundance of cabinets & storage including an add'l Butlers-Coffee Bar w/storage & closet. The Built-in Oven, Stovetop & Microwave are complemented with a stainless steel finish. Wood shutters are featured throughout most of the home. The Primary Bdrm, separate & private from the other 3, offers vaulted ceiling, plenty of windows for natural lighting & a private French door w/side screened windows for add'l air flow & leads to the backyard. The Primary Bath has double sinks, spacious countertop, & separate tub & shower. The large walk-in closet features windows allowing more natural light into the home. A 1/2 bath is conveniently located near Living & Dining areas. The other side of your new home features 3 additional bedrooms all featuring walk-in closets, wood shutters, & lighted ceiling fans. Here you will also find the 3rd bathroom with dual sinks & a privacy door for the Tub/Shower/Toilet area. The large walk-in laundry rm, w/utility sink, countertop & door to the side yard. IF HOME IS WHERE THE HEART IS, THEN YOUR HEART HAS FOUND ITS HOME! This is a MUST see home!

Listing Courtesy of KELLER WILLIAMS REALTY

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3 Pending • Pending as of 9/21/2022 MLS ID: SW22188558							
	29682 Cool Meadow Dr	Single Family	5/3	3,142	7,840	8/26/2022	\$649,900	9/21/2022 \$207
What a great opportunity here. This large pool and spa home is across the street from La Ladera Park and walking distance to schools. The home features a formal living and dining room at entry and a family room with fireplace adjacent to the large open kitchen with upgraded counters, appliances and an island. There is a main floor bedroom and bath, perfect for guests, in-laws or teens. Upstairs, the master is SUITE and has a retreat area and direct access to the ensuite featuring separate tub and shower, dual sinks and large walk in shower. The other bedrooms are all large in size and the loft is gigantic and perfect for a music room, media or exercise room or, for those that work from home or home school, an office or classroom. The rear yard is perfect for entertaining, with large in ground pool, spa and patio area. There is plenty of room for pets and kids to play and those with toys will love the large RV parking area on the side yard. This home also comes with solar, courtesy of a Power Purchase Agreement that ensures a lower energy cost. With a great location and plenty of room, Cool Meadow is sure to impress.								
Listing Courtesy of ZUTILA, INC.								
	4 Pending • Pending as of 9/19/2022 MLS ID: SW22166680							
	31265 Twilight Vista Dr	Single Family	4/3	2,357	6,969	7/28/2022	\$585,000	9/19/2022 \$248
This turnkey home is just the beginning to your Pinterest dream home! Nestled in a quiet neighborhood with LOW HOA (\$20/monthly), walking distance to parks, near by library and minutes from the freeway and restaurants. Entering the home is spacious with light paint tones, designer carpet and vinyl wood toned flooring throughout most of the home. The family room and kitchen flow into each other in an open concept, making a perfect space for entertaining guests. There are many upgrades in the kitchen to enjoy such as granite counter tops, 5 burner gas range and updated appliances. The laundry has its own room right next to the downstairs bathroom and a large 3-car garage. All the bedrooms are located upstairs, along with a built in office space perfect for work or homework. Large four bedrooms including a luxurious master suite that walks out to a personal balcony overlooking backyard. Vaulted ceilings gives a very grand feeling with a jacuzzi tub, separate shower, and walk in closet. Backyard is low maintenance and large enough for a pool or play set. Seller willing to help pay down the rate up to 5k!!								
Listing Courtesy of SIGNATURE REAL ESTATE GROUP								
	5 Pending • Pending as of 9/20/2022 MLS ID: IG22195805							
	28690 Middlesbrough Ct	Single Family	4/3	3,356	16,552	9/6/2022	\$769,900	9/20/2022 \$229
Beautiful Pool home located in the community of Ashton Hills, in Menifee. This 2-story home boasts 3,356 SqFt with a 16,553 Sqft lot. Home features 4 spacious bedrooms, 3 bathrooms, 2 living areas, a modern Kitchen, large Loft, and a bonus room used as a game room or Office on the main floor. High ceilings and custom paint with plantation shutters throughout. Walking up to the house you will find a private gated courtyard. The family room offers a built-in entertainment center, ceiling fan, and a cozy fireplace flowing nicely into the gourmet kitchen that features a center island with a built-in sink, granite countertops, professional-grade appliances, and an eat-in kitchen area. The second floor boasts 3 full bedrooms and a Master suite. The Private Master with sunset views and swimming pool views offers a built-in entertainment center, dual sinks, a vanity area, and a Large walk in Closet. Step outside to the outdoor living area to relax under the outside patio facing the pool with a custom slide and spa, enjoy the greenery making this home perfect for relaxing or entertaining. Property is located in a cul-de-sac for complete privacy. Too many other amenities to add, this is a must see home!								
Listing Courtesy of ACTIVE REALTY								
	6 Pending • Pending as of 9/19/2022 MLS ID: PW22176121							
	29955 Berea Rd	Single Family	3/2	1,272	7,840	8/10/2022	\$495,000	9/19/2022 \$389
Stop the car!!! This is the one you have been waiting for. Beautiful, clean single story with 3 bedrooms and two full bathrooms. Tile counters in the kitchen, newer carpet and appliances, and shutters in most rooms. Large back yard with a neighborhood view, ready for you to make your own.								
Listing Courtesy of T.N.G. REAL ESTATE CONSULTANTS								

Pending: 10 (cont.)



7 Pending • Pending as of 9/20/2022 MLS ID: SW22201893

31600 Millcreek Dr Single Family 4/3 2,368 9,583 9/15/2022 \$700,000 9/20/2022 \$296

Welcome Home to this Beautiful Single Story Pool home located in the Heart of Menifee. This home has it all 4 Bedrooms, 3 Full Baths, a Private Salt Water Pool and Spa, Low Maintenance Landscaping, whole house Quiet Cool Fan, a Beautiful Court Yard Area, and wait a Casita/ In law quarters. Yes, you can have it all, did I forget to mention Low Taxes and wait No HOA. This home is located in a quiet neighborhood close to the 215 Freeway. Location, Location, Location! Within a short radius you will find Award Winning schools Elementary, Middle and High School along with Mt. San Jacinto Jr. College, also the New Menifee Library. You will also find plenty of shopping close by. Only less than 5 miles to the New Costco. This single story Craftsman style home is TurnKey and move in ready. As you walk into the door to the right you will find an Office/ Study area with a beautiful custom barn door for privacy. The office opens up to the open concept Living and Kitchen area. You will find Laminate flooring throughout the family room that flows throughout the entire home. This home is a must see with custom crown molding throughout the home along with 6 inch baseboards throughout as well and also a custom built entertainment center. The open concept allows you to cook and still be present with the rest of the family relaxing. The beautiful kitchen has white cabinets with a deep kitchen sink, beautiful counter tops and a center Island that has a very nice butcher block top. You get the modern, but yet rustic feel when you walk into this beautiful home. It then flows to the full bath for two of the bedrooms, and leading up to the Master bedroom with a huge sliding door with plantation shutters not only in the master bedroom, but throughout the whole entire home. The master bath is just gorgeous with matching counter tops as the kitchen and its bright appearance, but wait we have more. As you walk out the front door you have a lovely courtyard to relax in, then you enter the 1 bedroom, 1 bath Casita, It's great for In laws or maybe a young adult child. The possibilities are endless with this amazing property. As you walk to the back it is very low maintenance with turf throughout and your very own putting green. I do have to say it's been hot here in SoCal so I know you will love to relax in your private salt water pool and spa. Don't let this home pass, I hope to see you at the Open House! *Note Sq ft. 2,368 without Casita, 2,868 Gross Area

Listing Courtesy of IGNITE REAL ESTATE



8 Pending • Pending as of 9/5/2022 MLS ID: SW22168046

24867 Hope Ranch Cir Single Family 3/3 2,793 9,147 8/4/2022 \$759,899 9/5/2022 \$272

*ONE STORY! *IMMACULATE!! *UPGRADES GALORE! *JUST BUILT IN 2019! *NESTLED AT THE END OF A CUL-DE-SAC! *SOLAR to save \$\$! This ~2,793 sq. ft. home is located in the master-planned community of Audie Murphy Ranch and is a SHOW-STOPPER! From the moment you pull up to this Spanish beauty, you'll notice the large lot w/ tastefully done drought-tolerant landscaping. Once inside, you'll be greeted by ENGINEERED HARDWOOD floors & UPGRADED BASEBOARDS throughout. At the front of the home, you have a laundry rm w/ sink & cabinets, the 2 secondary bdms adjoined by the Jack-n-Jill bath, + a 1/2 bath. Before reaching your great room, you'll find the dining room (currently being used as a game room) w/ direct access to your side yard patio. The COMPLETELY UPGRADED kitchen has a MASSIVE ISLAND w/ QUARTZ COUNTERS, PENDANT LIGHTS, S.S. appl., HOOD, upgraded sink & reverse OSMOSIS system. You will also enjoy an additional space off of the kitchen w/ extra cabinets & more counter space for a food prep area when entertaining and enjoy storing all your dry goods in the very spacious WALK-IN PANTRY. The kitchen nook offers not only plenty of space for your kitchen table, but also more counter space-great for holding the buffet spread at the holidays. The niche off of the kitchen makes a great potential work-at-home space. The kitchen is VERY OPEN to the family room, a GREAT ROOM indeed, & is so inviting with the FIREPLACE w/ beautiful FLOOR to CEILING TILE. The primary suite w/ plush carpeting & sliding doors leading directly to your backyard makes for a nice place to retreat at the end of a long day. The primary bath w/ ENORMOUS SHOWER has HIS/HERS sinks & QUARTZ counters and wait until you see this CUSTOM walk-in closet by California Closets! Out back, enjoy your CALIFORNIA ROOM (yet another upgrade), ARTIFICIAL TURF, entertainer's island w/ granite counters & fridge, & relax around your gas fire pit. The 3 car tandem GA has epoxy floors & lots of cabinets. Additional features include: RING doorbell, alarm, LED recessed lighting, 8' interior doors, automated blinds in the family rm., & water softener. Audie Murphy Ranch has TONS of amenities which include pools, spas, parks, tot-lots, basketball courts, baseball diamonds, skate park, club house & more! Located near lots of shopping & in the Menifee Union school district with the Award winning Taawila Elementary school & w/in a short walk will be a new middle school- due to open Fall 2023. THIS HOME SHOWS BETTER THAN A MODEL!

Listing Courtesy of CENTURY 21 PREFERRED

Pending: 10 (cont.)


9 Pending • Pending as of 8/26/2022 MLS ID: CV22132037

29444 Wagon Creek Ln Single Family 4/3 2,340 7,405 6/20/2022 \$619,000 8/26/2022 \$265

Welcome home to this charming, beautifully remodeled home in the heart of Menifee with 4 bedrooms and 3 bathrooms and approximately 2,340 sqft! On a large lot, this home is perfect for first time buyers. The list of upgrades is long, with brand new Interior/Exterior paint, new hard plank flooring, granite countertops, stainless steel appliances and new refinished cabinets in the kitchen. The large open kitchen continues into the spacious family room with a fireplace. Large glass double doors next to the kitchen open up to an enclosed California patio room with flagstone flooring, ceiling fan and windows looking out to the mountain view. It's great for entertaining without being in the elements. The home offers a downstairs bed and attached bathroom, perfect for in-laws or out of town guests. Upstairs you will find the 3 other bedrooms, 2 bathrooms, loft area and laundry room. The primary bedroom is spacious with a private full bathroom featuring a separate shower and soaking tub. There is new carpet in all the bedrooms. The home has a fully owned solar system offering relief from the high So Cal electric bills. Other wonderful features of this home include: recessed lighting, a water filtration system, central heating and A/C for those hot summer days, fresh new landscaping, automatic sprinklers in the front and backyard, and a 3 car tandem garage. The spacious pool sized backyard with no neighbors behind you, offers plenty of potential to make it your own. The home is close to La Ladera Park, hiking/walking trails, shopping, restaurants, the 15/215 freeways and public transportation. With all these amazing upgrades, this home is a must see!

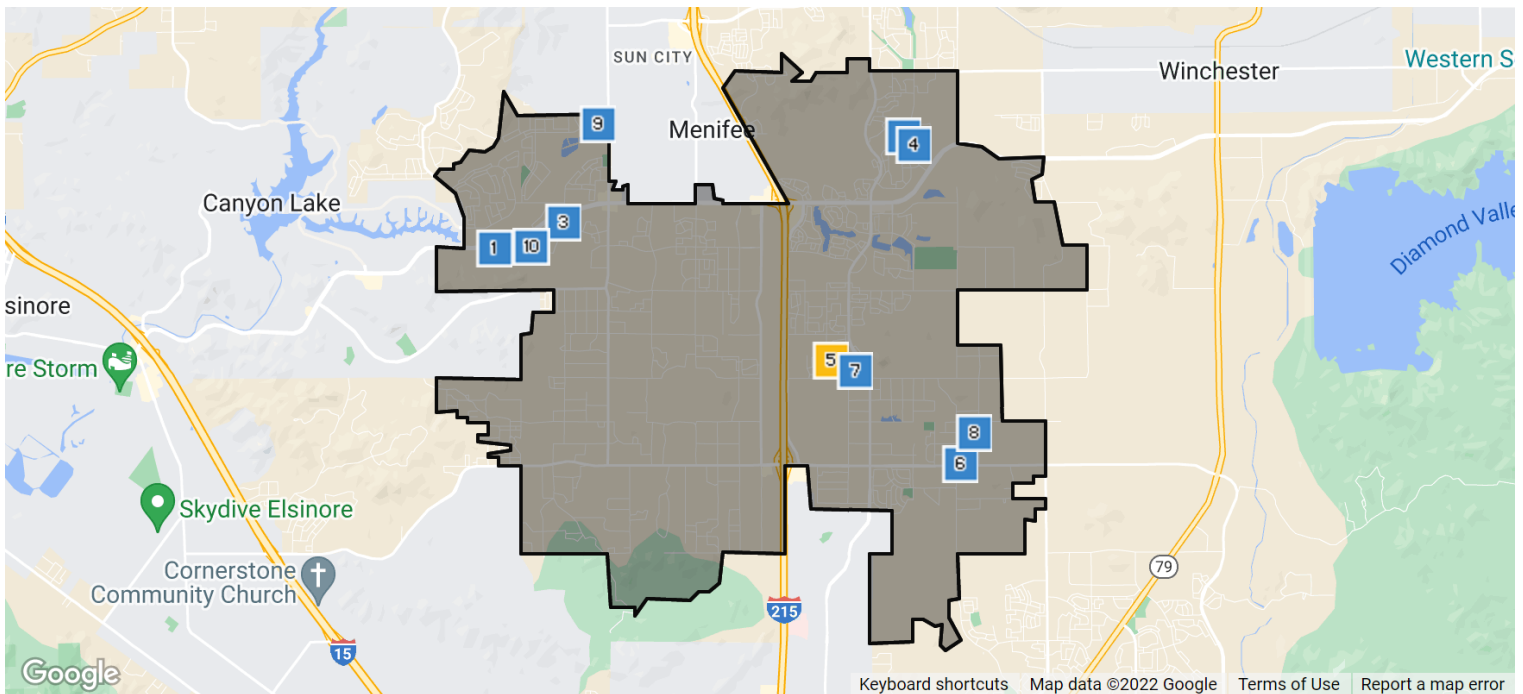
Listing Courtesy of HOMEQUEST REAL ESTATE

10 Pending • Pending: 9/20/2022 MLS ID: IV22122377




28702 Middlesbrough Ct Single Family 4/3 2,877 14,374 6/7/2022 \$3,150 mo. 9/20/2022 \$1

Stunning Pool Home in Menifee! This home boasts Four spacious bedrooms. Three bathrooms. Tiled entry. Plantation shutters. High ceilings. Ceiling Fans. Formal living room. Family room with media niche and cozy fireplace. Dining room. Open kitchen has Recessed lighting, granite counter tops, large center island and butler's pantry! Master bedroom offers En suite bathroom, dual sink vanity, separate tub and walk in shower. Guest bedrooms has a private balcony. Large landing at top of stairs. Resort style back yard with pool and spa with large decking and outdoor bar area for entertaining. This is a huge lot and also offers a large grass area. Beautiful landscaping in front and tropical in backyard. Large 3 car garage and fully fenced. This is a rare find and won't last long!! NO PETS. Renter's insurance required with a \$300,000. policy.

Courtesy of COLDWELL BANKER ABR PROP MGMT

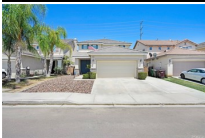





Closed: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	1 Closed	• Sold Date: 9/22/2022, MLS Listing OC22142587: 7/1/2022 MLS ID: OC22142587						
30533 Green Vista Dr	Single Family	4/3	2,701	6,534	2018	9/22/2022	\$631,500	\$268
Your family's dream home with a view awaits you in the gorgeous sought after community of Audie Murphy Ranch. Upon entry to this turnkey home you will find a beautiful gourmet kitchen with a large island, an open dining space with high ceilings, recessed lighting, and many luxurious updates including white shutters throughout. Step from the kitchen into the newly landscaped, low maintenance back yard with the best view in the city of Menifee. Upstairs includes 3 spacious bedrooms and two full bathrooms, and a huge walk-in closet in the master. Enjoy family nights in the upstairs loft, and welcome your guests with their own private downstairs bedroom and full bathroom. You will not be disappointed!								
Courtesy of TRG MORTGAGE								
	2 Closed	• Sold Date: 9/20/2022, MLS Listing OC22055240: 3/19/2022 MLS ID: OC22055240						
29248 El Presidio Ln	Single Family	4/3	2,425	5,227	2005	9/20/2022	\$565,000	\$244
Amazing 2 story 4 Bedroom, 3 Bathroom home in Menifee Greens community! NO HOA The home offers plenty of space including a formal living room and dining room with vaulted ceilings. The kitchen is open to the family room and dining area. The downstairs has wood and tiles floors. The upstairs features upgraded carpet. This home is walking distance to the park and a short driving distance to the Menifee Countryside Marketplace which features plenty of restaurants, shopping centers, soon to be movie theater and easy access to the 215 freeway								
Courtesy of KELLER WILLIAMS REALTY								
	3 Closed	• Sold Date: 9/22/2022, MLS Listing IV22180689: 8/16/2022 MLS ID: IV22180689						
25453 Water Wheel Ct	Single Family	3/3	2,495	8,712	2014	9/22/2022	\$662,000	\$265
Welcome to this gorgeous neighborhood! You'll love this home in Menifee, CA. Enjoy cooking in this stylish kitchen with stainless appliances and a center island, great for food preparation. Discover a bright interior with neutral laminate floors and plush carpet in all the right places. The main bedroom boasts a private ensuite with a walk-in closet. Other bedrooms offer plush carpet, and sizable closets. Relax with your favorite drink in the fenced in backyard with a patio, an in-ground pool, and great opportunity for adding personal touches. Don't miss this incredible opportunity.								
Courtesy of OPENDOOR BROKERAGE INC.								

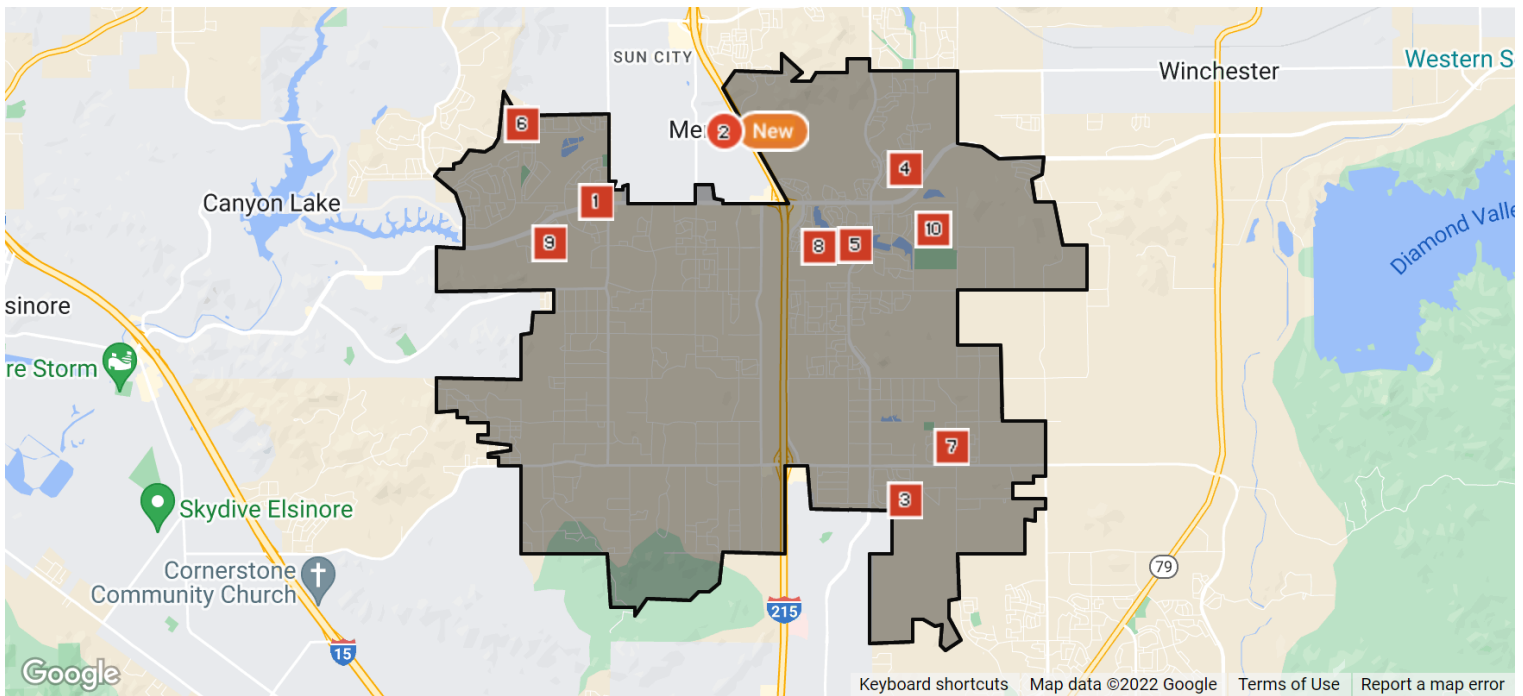
Closed: 10 (cont.)

Closed: 10 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.	
	4	<div><div></div>Closed</div> • Sold Date: 9/22/2022, MLS Listing IG22148622: 7/14/2022 MLS ID: IG22148622							
	29348 Castlewood Dr	Single Family	3/3	2,152	4,356	2005	9/22/2022	\$582,000	\$271
<p>This must see, gorgeous, turnkey home in the Menifee Greens community features low property taxes, no HOA and water wise landscape! Open floor plan, accented with tall ceilings and lots of natural light. The downstairs entry opens into a large living / dining area conveniently adjacent to the modern, entertainer's kitchen. Kitchen features gas, stainless steel appliances, soft-close cabinets and drawers, granite counter tops, under cabinet lighting, nickel hardware, and a large island. The Great Room area continues into the spacious family room with gas fireplace and entertainment area. There is also a bonus downstairs room which could be used as an office, den, or guest area which is adjacent to a downstairs half bath. The upstairs features a convenient upstairs laundry room with built in cupboards and granite counter folding area. The three upstairs bedrooms include a Jack and Jill Bathroom complete with dual vanities, and the large, En Suite Primary Bedroom with separate shower and large soaking tub, dual vanity, and a huge closet area. Beautiful plantation shutters and blinds, matching granite counters and ceiling fans are found throughout! Backyard features large covered, alumna wood patio with dual ceiling fans, overlooking a tranquil desert scape all on a drip watering system, along with a dog run and a NEW Lennox a/c system! The finished garage includes epoxy flooring and lots of cabinet and overhead storage. Conveniently located close to great schools, shopping, dining and easy access to I-215 freeway, this beautiful home is priced to sell and will qualify for Conventional, FHA and VA Financing. Come see it today!</p> <p>Courtesy of INVESTMENT ONE</p>									
	5	<div><div></div>Closed</div> • Leased Date: 9/21/2022, MLS Listing SW22189549: 8/28/2022 MLS ID: SW22189549							
	27561 Cloudy Peak Way	Single Family	4/3	2,211	5,000	2021	9/21/2022	\$3,300 mo.	\$290
<p>Newly built beautiful 4 bedroom 3 full bath home in the very desirable new Menifee community close to restaurants, shopping, schools and soon coming movie theater. Nice large backyard with low maintenance front and back yards. This home has a down stairs large laundry room that comes with the washer and dryer. Open kitchen to the great room is also equipped with a refrigerator, this home is move in ready. Will not last long on the market, schedule an appointment soon.</p> <p>Courtesy of RELIABLE REALTY INC.</p>									
	6	<div><div></div>Closed</div> • Sold Date: 9/15/2022, MLS Listing ND22126232: 6/11/2022 MLS ID: ND22126232							
	30023 Wales Ct	Single Family	4/3	2,748	14,374	2015	9/15/2022	\$565,000	\$222
<p>Awesome family neighborhood, great cul-de-sac location! Amazing open floor plan layout with high ceilings. 4 bedrooms with one section of the home ready to be turned into a granny flat for extended family or rental. The large master bedroom has enough for space for a retreat area and the extra large closet has enough room for all your shoes and handbags. One of the largest lots in this community, plenty of room for pool, basketball court, turn the yard into your private oasis. Only a short drive to the 215 freeway, parks, lakes, recreational center, libraries, gas stations and restaurants.</p> <p>Courtesy of SANTA FE HILLS REALTY</p>									
	7	<div><div></div>Closed</div> • Sold Date: 9/12/2022, MLS Listing SW22148267: 7/7/2022 MLS ID: SW22148267							
	28823 Cedar Brook Ln	Single Family	3/2	1,946	7,405	2009	9/12/2022	\$539,900	\$279
<p>Price reduction ...This one story home has tall ceilings and an open airy bright floor plan that will wow you! 1,946 square foot house on a 7,405 square foot lot with 3 bedrooms and 2 bathrooms, 2 car garage. The kitchen is equipped with stainless steel appliances, dark cherry cabinets and granite counter tops. Located in Menifee, an up and coming community with an array of city projects. Elementary and middle school education in the City of Menifee are provided by the Menifee Union School District and the Romoland School District. High school education is provided by the Peris Union High School District. The City of Menifee is also home to Mt. San Jacinto College. The Menifee campus serves the Temecula, Murietta, and Menifee area. Come to view this lovely home and make it your own!</p> <p>Courtesy of GOLD SHIELD REALTY GROUP</p>									

Closed: 10 (cont.)







	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	8	Closed • Sold Date: 9/9/2022, MLS Listing NDP2205176: 5/22/2022 MLS ID: NDP2205176						
	30240 Cheveley Park St	Single Family	4/3	3,146	10,890	2006	9/9/2022	\$725,000 \$223
<p>TURN KEY Single Story Pool Home on a spacious quarter acre corner lot! First time on market and beams with pride of ownership by original owners. A gated courtyard entry leads into a large foyer that opens to a light and bright formal living and dining room that has wall-to-wall windows and slider and acts as a hub for this well laid out home. Not an inch of space is wasted with custom built-ins leading to the Northeast wing of the house where you will find the open concept kitchen and family room great for entertaining or hosting large gatherings with ample cabinets and granite countertops, table island, pantry and separate workspace. The recessed lighting is complimented by the natural light flooding in the many windows with plantations shutters. A second exit to the backyard is just past the gas or wood burning fireplace. Pass the in-house laundry and utility room where the three secondary bedrooms and functional split bathroom share their own private wing. You will find the private master suite on the opposite side of the house with a closet and dressing area leading in to the bathroom with a dual sink vanity, water closet and separate shower and soaking tub. The west wing is complete with access to the oversized three car garage and a large bonus room that would make a great extension to the master suite, office, den or library. The beautifully landscaped front and backyard have enough space for pets and play, and with no rear neighbors you can enjoy privacy sitting under the pergola covered patio and the open sky while floating in the heated pool. Great walkable neighborhood with NO HOA and just minutes from shopping, restaurants and the Freeway. Don't forget to experience the 3D Virtual tour!</p> <p><i>Courtesy of PROFESSIONAL REALTY SERVICES</i></p>								
	9	Closed • Sold Date: 9/8/2022, MLS Listing IG22154396: 7/13/2022 MLS ID: IG22154396						
	29132 Deer Creek Cir	Single Family	3/2	1,098	7,840	1992	9/8/2022	\$525,000 \$464
<p>Welcome home! Welcome to the beautiful fast growing city of Menifee. Deer Creek Circle awaits you. This home is located in one of the most sought out neighborhoods in all the Inland Empire. Notice there are no homes for sale in this neighborhood. Folks don't want to leave once they arrive. My seller's out of state relocation due to work issues is the perfect opportunity for your buyers to secure a single story pool home on an oversized lot in a well established neighborhood. Centrally located to all the growth areas of Menifee. Minutes to Diamond Valley Lake, Temecula Wine Country, Outlet stores, casinos, Mountain resorts and so much more. All this and still within walking distance to parks, schools, major shopping, coffee houses and more. This highly desired single story home is located in a tree lined quiet street. Every buyer will fall in love with this home. This could be a great starter home or a quiet place to retire. This home features a beautifully remodeled large pool and spa to relax in. Large & spacious backyard with patio. A family room with a custom cozy fireplace, kitchen with stainless steel appliances, recessed lighting, ceiling fans in every bedroom, new carpet in all bedrooms, laminate flooring throughout the home, master suite features a walk in closet, and remodeled bathroom. Minutes away from Temecula, easy freeway access, shopping nearby, low taxes, no HOA dues or no Mello-Roos. Don't miss out on this rare opportunity!</p> <p><i>Courtesy of ANTONIO UMANA, BROKER</i></p>								
	10	Closed • Sold Date: 9/8/2022, MLS Listing SW22153194: 7/15/2022 MLS ID: SW22153194						
	30535 Gallup Ct	Single Family	4/3	2,156	6,969	2013	9/8/2022	\$570,000 \$268
<p>Welcome Home! This BEAUTIFUL Audie Murphy Ranch home offers 4 bedrooms, 2.5 baths and has everything you've been looking for! This home is situated on a premium corner lot located within walking distance to the pool, park, basketball courts and skate park. This well loved home has an open floor plan that is sure to please. The heart of the home, the kitchen is stylish with quartz countertops, a custom glass tile backsplash, stainless appliances and a large island. The dining area opens up to a large and very cozy family room. Downstairs features a den/office. Perfect for working from home or it could be converted to a downstairs bedroom. The backyard has a California room covered patio area as well as another separate covered seating area, perfect for entertaining family and friends! This wonderful community includes pools, spas, barbecue and picnic areas, skate park, clubhouse, playgrounds, sports courts and plenty of walking trails. This home is conveniently located close to freeway access, schools and shopping. MUST SEE. Call today!</p> <p><i>Courtesy of EXIT ALLIANCE REALTY</i></p>								



Distressed: 10

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market • Foreclosure, Notice of Foreclosure Sale <i>MLS ID: –</i>								
	25849 Harzburg Rd	Single Family	4/2	1,522	10,890	–	9/8/2022	Foreclosure	
	–								
	2 ● Active • Foreclosure, Notice of Foreclosure Sale, New, Active: 8/24/2022 <i>MLS ID: OC22187047</i>								
	29212 Mesa Crest Way	Single Family	5/3	2,724	10,454	\$585,000	8/24/2022	7/1/2022	Foreclosure
	Welcome to the sought after Stone Ridge Community . This open and spacious five bedroom three bath home has one bedroom (currently used as an office) down and four bedrooms upstairs. Open floor plan with high ceilings. Gourmet kitchen with stainless steel appliances, island with bar and separate eating area, wet bar. Newer tile throughout the downstairs, separate laundry room with wash tub. Oversized master bedroom with walk in closet, large garden tub, and dual sinks. Three car garage providing plenty of room for vehicles and toys. Large spacious backyard. Conveniently located near freeways, shopping, and award winning schools. <i>Listing Courtesy of QUANTUS REALTY SOLUTIONS</i>								
	3 ■ Off Market • Preforeclosure, Notice of Default <i>MLS ID: –</i>								
	33412 Agate St	Single Family	3/3	2,738	7,405	–	9/6/2022	Preforeclosure	
	–								
	4 ■ Off Market • Preforeclosure, Notice of Default <i>MLS ID: –</i>								
	29363 Falcon Hill Dr	Single Family	5/3	2,085	5,227	–	8/30/2022	Preforeclosure	
	–								

Distressed: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5 ■ Off Market	• Preforeclosure, Notice of Default MLS ID: –							
	30527 Bayport Ln	Single Family	3/2	1,323	3,920	–	8/12/2022	Preforeclosure	
	6 ■ Off Market	• Preforeclosure, Notice of Default MLS ID: –							
	29104 Boulder Crest Way	Single Family	4/2	2,742	7,840	–	7/21/2022	Preforeclosure	
	7 ■ Off Market	• Foreclosure, Notice of Foreclosure Sale MLS ID: –							
	32796 Charismatic Cir	Single Family	5/4	4,422	10,018	–	7/1/2022	Foreclosure	
	8 ■ Off Market	• Preforeclosure, Notice of Default MLS ID: –							
	30573 Shoreline Dr	Single Family	3/3	1,870	4,791	–	7/15/2022	Preforeclosure	
	9 ■ Off Market	• Preforeclosure, Notice of Default MLS ID: –							
	30468 Dapple Gray Way	Single Family	3/2	1,662	10,890	–	8/12/2022	Preforeclosure	
	10 ■ Off Market	• Preforeclosure, Notice of Default MLS ID: –							
	30320 Emerson Ln	Single Family	4/2	1,766	6,534	–	8/1/2022	Preforeclosure	

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- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
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