

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	39779 Avenida Brisa	3755	\$ 292.00	4	4	1/2/2018	\$ 1,100,000.00	209523	4.81	941-150-030
Temecula	32242 Calle Balareza	3001	\$ 135.00	4	2.5	1/2/2018	\$ 407,000.00	10890	0.25	959-341-015
Temecula	31575 Mendocino Ct	2118	\$ 191.00	4	2.5	1/2/2018	\$ 406,000.00	3049	0.07	961-390-056
Temecula	39586 Oak Cliff Dr	904	\$ 320.00	2	1	1/2/2018	\$ 290,000.00	7840	0.18	920-046-015
Temecula	43696 Ortona St	2787	\$ 193.00	4	2.75	1/2/2018	\$ 540,000.00	7841	0.18	959-141-007
Temecula	32971 Vine St	2365	\$ 205.00	2	2	1/2/2018	\$ 485,000.00	8712	0.2	962-400-021
Temecula	33440 Barrington Dr	3104	\$ 170.00	3	2.75	1/3/2018	\$ 530,000.00	6098	0.14	966-190-044
Temecula	43320 Corte Barbaste	1439	\$ 267.00	2	2	1/3/2018	\$ 385,000.00	6534	0.15	955-313-011
Temecula	36628 Monte De Oro Rd	2273	\$ 323.00	4	1.75	1/3/2018	\$ 735,000.00	156816	3.6	941-190-046
Temecula	29618 Stonewood Rd	1414	\$ 248.00	3	2	1/3/2018	\$ 352,000.00	7841	0.18	921-381-025
Temecula	43136 Teramo St	1346	\$ 278.00	2	2	1/3/2018	\$ 374,500.00	3920	0.09	959-243-009
Temecula	29870 Vail Brook Dr	1901	\$ 234.00	4	2.5	1/3/2018	\$ 445,000.00	9147	0.21	921-541-002
Temecula	32818 Caserta Dr	1148	\$ 346.00	3	2	1/4/2018	\$ 398,000.00	5227	0.12	959-231-010
Temecula	30197 Corte Plata	2052	\$ 216.00	3	2	1/4/2018	\$ 445,000.00	9583	0.22	921-640-028
Temecula	44370 Kingston Dr	3280	\$ 137.00	3	3	1/4/2018	\$ 452,500.00	5227	0.12	966-111-008
Temecula	41989 Via Renate	1321	\$ 274.00	3	2	1/4/2018	\$ 362,000.00	7841	0.18	921-614-033
Temecula	29921 Villa Alturas Dr	1987	\$ 207.00	4	2.25	1/4/2018	\$ 412,000.00	7405	0.17	944-162-004
Temecula	45524 Calle Ayora	2587	\$ 179.00	5	3	1/5/2018	\$ 465,000.00	6098	0.14	962-072-010
Temecula	45431 Callesito Altar	3319	\$ 191.00	5	3.25	1/5/2018	\$ 635,000.00	7405	0.17	962-121-011
Temecula	34341 Champoux Ct	3002	\$ 184.00	4	3.25	1/5/2018	\$ 555,000.00	6969	0.16	966-451-027
Temecula	31812 Country View Rd	3674	\$ 146.00	5	5	1/5/2018	\$ 540,000.00	7405	0.17	957-762-004
Temecula	31454 Heitz Ln	1425	\$ 263.00	4	2	1/5/2018	\$ 375,000.00	6970	0.16	953-312-004
Temecula	31115 Kahwea Rd	3361	\$ 255.00	3	3	1/5/2018	\$ 860,000.00	34412	0.79	919-502-007
Temecula	43800 Rendova Pl	4566	\$ 273.00	4	4.75	1/5/2018	\$ 1,250,000.00	111513	2.56	959-020-013
Temecula	33085 Sage Ct	3667	\$ 179.00	5	3.75	1/5/2018	\$ 660,000.00	15246	0.35	965-021-022
Temecula	33437 Barrington Dr	3369	\$ 132.00	4	2.75	1/8/2018	\$ 445,465.00	12196	0.28	966-190-031
Temecula	33293 Calle Cantu	1673	\$ 251.00	3	2.5	1/8/2018	\$ 420,000.00			960-133-033
Temecula	32297 Cercle Beauregard	1425	\$ 295.00	2	2	1/8/2018	\$ 421,000.00	7841	0.18	953-150-040
Temecula	45551 Clubhouse Dr	1840	\$ 220.00	3	2.75	1/8/2018	\$ 405,000.00	8712	0.2	922-283-017
Temecula	45779 Corte Ricardo	2722	\$ 205.00	4	2.75	1/8/2018	\$ 560,500.00	6534	0.15	962-210-016

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Temecula	44972 Dolce St	2786	\$ 166.00	4	2.5	1/8/2018	\$ 465,000.00	10018	0.23	966-211-006
Temecula	44486 Dorchester Dr	4115	\$ 127.00	5	2.5	1/8/2018	\$ 525,000.00	8276	0.19	966-100-030
Temecula	39935 Hudson Ct	2587	\$ 177.00	4	2.75	1/8/2018	\$ 460,000.00	4791	0.11	916-331-018
Temecula	40024 Annapolis Dr	1936	\$ 219.00	3	2.5	1/9/2018	\$ 425,000.00	3484	0.08	916-550-007
Temecula	43714 Buckeye Rd	2409	\$ 191.00	3	2.5	1/9/2018	\$ 462,000.00	9148	0.21	944-051-021
Temecula	45794 Corte Mislanca	3032	\$ 179.00	3	3.25	1/9/2018	\$ 545,000.00	5227	0.12	962-352-013
Temecula	27590 Stanford Dr	2011	\$ 206.00	4	2.5	1/9/2018	\$ 415,000.00	5227	0.12	910-352-002
Temecula	33413 Susan Grace Ct	6727	\$ 289.00	4	3.5	1/9/2018	\$ 1,950,000.00	109335	2.51	965-220-031
Temecula	43938 Alencon Ct	3432	\$ 189.00	5	2.75	1/10/2018	\$ 650,000.00	8712	0.2	959-222-021
Temecula	43536 Calle Nacido	2391	\$ 200.00	3	2.5	1/10/2018	\$ 480,000.00	7841	0.18	944-322-014
Temecula	31147 Camino Del Este	1120	\$ 285.00	3	2	1/10/2018	\$ 320,000.00	5663	0.13	953-042-017
Temecula	40508 Charleston St	3150	\$ 158.00	4	3.25	1/10/2018	\$ 500,000.00	6098	0.14	916-441-026
Temecula	27486 Jon Christian Pl	1254	\$ 231.00	3	2	1/10/2018	\$ 290,000.00	5227	0.12	920-181-004
Temecula	27211 Avon Ln	2034	\$ 246.00	3	2.25	1/11/2018	\$ 501,000.00	9583	0.22	916-670-021
Temecula	32058 Corte Bacarro	2358	\$ 201.00	4	3	1/11/2018	\$ 475,000.00	8276	0.19	954-351-013
Temecula	29457 Georgetown Ln	2417	\$ 237.00	3	2.5	1/11/2018	\$ 575,000.00			921-773-010
Temecula	31228 Hickory Pl	4113	\$ 143.00	5	3.5	1/11/2018	\$ 590,000.00	9147	0.21	961-310-001
Temecula	42096 Paseo Rayo Del Sol	1873	\$ 213.00	4	3	1/11/2018	\$ 400,000.00	8712	0.2	921-413-018
Temecula	27502 Senna Ct	1996	\$ 202.00	4	2.75	1/11/2018	\$ 405,000.00	6534	0.15	920-131-028
Temecula	40664 Baccarat Rd	2781	\$ 246.00	3	2.5	1/12/2018	\$ 685,000.00	23958	0.55	919-501-006
Temecula	46342 Cabin Ct	3133	\$ 154.00	4	2.75	1/12/2018	\$ 485,000.00	6534	0.15	962-575-021
Temecula	40457 Calle Medusa	2291	\$ 189.00	5	3	1/12/2018	\$ 435,000.00	7405	0.17	957-222-007
Temecula	42758 Camelot Rd	2709	\$ 167.00	4	3	1/12/2018	\$ 455,000.00	6098	0.14	965-141-011
Temecula	34021 Center Stone Cir	3670	\$ 197.00	4	3.5	1/12/2018	\$ 725,000.00	13939	0.32	966-430-022
Temecula	32342 Cercle Latour	2308	\$ 194.00	4	2.75	1/12/2018	\$ 448,000.00	10454	0.24	953-150-012
Temecula	31830 Corte Sagunto	1657	\$ 244.00	3	2.5	1/12/2018	\$ 405,000.00	5663	0.13	955-284-006
Temecula	41824 Corte Valentine	3189	\$ 163.00	4	3	1/12/2018	\$ 520,000.00	11326	0.26	954-280-016
Temecula	30570 Hollyberry Ln	1235	\$ 302.00	3	2	1/12/2018	\$ 373,000.00	5227	0.12	921-491-025
Temecula	28910 Newport Rd	2202	\$ 202.00	3	2.5	1/12/2018	\$ 445,000.00	4791	0.11	916-354-011
Temecula	45916 Parsippany Ctr	2113	\$ 191.00	4	3	1/12/2018	\$ 405,000.00	7405	0.17	918-312-021

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Temecula	44765 Tehachapi Pass	1955	\$ 230.00	4	1.75	1/12/2018	\$ 450,000.00	6970	0.16	960-272-026
Temecula	29733 Via Las Chacras	1477	\$ 226.00	3	2	1/12/2018	\$ 334,500.00	7841	0.18	921-612-033
Temecula	31559 Via San Carlos	1442	\$ 277.00	3	1.75	1/12/2018	\$ 400,000.00	6970	0.16	961-124-003
Temecula	31870 Calle Redondela	2572	\$ 168.00	3	2.5	1/16/2018	\$ 433,000.00	5227	0.12	955-272-001
Temecula	31004 El Osito Ct	2071	\$ 234.00	4	3	1/16/2018	\$ 485,000.00	8712	0.2	918-381-022
Temecula	32364 Fireside Dr	3733	\$ 170.00	6	4.25	1/16/2018	\$ 635,000.00	18730	0.43	962-520-020
Temecula	39497 June Rd	1471	\$ 262.00	3	2.5	1/16/2018	\$ 386,000.00			920-194-019
Temecula	28840 Lakefront Rd	2084	\$ 284.00	3	2.5	1/16/2018	\$ 593,000.00	3920	0.09	916-373-025
Temecula	28836 Laurel Ln	1921	\$ 219.00	3	2.5	1/16/2018	\$ 421,000.00	2613	0.06	916-570-056
Temecula	34253 Mazarine Dr	3794	\$ 175.00	5	3.25	1/16/2018	\$ 665,000.00	6969	0.16	966-391-010
Temecula	30319 Mira Loma Dr	1645	\$ 197.00	4	1.75	1/16/2018	\$ 325,000.00	8276	0.19	944-132-016
Temecula	45521 Olympic Way	2602	\$ 171.00	4	3	1/16/2018	\$ 445,000.00	9583	0.22	922-282-005
Temecula	42585 Remora St	1444	\$ 263.00	3	2	1/16/2018	\$ 380,000.00	9583	0.22	944-191-006
Temecula	31036 Skyline Dr	2816	\$ 197.00	3	2.5	1/16/2018	\$ 556,000.00	7405	0.17	957-751-036
Temecula	46220 Timbermine Ln	2156	\$ 197.00	4	2.5	1/16/2018	\$ 425,000.00	2178	0.05	962-592-028
Temecula	33924 Tuscan Creek Way	3335	\$ 169.00	5	2.75	1/16/2018	\$ 564,000.00	7840	0.18	966-060-002
Temecula	30195 Ynez Rd	2026	\$ 373.00	3	2	1/16/2018	\$ 757,500.00	109335	2.51	922-190-002
Temecula	27460 Bolandra Ct	2178	\$ 193.00	4	2.5	1/17/2018	\$ 421,000.00	5663	0.13	920-142-031
Temecula	32045 Calle Marquis	2708	\$ 169.00	4	2.5	1/17/2018	\$ 460,000.00	7841	0.18	955-123-003
Temecula	32274 Corte Illora	1594	\$ 248.00	3	2	1/17/2018	\$ 396,500.00	5663	0.13	955-371-013
Temecula	29691 Nightcrest Cir	1901	\$ 228.00	4	2.5	1/17/2018	\$ 435,000.00	7841	0.18	921-592-015
Temecula	43652 Ortona St	2437	\$ 198.00	4	2.75	1/17/2018	\$ 484,000.00	6970	0.16	959-141-054
Temecula	29760 Via La Vida	1477	\$ 230.00	3	2	1/17/2018	\$ 340,500.00	7841	0.18	921-612-019
Temecula	43871 Brookhaven Ct	3136	\$ 161.00	4	3	1/18/2018	\$ 505,000.00	12196	0.28	966-020-012
Temecula	40174 Medford Rd	2336	\$ 184.00	3	2.5	1/18/2018	\$ 431,000.00	4356	0.1	916-542-009
Temecula	40027 Portsmouth Rd	2202	\$ 199.00	3	2.5	1/18/2018	\$ 440,000.00	5227	0.12	916-332-013
Temecula	32807 Valentino Way	3300	\$ 166.00	4	3.5	1/18/2018	\$ 550,000.00	6534	0.15	960-253-011
Temecula	42155 Calabria Dr	1985	\$ 181.00	4	2.5	1/19/2018	\$ 360,000.00	3049	0.07	921-790-065
Temecula	42104 Humber Dr	2604	\$ 164.00	5	3	1/19/2018	\$ 427,500.00	10018	0.23	921-532-002
Temecula	30128 Pechanga Dr	1289	\$ 283.00	3	2.5	1/19/2018	\$ 365,000.00	6970	0.16	922-331-024

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Temecula	27284 Anselmo Way	2206	\$ 200.00	4	2.25	1/22/2018	\$ 442,000.00	5662	0.13	916-651-010
Temecula	31810 Calle Vimianzo	1439	\$ 280.00	2	2	1/22/2018	\$ 403,000.00	6534	0.15	955-321-004
Temecula	39380 Canyon Rim Cir	1143	\$ 122.00	3	2	1/22/2018	\$ 140,000.00	5662	0.13	920-061-008
Temecula	45377 Clubhouse Dr	2380	\$ 157.00	4	3	1/22/2018	\$ 373,787.00	7840	0.18	922-274-002
Temecula	39641 Long Ridge Dr	904	\$ 331.00	2	1	1/22/2018	\$ 300,000.00	5662	0.13	920-046-003
Temecula	28541 Oakhurst Way	2774	\$ 171.00	4	2.5	1/22/2018	\$ 475,500.00	4791	0.11	916-541-008
Temecula	31046 Skyline Dr	2191	\$ 232.00	3	2.5	1/22/2018	\$ 510,000.00	5662	0.13	957-751-035
Temecula	41480 Valencia Way	4110	\$ 194.00	5	3	1/22/2018	\$ 800,000.00	105415	2.42	927-540-021
Temecula	45924 Via La Colorada	2781	\$ 172.00	5	3	1/22/2018	\$ 479,000.00	9148	0.21	962-161-005
Temecula	31950 Via Saltio	2693	\$ 206.00	4	2.75	1/22/2018	\$ 555,000.00	7841	0.18	961-241-018
Temecula	41280 Chaparral Dr	4220	\$ 289.00	4	3.25	1/23/2018	\$ 1,220,000.00	121968	2.8	927-230-015
Temecula	32211 Corte Mataro	2742	\$ 190.00	4	3	1/23/2018	\$ 523,000.00	10019	0.23	962-203-018
Temecula	32313 Fireside Dr	3733	\$ 155.00	6	4.25	1/23/2018	\$ 580,000.00	8276	0.19	962-520-025
Temecula	31356 Bluebeech Ct	3895	\$ 190.00	5	3.5	1/24/2018	\$ 742,500.00	9147	0.21	961-330-009
Temecula	33746 Channel St	3378	\$ 165.00	6	3.5	1/24/2018	\$ 557,500.00	6098	0.14	966-121-007
Temecula	32943 Levi Ct	3086	\$ 164.00	5	2.75	1/24/2018	\$ 509,000.00	6098	0.14	960-261-036
Temecula	33155 Sage Ct	3667	\$ 182.00	5	3.75	1/24/2018	\$ 670,000.00	6534	0.15	965-021-017
Temecula	45255 Tomasito Cir	840	\$ 419.00	1	1	1/24/2018	\$ 351,960.00	297950	6.84	936-250-014
Temecula	33418 Biltmore Dr	3957	\$ 138.00	6	3.5	1/25/2018	\$ 550,000.00	9583	0.22	966-190-004
Temecula	45841 Camino Rubi	3233	\$ 175.00	4	2.75	1/25/2018	\$ 569,000.00	6098	0.14	962-354-004
Temecula	40310 Carre Vis	3221	\$ 190.00	5	5	1/25/2018	\$ 615,000.00	96267	2.21	941-190-019
Temecula	30555 Estero St	3700	\$ 187.00	3	3.5	1/25/2018	\$ 695,000.00	26571	0.61	945-070-019
Temecula	31265 Felecita Rd	2621	\$ 206.00	4	3	1/25/2018	\$ 542,500.00	33106	0.76	919-262-006
Temecula	31480 Culbertson Ln	2867	\$ 165.00	5	3	1/26/2018	\$ 475,000.00	8276	0.19	953-481-007
Temecula	45380 Escalante Ct	1468	\$ 222.00	3	2	1/26/2018	\$ 326,400.00	6970	0.16	918-382-002
Temecula	39986 Stamos Ct	2351	\$ 178.00	4	3	1/26/2018	\$ 420,000.00	13504	0.31	957-162-005
Temecula	41953 Vardon Dr	1841	\$ 236.00	4	2.75	1/26/2018	\$ 435,000.00	6970	0.16	953-230-055
Temecula	41832 Cascades Ct	2037	\$ 225.00	3	2	1/29/2018	\$ 460,000.00	5662	0.13	953-190-063
Temecula	43002 Camino Caruna	1796	\$ 222.00	3	2.5	1/30/2018	\$ 400,000.00	4792	0.11	955-331-011
Temecula	33986 Galleron St	3302	\$ 186.00	4	3.5	1/30/2018	\$ 617,000.00	6969	0.16	966-280-006



## Temecula

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	38880 Green Meadow Rd	3368	\$ 233.00	4	3.25	1/30/2018	\$ 788,000.00	435600	10	915-420-013
Temecula	27108 Quail Creek Ct	1143	\$ 240.00	3	2	1/30/2018	\$ 275,000.00	14374	0.33	920-073-003
Temecula	44332 Revana St	3002	\$ 216.00	4	3.25	1/30/2018	\$ 650,000.00	6969	0.16	966-461-027
Temecula	32811 San Juan Ct	2566	\$ 183.00	3	2	1/30/2018	\$ 470,000.00	6534	0.15	965-130-016
Temecula	46171 Timbermine Ln	1650	\$ 242.00	3	2.5	1/30/2018	\$ 400,000.00	2178	0.05	962-592-014
Temecula	30353 Veronda Pl	1444	\$ 280.00	3	2	1/30/2018	\$ 405,000.00	8276	0.19	944-201-005
Temecula	30101 Mira Loma Dr	1446	\$ 240.00	3	1.75	1/31/2018	\$ 348,000.00	7841	0.18	944-110-027
Temecula	32169 Paseo San Esteban	2321	\$ 174.00	4	3	1/31/2018	\$ 406,000.00	7841	0.18	962-081-031
Temecula	42704 Tierra Robles Pl	1645	\$ 176.00	4	1.75	1/31/2018	\$ 290,000.00	7841	0.18	944-121-035
Temecula	34061 Vandale Ct	3481	\$ 192.00	5	4.5	1/31/2018	\$ 670,000.00	12196	0.28	966-430-004

<b>Total Sales:</b>	130
<b>Average Sales Price:</b>	\$506,420.09
<b>Average Square Feet:</b>	2478