

| City     | Address                | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price     | Lot Sq Ft | Lot Ac | APN         |
|----------|------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Temecula | 43011 Corte Fresca     | 2676  | \$ 304.00      | 4   | 2.5  | 3/1/2024  | \$ 815,000.00   | 8276      | 0.19   | 944-341-023 |
| Temecula | 41019 Simi Ct          | 2284  | \$ 313.00      | 4   | 2    | 3/1/2024  | \$ 715,000.00   | 7840      | 0.18   | 953-311-024 |
| Temecula | 30851 Terrace View Cir | 3269  | \$ 244.00      | 5   | 3.5  | 3/1/2024  | \$ 800,000.00   | 7405      | 0.17   | 957-531-033 |
| Temecula | 30319 Veronda Pl       | 2059  | \$ 315.00      | 4   | 2.5  | 3/1/2024  | \$ 650,000.00   | 13068     | 0.3    | 944-201-002 |
| Temecula | 39511 Warbler Cir      | 1077  | \$ 352.00      | 2   | 2    | 3/1/2024  | \$ 380,000.00   | 5227      | 0.12   | 920-182-003 |
| Temecula | 32137 Corte Llamas     | 1761  | \$ 391.00      | 4   | 2.5  | 3/4/2024  | \$ 690,000.00   | 9583      | 0.22   | 955-251-007 |
| Temecula | 42618 Bradshaw Dr      | 2129  | \$ 380.00      | 3   | 2.5  | 3/5/2024  | \$ 810,000.00   | 9147      | 0.21   | 955-511-002 |
| Temecula | 39120 Rising Hill Dr   | 1262  | \$ 419.00      | 3   | 2    | 3/5/2024  | \$ 530,000.00   | 9147      | 0.21   | 920-072-003 |
| Temecula | 30156 Silver Ridge Ct  | 1970  | \$ 370.00      | 3   | 2.5  | 3/5/2024  | \$ 730,000.00   | 8712      | 0.2    | 919-481-019 |
| Temecula | 34080 Starpoint St     | 4172  | \$ 287.00      | 4   | 3.5  | 3/5/2024  | \$ 1,200,000.00 | 12196     | 0.28   | 966-410-003 |
| Temecula | 39834 Abronia Ct       | 1850  | \$ 458.00      | 3   | 2.5  | 3/6/2024  | \$ 849,000.00   | 6534      | 0.15   | 964-710-023 |
| Temecula | 30179 Via Corsica      | 1985  | \$ 445.00      | 3   | 2    | 3/6/2024  | \$ 885,000.00   | 23958     | 0.55   | 921-201-011 |
| Temecula | 43732 Calabro St       | 1790  | \$ 335.00      | 4   | 2.5  | 3/7/2024  | \$ 600,000.00   | 5227      | 0.12   | 959-201-002 |
| Temecula | 44699 Mumm St          | 2056  | \$ 413.00      | 3   | 2    | 3/7/2024  | \$ 850,000.00   | 5662      | 0.13   | 966-220-027 |
| Temecula | 32327 Saint Michel Ln  | 3823  | \$ 317.00      | 5   | 3    | 3/7/2024  | \$ 1,215,000.00 | 7405      | 0.17   | 953-601-005 |
| Temecula | 44769 Bananal Way      | 1495  | \$ 434.00      | 3   | 1.75 | 3/8/2024  | \$ 650,000.00   | 6969      | 0.16   | 960-062-020 |
| Temecula | 43877 Calle De Velardo | 6026  | \$ 414.00      | 5   | 4.5  | 3/8/2024  | \$ 2,500,000.00 | 139827    | 3.21   | 945-160-003 |
| Temecula | 45626 Masters Dr       | 1342  | \$ 499.00      | 3   | 2    | 3/8/2024  | \$ 670,000.00   | 13068     | 0.3    | 922-312-015 |
| Temecula | 43355 Corte Benitez    | 1411  | \$ 471.00      | 3   | 2.5  | 3/11/2024 | \$ 665,000.00   | 4791      | 0.11   | 955-352-022 |
| Temecula | 44605 Via Vaquero      | 1781  | \$ 729.00      | 3   | 2.5  | 3/11/2024 | \$ 1,300,000.00 | 216928    | 4.98   | 936-110-027 |
| Temecula | 41785 Carleton Way     | 2417  | \$ 330.00      | 3   | 2.5  | 3/12/2024 | \$ 800,000.00   | 8712      | 0.2    | 921-773-006 |
| Temecula | 29975 Jon Christian Pl | 1834  | \$ 272.00      | 3   | 2.5  | 3/12/2024 | \$ 500,000.00   | 6534      | 0.15   | 919-420-036 |
| Temecula | 30537 Milky Way Dr     | 1291  | \$ 470.00      | 2   | 2    | 3/12/2024 | \$ 608,000.00   | 9147      | 0.21   | 944-232-001 |
| Temecula | 44374 Nighthawk Pass   | 2301  | \$ 369.00      | 4   | 2.5  | 3/12/2024 | \$ 850,000.00   | 8712      | 0.2    | 966-131-003 |
| Temecula | 43199 Camino Caruna    | 1572  | \$ 413.00      | 3   | 2    | 3/13/2024 | \$ 650,000.00   | 4791      | 0.11   | 955-342-014 |
| Temecula | 43119 Camino Casillas  | 1508  | \$ 431.00      | 3   | 2.5  | 3/13/2024 | \$ 650,000.00   | 5227      | 0.12   | 955-212-002 |
| Temecula | 42286 Faber Ct         | 3341  | \$ 305.00      | 5   | 2.75 | 3/13/2024 | \$ 1,020,000.00 | 8276      | 0.19   | 965-071-002 |
| Temecula | 27041 Ravenhill Ct     | 1458  | \$ 390.00      | 4   | 2.5  | 3/13/2024 | \$ 570,000.00   | 6534      | 0.15   | 920-012-005 |
| Temecula | 43650 Buckeye Rd       | 2564  | \$ 304.00      | 4   | 2.5  | 3/14/2024 | \$ 780,000.00   | 9147      | 0.21   | 944-303-006 |
| Temecula | 25475 Carancho Rd      | 4111  | \$ 626.00      | 2   | 2.5  | 3/14/2024 | \$ 2,575,000.00 | 188614    | 4.33   | 937-140-008 |

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|----------|-------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Temecula | 40620 Chaparral Dr      | 3170  | \$ 473.00      | 5   | 3.5  | 3/14/2024 | \$ 1,500,000.00 | 139392    | 3.2    | 927-240-001 |
| Temecula | 43565 Corte Logrono     | 1395  | \$ 466.00      | 4   | 3    | 3/14/2024 | \$ 650,500.00   | 5227      | 0.12   | 955-242-018 |
| Temecula | 32540 Galatina St       | 1860  | \$ 362.00      | 4   | 2.5  | 3/14/2024 | \$ 675,000.00   | 5662      | 0.13   | 959-202-014 |
| Temecula | 44944 Vine Cliff St     | 4046  | \$ 273.00      | 4   | 3.5  | 3/14/2024 | \$ 1,107,500.00 | 10454     | 0.24   | 966-352-014 |
| Temecula | 31593 Calle Los Padres  | 1192  | \$ 528.00      | 3   | 2    | 3/15/2024 | \$ 630,000.00   | 5662      | 0.13   | 961-052-035 |
| Temecula | 34384 Coppola St        | 2601  | \$ 356.00      | 4   | 2.75 | 3/15/2024 | \$ 926,000.00   | 6098      | 0.14   | 966-450-009 |
| Temecula | 43917 Country Ridge Ct  | 2662  | \$ 306.00      | 2   | 2    | 3/15/2024 | \$ 815,000.00   | 9147      | 0.21   | 966-040-009 |
| Temecula | 39573 June Rd           | 1104  | \$ 466.00      | 3   | 2    | 3/15/2024 | \$ 515,000.00   | 3484      | 0.08   | 920-194-002 |
| Temecula | 40175 Paseo Sereno      | 5023  | \$ 318.00      | 3   | 2.5  | 3/15/2024 | \$ 1,600,000.00 | 45302     | 1.04   | 919-140-007 |
| Temecula | 41453 Temeku Dr         | 2024  | \$ 366.00      | 3   | 2    | 3/15/2024 | \$ 742,000.00   | 5662      | 0.13   | 953-410-021 |
| Temecula | 41932 Corte Valentine   | 2415  | \$ 314.00      | 4   | 2.5  | 3/18/2024 | \$ 760,000.00   | 8276      | 0.19   | 954-280-022 |
| Temecula | 45730 Honeysuckle Ct    | 2628  | \$ 342.00      | 3   | 2.5  | 3/18/2024 | \$ 900,000.00   | 5662      | 0.13   | 961-361-020 |
| Temecula | 43950 Larino Ct         | 3356  | \$ 261.00      | 6   | 2.75 | 3/18/2024 | \$ 878,000.00   | 8276      | 0.19   | 959-212-004 |
| Temecula | 46183 Timbermine Ln     | 2156  | \$ 296.00      | 4   | 2.5  | 3/18/2024 | \$ 640,000.00   | 435       | 0.01   | 962-592-017 |
| Temecula | 42201 Agena St          | 953   | \$ 587.00      | 2   | 1    | 3/19/2024 | \$ 560,000.00   | 10454     | 0.24   | 944-271-008 |
| Temecula | 43215 Corte Montilla    | 1956  | \$ 345.00      | 4   | 3    | 3/19/2024 | \$ 675,000.00   | 6534      | 0.15   | 955-141-011 |
| Temecula | 46251 Grass Meadow Way  | 3024  | \$ 289.00      | 4   | 2.75 | 3/19/2024 | \$ 875,000.00   | 6098      | 0.14   | 962-561-005 |
| Temecula | 34221 Hourglass St      | 3003  | \$ 324.00      | 4   | 3.25 | 3/19/2024 | \$ 975,000.00   | 5662      | 0.13   | 966-460-014 |
| Temecula | 33012 Rhine Ave         | 2939  | \$ 270.00      | 4   | 3    | 3/19/2024 | \$ 795,000.00   | 6098      | 0.14   | 962-280-012 |
| Temecula | 31553 Six Rivers Ct     | 2274  | \$ 306.00      | 4   | 2.5  | 3/19/2024 | \$ 696,000.00   | 3920      | 0.09   | 961-400-003 |
| Temecula | 45558 Zander Ct         | 4121  | \$ 232.00      | 5   | 4    | 3/19/2024 | \$ 958,000.00   | 8276      | 0.19   | 917-331-034 |
| Temecula | 39602 Avenida Bogota    | 2208  | \$ 554.00      | 4   | 2.75 | 3/20/2024 | \$ 1,225,000.00 | 88426     | 2.03   | 941-110-017 |
| Temecula | 39547 Calle Cabernet    | 3567  | \$ 911.00      | 4   | 3.5  | 3/20/2024 | \$ 3,250,000.00 | 100188    | 2.3    | 943-270-005 |
| Temecula | 31950 Calle Elenita     | 2460  | \$ 296.00      | 3   | 2.5  | 3/20/2024 | \$ 730,000.00   | 8712      | 0.2    | 957-310-041 |
| Temecula | 44381 Chaote St         | 3725  | \$ 216.00      | 5   | 3.5  | 3/20/2024 | \$ 808,000.00   | 5662      | 0.13   | 966-111-002 |
| Temecula | 30461 Colina Verde St   | 2010  | \$ 360.00      | 3   | 2    | 3/20/2024 | \$ 725,000.00   | 9583      | 0.22   | 945-272-020 |
| Temecula | 32076 Sedge Way         | 1967  | \$ 457.00      | 2   | 2.5  | 3/20/2024 | \$ 900,000.00   | 5662      | 0.13   | 964-700-074 |
| Temecula | 32654 Via Perales       | 2916  | \$ 255.00      | 4   | 2.5  | 3/20/2024 | \$ 745,000.00   | 6534      | 0.15   | 962-182-021 |
| Temecula | 43700 Alcoba Dr         | 2005  | \$ 344.00      | 3   | 2    | 3/21/2024 | \$ 690,000.00   | 9147      | 0.21   | 959-262-008 |
| Temecula | 43074 Brighton Ridge Ln | 4603  | \$ 433.00      | 4   | 4    | 3/21/2024 | \$ 1,995,000.00 | 54885     | 1.26   | 945-090-022 |

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|----------|-------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Temecula | 43327 Corte Rialto      | 2391  | \$ 353.00      | 3   | 2.5  | 3/21/2024 | \$ 845,000.00   | 6098      | 0.14   | 944-311-014 |
| Temecula | 40357 Logan Ct          | 1913  | \$ 376.00      | 3   | 2.5  | 3/21/2024 | \$ 720,000.00   | 5227      | 0.12   | 916-470-013 |
| Temecula | 32152 Paseo San Esteban | 1931  | \$ 346.00      | 3   | 2    | 3/21/2024 | \$ 669,000.00   | 7405      | 0.17   | 962-081-056 |
| Temecula | 42748 Portraits Ln      | 4219  | \$ 242.00      | 5   | 5.5  | 3/21/2024 | \$ 1,023,000.00 | 7405      | 0.17   | 944-092-028 |
| Temecula | 31827 Sweetwater Cir    | 2886  | \$ 303.00      | 5   | 3.5  | 3/21/2024 | \$ 875,000.00   | 6098      | 0.14   | 957-762-011 |
| Temecula | 30195 Ynez Rd           | 2026  | \$ 666.00      | 3   | 2    | 3/21/2024 | \$ 1,350,000.00 | 109335    | 2.51   | 922-190-002 |
| Temecula | 31915 Calle Vimianzo    | 1541  | \$ 438.00      | 3   | 2    | 3/22/2024 | \$ 675,000.00   | 5227      | 0.12   | 955-323-019 |
| Temecula | 30939 Corte Arroyo Vis  | 2224  | \$ 299.00      | 3   | 2.5  | 3/22/2024 | \$ 667,000.00   | 10454     | 0.24   | 954-040-029 |
| Temecula | 31019 Corte Arroyo Vis  | 1514  | \$ 426.00      | 3   | 2    | 3/22/2024 | \$ 645,000.00   | 7840      | 0.18   | 954-072-011 |
| Temecula | 41435 Cour Beaune       | 2012  | \$ 367.00      | 4   | 2    | 3/22/2024 | \$ 740,000.00   | 11325     | 0.26   | 953-090-003 |
| Temecula | 30420 Guadalupe Ct      | 1404  | \$ 498.00      | 3   | 2.25 | 3/22/2024 | \$ 700,000.00   | 13503     | 0.31   | 921-523-022 |
| Temecula | 33700 Summit View Pl    | 3127  | \$ 168.00      | 4   | 2.5  | 3/22/2024 | \$ 527,000.00   | 7840      | 0.18   | 966-050-011 |
| Temecula | 33016 Topeka Ct         | 3667  | \$ 319.00      | 5   | 3.75 | 3/22/2024 | \$ 1,170,000.00 | 8276      | 0.19   | 965-050-033 |
| Temecula | 42816 Twilight Ct       | 1138  | \$ 598.00      | 3   | 2    | 3/22/2024 | \$ 681,500.00   | 25700     | 0.59   | 944-252-008 |
| Temecula | 40109 Villa Venecia     | 1868  | \$ 342.00      | 4   | 2.5  | 3/22/2024 | \$ 640,000.00   | 4356      | 0.1    | 919-383-013 |
| Temecula | 31905 Calle Redondela   | 1749  | \$ 385.00      | 3   | 2.5  | 3/25/2024 | \$ 675,000.00   | 5227      | 0.12   | 955-271-015 |
| Temecula | 45648 Jaguar Way        | 2417  | \$ 300.00      | 4   | 3    | 3/25/2024 | \$ 727,500.00   | 5227      | 0.12   | 961-342-011 |
| Temecula | 32006 Radiant Dr        | 2177  | \$ 362.00      | 3   | 2.5  | 3/25/2024 | \$ 790,000.00   | 4329      | 0.1    | 964-651-007 |
| Temecula | 40512 Amesbury Ln       | 2174  | \$ 321.00      | 4   | 2.5  | 3/26/2024 | \$ 698,000.00   | 6969      | 0.16   | 916-662-025 |
| Temecula | 29840 Camino Del Sol Dr | 1766  | \$ 373.00      | 4   | 1.75 | 3/26/2024 | \$ 660,000.00   | 14810     | 0.34   | 944-092-005 |
| Temecula | 43046 Manchester Ct     | 2862  | \$ 307.00      | 4   | 2.5  | 3/26/2024 | \$ 880,000.00   | 7840      | 0.18   | 965-190-022 |
| Temecula | 30078 Mira Loma Dr      | 1446  | \$ 442.00      | 3   | 1.75 | 3/26/2024 | \$ 640,000.00   | 7840      | 0.18   | 944-121-007 |
| Temecula | 39482 Oak Cliff Dr      | 1143  | \$ 428.00      | 3   | 2    | 3/26/2024 | \$ 490,100.00   | 6534      | 0.15   | 920-054-007 |
| Temecula | 46366 Teton Trl         | 3133  | \$ 263.00      | 4   | 2.75 | 3/26/2024 | \$ 825,000.00   | 5662      | 0.13   | 962-571-007 |
| Temecula | 40085 Ashville Ln       | 2144  | \$ 464.00      | 4   | 2.5  | 3/27/2024 | \$ 995,000.00   | 3049      | 0.07   | 916-570-027 |
| Temecula | 43725 Buckeye Rd        | 2583  | \$ 338.00      | 4   | 2.75 | 3/27/2024 | \$ 875,000.00   | 10890     | 0.25   | 944-052-004 |
| Temecula | 33700 Calle Vis         | 3811  | \$ 577.00      | 5   | 2.75 | 3/27/2024 | \$ 2,200,000.00 | 134600    | 3.09   | 965-240-011 |
| Temecula | 32845 Caserta Dr        | 1148  | \$ 544.00      | 3   | 2    | 3/27/2024 | \$ 625,000.00   | 8712      | 0.2    | 959-231-020 |
| Temecula | 32903 Charmes Ct        | 1350  | \$ 500.00      | 3   | 2.5  | 3/27/2024 | \$ 675,000.00   | 7405      | 0.17   | 959-242-009 |
| Temecula | 45661 Corte Royal       | 2722  | \$ 323.00      | 4   | 2.75 | 3/27/2024 | \$ 880,000.00   | 6969      | 0.16   | 962-221-002 |



## Temecula

Sales Comparables - March 2024

| City     | Address               | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price     | Lot Sq Ft | Lot Ac | APN         |
|----------|-----------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Temecula | 44837 Cosentino Ct    | 4174  | \$ 287.00      | 3   | 3.25 | 3/27/2024 | \$ 1,200,000.00 | 7405      | 0.17   | 966-332-007 |
| Temecula | 30788 Crystallaire Dr | 3099  | \$ 250.00      | 4   | 2.5  | 3/27/2024 | \$ 775,000.00   | 6098      | 0.14   | 953-270-041 |
| Temecula | 46015 Via Vaquero     | 3357  | \$ 364.00      | 5   | 3    | 3/27/2024 | \$ 1,225,000.00 | 245678    | 5.64   | 938-080-011 |
| Temecula | 27201 Crofton Pl      | 3202  | \$ 320.00      | 4   | 2.5  | 3/28/2024 | \$ 1,025,000.00 | 13503     | 0.31   | 916-680-009 |
| Temecula | 40045 Calle Medusa    | 3639  | \$ 443.00      | 4   | 3.5  | 3/29/2024 | \$ 1,615,000.00 | 217364    | 4.99   | 957-170-002 |
| Temecula | 41238 Essex Ct        | 2422  | \$ 348.00      | 4   | 2.5  | 3/29/2024 | \$ 845,000.00   | 5662      | 0.13   | 953-430-010 |
| Temecula | 31066 Skyline Dr      | 2191  | \$ 374.00      | 3   | 2.5  | 3/29/2024 | \$ 820,000.00   | 5227      | 0.12   | 957-751-033 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 97           |
| <b>Average Sales Price:</b> | \$902,227.84 |
| <b>Average Square Feet:</b> | 2439         |