

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	45906 Corte Carmello	3224	\$ 322.00	6	4	5/13/2026	\$ 1,039,500.00	7405	0.17	962-231-027
Temecula	34032 Starpoint St	4209	\$ 366.00	4	4	5/21/2026	\$ 1,541,000.00	12632	0.29	966-420-025
Temecula	40224 Landrum Pl	2837	\$ 331.00	4	2.5	5/4/2026	\$ 940,000.00	6534	0.15	916-681-011
Temecula	43399 Calle Nacido	2391	\$ 324.00	3	2.5	5/29/2026	\$ 775,000.00	7405	0.17	944-312-008
Temecula	46102 Pinon Pine Way	2517	\$ 319.00	3	2.5	5/29/2026	\$ 805,000.00	5662	0.13	962-552-020
Temecula	43764 Camino Gallegos	2356	\$ 339.00	4	2.5	5/12/2026	\$ 800,500.00	8276	0.19	959-112-022
Temecula	29720 Monte Verde Rd	2114	\$ 300.00	2	2	5/13/2026	\$ 635,000.00	23522	0.54	921-120-013
Temecula	39947 Hudson Ct	2202	\$ 363.00	3	2.5	5/5/2026	\$ 800,000.00	5227	0.12	916-331-019
Temecula	45320 Esmerado Ct	1519	\$ 418.00	3	2.25	5/5/2026	\$ 635,000.00	4356	0.1	918-302-025
Temecula	32203 Corte Carmela	2590	\$ 366.00	4	3	5/13/2026	\$ 950,000.00	8712	0.2	954-380-026
Temecula	45971 Hunter Lodge Ln	2654	\$ 278.00	3	2.5	5/19/2026	\$ 740,000.00	5662	0.13	962-510-006
Temecula	43084 Knightsbridge Way	3395	\$ 285.00	5	2.5	5/4/2026	\$ 970,000.00	10890	0.25	965-201-004
Temecula	31710 Corte Avalos	1775	\$ 391.00	4	2.5	5/26/2026	\$ 695,000.00	6969	0.16	955-301-031
Temecula	31712 Corte Encinas	1156	\$ 506.00	2	2	5/26/2026	\$ 585,000.00	5662	0.13	954-261-007
Temecula	39714 Rustic Glen Dr	1383	\$ 477.00	4	2.5	5/8/2026	\$ 660,000.00	5227	0.12	920-033-024
Temecula	30233 Villa Alturas Dr	1913	\$ 355.00	4	1.75	5/22/2026	\$ 680,000.00	8276	0.19	944-151-012
Temecula	45071 Corte Bravo	1491	\$ 456.00	3	1.75	5/6/2026	\$ 680,000.00	6098	0.14	961-124-045
Temecula	39774 Amberley Cir	1997	\$ 390.00	4	3	5/1/2026	\$ 780,000.00	8276	0.19	957-183-008
Temecula	39749 Larkspur Ter	3260	\$ 443.00	4	3.5	5/14/2026	\$ 1,445,000.00	13111	0.3	964-841-006
Temecula	42134 Cosmic Dr	1291	\$ 503.00	2	2	5/19/2026	\$ 650,000.00	8712	0.2	944-251-013
Temecula	32143 Paseo San Esteban	2321	\$ 333.00	4	3	5/12/2026	\$ 775,000.00	6098	0.14	962-081-034
Temecula	39478 Lupine Dr	3795	\$ 342.00	5	4.5	5/20/2026	\$ 1,299,000.00	7091	0.16	964-880-019
Temecula	44368 Reidel St	3482	\$ 373.00	4	3.25	5/29/2026	\$ 1,300,000.00	13503	0.31	966-471-017
Temecula	33747 Madera De Playa	2271	\$ 444.00	3	2	5/22/2026	\$ 1,010,000.00	98881	2.27	951-130-009
Temecula	46755 Peach Tree St	2320	\$ 323.00	4	2.5	5/19/2026	\$ 750,000.00	4791	0.11	962-460-001
Temecula	31665 Via Cordoba	1891	\$ 399.00	4	2.75	5/22/2026	\$ 755,000.00	6969	0.16	961-132-011
Temecula	45400 Via Vaquero	2999	\$ 420.00	3	2	5/15/2026	\$ 1,260,000.00	233917	5.37	938-020-023
Temecula	31867 Corte Priego	920	\$ 608.00	2	2	5/4/2026	\$ 560,000.00	4791	0.11	955-225-027
Temecula	39152 Rimrock Ranch Rd	3668	\$ 13.00	4	4	5/22/2026	\$ 50,000.00	6969	0.16	957-761-006
Temecula	31423 Paseo De Las Olas	1235	\$ 485.00	3	2	5/20/2026	\$ 600,000.00	6534	0.15	954-132-005

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	42928 Agena St	1975	\$ 384.00	4	2.5	5/11/2026	\$ 760,000.00	11761	0.27	945-240-001
Temecula	44928 Frogs Leap St	3897	\$ 451.00	5	2.75	5/29/2026	\$ 1,760,000.00	21780	0.5	966-340-002
Temecula	31752 Green Oak Way # 35	1753	\$ 375.00	3	2.5	5/27/2026	\$ 657,500.00	2178	0.05	962-592-004
Temecula	41070 Avenida Verde	2035	\$ 611.00	4	1.75	5/22/2026	\$ 1,245,000.00	23958	0.55	921-152-013
Temecula	45635 Magnolia Pl	3023	\$ 281.00	4	2.75	5/12/2026	\$ 850,000.00	5662	0.13	961-320-046
Temecula	43898 Carentan Dr	3356	\$ 286.00	6	2.75	5/1/2026	\$ 960,000.00	10454	0.24	959-223-035
Temecula	43487 Paisano Ct	2643	\$ 324.00	5	2.75	5/22/2026	\$ 858,500.00	7840	0.18	955-433-017
Temecula	26677 Avenida Del Oro	3247	\$ 369.00	4	2.75	5/8/2026	\$ 1,200,000.00	303177	6.96	936-190-011
Temecula	39116 Clear Creek Ln	3469	\$ 331.00	5	3.5	5/4/2026	\$ 1,149,000.00	5227	0.12	957-732-023
Temecula	41799 Calle Contento	3435	\$ 611.00	4	3.5	5/4/2026	\$ 2,100,000.00	182516	4.19	951-190-007
Temecula	45160 Jumi Cir	2888	\$ 294.00	4	3	5/6/2026	\$ 850,000.00	6969	0.16	962-320-006
Temecula	30230 De Portola Rd	3724	\$ 373.00	5	4.5	5/27/2026	\$ 1,390,000.00	101059	2.32	959-030-005
Temecula	45539 Gleneagles Ct	1342	\$ 469.00	3	2	5/7/2026	\$ 630,000.00	10018	0.23	922-312-038
Temecula	46331 Hunter Trl	3506	\$ 308.00	5	2.75	5/1/2026	\$ 1,080,000.00	7405	0.17	962-540-008
Temecula	28322 Corte Ocaso	2899	\$ 334.00	5	2.75	5/1/2026	\$ 970,000.00	9583	0.22	944-362-007
Temecula	32375 Salvia Ln	2207	\$ 455.00	3	2.5	5/27/2026	\$ 1,005,000.00	470012	10.79	964-830-012
Temecula	42132 Sweetshade Ln	1235	\$ 534.00	3	2	5/28/2026	\$ 660,000.00	9147	0.21	921-493-009
Temecula	43355 Corte Benitez	1411	\$ 506.00	3	2.5	5/19/2026	\$ 715,000.00	4791	0.11	955-352-022
Temecula	39497 Sagewood Rdg	3523	\$ 340.00	5	4.5	5/27/2026	\$ 1,200,000.00	6878	0.16	964-881-005
Temecula	40265 Danbury Ct	1913	\$ 369.00	3	2.5	5/8/2026	\$ 707,000.00	3920	0.09	916-500-057
Temecula	45795 Creekside Way	2602	\$ 348.00	4	3	5/26/2026	\$ 908,000.00	10890	0.25	922-301-017
Temecula	44797 Corte Sanchez	2261	\$ 348.00	5	3	5/28/2026	\$ 789,000.00	6098	0.14	960-171-040
Temecula	31465 Paseo Goleta	1999	\$ 422.00	4	2.75	5/15/2026	\$ 845,000.00	36154	0.83	954-152-009
Temecula	44929 Camino Alamosa	1237	\$ 572.00	3	1.75	5/26/2026	\$ 708,500.00	6534	0.15	960-243-002
Temecula	31070 Humbolt Ct	1937	\$ 369.00	4	3	5/15/2026	\$ 715,000.00	15245	0.35	957-221-014
Temecula	40300 Calle Medusa	2291	\$ 290.00	5	3	5/20/2026	\$ 665,000.00	10454	0.24	957-242-006
Temecula	39650 Patagonia Ct	1636	\$ 1,558.00	6	8.5	5/29/2026	\$ 2,550,000.00	111949	2.57	943-170-015
Temecula	30910 Crystalaire Dr	1802	\$ 388.00	2	2	5/29/2026	\$ 700,000.00	5227	0.12	953-260-029
Temecula	46201 Sandia Creek Dr	2878	\$ 314.00	2	2	5/15/2026	\$ 905,000.00	258310	5.93	936-290-012
Temecula	31657 Corte Encinas	1197	\$ 559.00	3	2	5/21/2026	\$ 670,000.00	7840	0.18	954-261-028



## Temecula

Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	32847 Saskia Pass	1294	\$ 467.00	3	2.25	5/21/2026	\$ 605,000.00	4791	0.11	960-092-010
Temecula	30631 Mulberry Ct	3648	\$ 294.00	5	3.25	5/4/2026	\$ 1,075,000.00	6969	0.16	919-510-014
Temecula	32623 Ritter Ct	2579	\$ 296.00	3	2.5	5/4/2026	\$ 765,000.00	5227	0.12	962-460-052
Temecula	27097 Quail Creek Ct	1383	\$ 473.00	4	2.5	5/29/2026	\$ 655,000.00	4791	0.11	920-073-006
Temecula	32220 Verbena Way	2489	\$ 371.00	4	3	5/18/2026	\$ 925,000.00	5449	0.13	964-682-014
Temecula	32153 Caminito Osuna	2350	\$ 328.00	4	2	5/22/2026	\$ 772,500.00	12196	0.28	962-251-003
Temecula	46109 Via La Tranquila	2648	\$ 353.00	4	2.5	5/27/2026	\$ 935,000.00	8276	0.19	962-440-002
Temecula	27025 Rock Bluff Ave	1458	\$ 418.00	4	2.5	5/6/2026	\$ 610,000.00	6098	0.14	920-046-014
Temecula	45701 Camino Rubi	2916	\$ 324.00	5	2.75	5/27/2026	\$ 945,000.00	6534	0.15	962-354-017
Temecula	31903 Vineyard Ave	1846	\$ 388.00	4	2.5	5/4/2026	\$ 717,000.00	7840	0.18	953-071-011
Temecula	31849 Corte Priego	1339	\$ 489.00	3	2.5	5/7/2026	\$ 655,000.00	4356	0.1	955-225-030
Temecula	42919 Corte Abanilla	2348	\$ 300.00	4	3	5/8/2026	\$ 705,000.00	10454	0.24	955-171-029
Temecula	32466 Cassino Ct	2787	\$ 328.00	4	2.75	5/18/2026	\$ 916,000.00	6098	0.14	959-130-013
Temecula	43176 Corte Calanda	1791	\$ 385.00	3	2	5/5/2026	\$ 690,000.00	6098	0.14	955-143-004
Temecula	41233 Essex Ct	2422	\$ 342.00	4	2.5	5/19/2026	\$ 829,000.00	6098	0.14	953-430-002
Temecula	31486 Eucalyptus Ct	2730	\$ 312.00	4	2.5	5/18/2026	\$ 852,000.00	7405	0.17	961-322-001
Temecula	30470 Avenida Estrada	2564	\$ 429.00	4	3.25	5/4/2026	\$ 1,100,000.00	57063	1.31	919-161-007
Temecula	32176 Corte Florecita	1830	\$ 390.00	3	2	5/18/2026	\$ 715,000.00	7840	0.18	954-312-034
Temecula	49650 Via Vaquero	4092	\$ 629.00	3	3	5/8/2026	\$ 2,575,500.00	608097	13.96	939-170-008
Temecula	30945 Loma Linda Rd	1519	\$ 404.00	3	2.5	5/5/2026	\$ 614,000.00	6098	0.14	918-302-006
Temecula	41686 Monterey Pl	2724	\$ 323.00	3	2.5	5/5/2026	\$ 880,000.00	8276	0.19	953-571-030
Temecula	31348 Huron St	2250	\$ 284.00	3	2.5	5/6/2026	\$ 640,000.00	7405	0.17	918-311-011
Temecula	38125 Overhill Rd	2844	\$ 439.00	4	2.5	5/5/2026	\$ 1,250,000.00	418176	9.6	915-080-029
Temecula	45495 Peacock Pl	3090	\$ 275.00	5	3	5/8/2026	\$ 850,000.00	6534	0.15	961-381-033
Temecula	40640 Baccarat Rd	3100	\$ 387.00	4	3	5/20/2026	\$ 1,200,000.00	21780	0.5	919-501-008
Temecula	27605 Lock Haven Ct	3069	\$ 301.00	5	3.5	5/15/2026	\$ 925,000.00	9147	0.21	916-641-070
Temecula	42732 Tierra Robles Pl	1645	\$ 449.00	4	1.75	5/19/2026	\$ 740,000.00	7840	0.18	944-121-037
Temecula	40087 Cannes Ct	1868	\$ 349.00	4	2.5	5/18/2026	\$ 652,500.00	4356	0.1	919-383-029
Temecula	40055 Ashville Ln	1921	\$ 406.00	3	2.5	5/1/2026	\$ 780,000.00	2613	0.06	916-570-031
Temecula	43077 Corte Tolosa	1664	\$ 132.00	3	2	5/6/2026	\$ 220,000.00	7840	0.18	955-172-025

Deemed reliable but not guaranteed

Temecula

Deemed reliable but not guaranteed



## Temecula

Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	45133 Fieldbrook Ct	4172	\$ 291.00	4	3.5	5/6/2026	\$ 1,215,000.00	13939	0.32	966-401-016
Temecula	44343 Revana St	3003	\$ 382.00	4	3.25	5/8/2026	\$ 1,150,000.00	10890	0.25	966-460-028
Temecula	44591 Ristow Ct	3836	\$ 308.00	5	4	5/26/2026	\$ 1,182,500.00	8276	0.19	966-310-010
Temecula	36350 Calle Poco	3282	\$ 457.00	4	3.75	5/18/2026	\$ 1,500,000.00	145054	3.33	924-330-011
Temecula	41552 Willow Run Rd	1489	\$ 436.00	3	1.75	5/15/2026	\$ 650,000.00	12196	0.28	953-103-002
Temecula	43471 Corte Rialto	2676	\$ 325.00	4	2.5	5/20/2026	\$ 870,000.00	6098	0.14	944-322-008
Temecula	31352 Via Eduardo	2195	\$ 337.00	4	2	5/22/2026	\$ 740,000.00	7405	0.17	918-324-007
Temecula	44004 Northgate Ave	2090	\$ 351.00	3	2.5	5/26/2026	\$ 735,000.00	7405	0.17	944-033-028
Temecula	45200 Camaron Rd	3526	\$ 325.00			5/6/2026	\$ 1,147,000.00	498326	11.44	934-200-008
Temecula	41804 Humber Dr	1620	\$ 410.00	3	2	5/6/2026	\$ 665,000.00	10018	0.23	921-531-001
Temecula	33332 Kilroy Rd	2820	\$ 350.00	4	3.25	5/22/2026	\$ 987,000.00	9583	0.22	917-331-002
Temecula	32295 Via Arias	2072	\$ 360.00	4	2.5	5/27/2026	\$ 747,000.00	6534	0.15	955-381-007
Temecula	42528 Sparks Ct	1729	\$ 456.00	3	2	5/15/2026	\$ 790,000.00	14810	0.34	965-121-002
Temecula	43901 Running Brook Cir	3011	\$ 282.00	4	2.5	5/6/2026	\$ 850,000.00	8276	0.19	966-040-026
Temecula	33926 Channel St	2973	\$ 265.00	4	2.5	5/29/2026	\$ 790,000.00	7840	0.18	966-130-006
Temecula	31476 Britton Cir	2284	\$ 357.00	4	2	5/11/2026	\$ 817,000.00	10454	0.24	953-321-020
Temecula	39772 Rustic Glen Dr	1383	\$ 300.00	4	2.5	5/14/2026	\$ 415,000.00	5662	0.13	920-033-018
Temecula	32249 Chemin Laurent	2795	\$ 296.00	4	2.75	5/14/2026	\$ 830,000.00	7840	0.18	953-090-017
Temecula	31155 Lahontan St	2113	\$ 343.00	4	3	5/7/2026	\$ 725,000.00	7405	0.17	918-323-041
Temecula	27447 Lock Haven Ct	2147	\$ 318.00	3	2.5	5/8/2026	\$ 683,500.00	5227	0.12	916-641-021
Temecula	43916 Larino Ct	3356	\$ 293.00	6	2.75	5/26/2026	\$ 985,000.00	9147	0.21	959-212-007
Temecula	44724 Calle Banuelos	1748	\$ 371.00	4	2.5	5/1/2026	\$ 650,000.00	5662	0.13	960-143-004
Temecula	32067 Dawning Rdg	2372	\$ 387.00	4	3	5/14/2026	\$ 920,000.00	5902	0.14	964-660-026
Temecula	43140 Greene Cir	1954	\$ 391.00	4	2.5	5/13/2026	\$ 765,000.00	5227	0.12	955-551-030
Temecula	38200 De Portola Rd	2184	\$ 675.00	3	3.75	5/29/2026	\$ 1,475,000.00	100188	2.3	927-280-026
Temecula	33360 Barrington Dr	3369	\$ 259.00	5	3	5/29/2026	\$ 875,000.00	10454	0.24	966-180-008
Temecula	31125 Shicali Ct	1189	\$ 428.00	3	1.75	5/4/2026	\$ 510,000.00	6969	0.16	918-363-001
Temecula	31775 Sandhill Ln	2526	\$ 275.00	4	2.25	5/22/2026	\$ 695,000.00	4356	0.1	953-541-019



**Temecula**  
Sales Comparables - May 2026

<b>Total Sales:</b>	118
<b>Average Sales Price:</b>	\$894,279.66
<b>Average Square Feet:</b>	2412