



## Temecula

Sales Comparables - April 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	43353 Dodaro Dr	3259	\$ 283.00	5	2.75	4/13/2026	\$ 925,000.00	9583	0.22	955-442-031
Temecula	45065 Corte Bravo	2019	\$ 381.00	4	2.75	4/15/2026	\$ 770,000.00	5662	0.13	961-124-044
Temecula	40083 Annapolis Dr	2037	\$ 368.00	3	2.5	4/7/2026	\$ 750,000.00	3049	0.07	916-551-033
Temecula	43071 Maidstone Ct	1658	\$ 459.00	3	2	4/21/2026	\$ 762,000.00	7840	0.18	965-181-040
Temecula	27515 Lock Haven Ct	3028	\$ 313.00	5	3	4/13/2026	\$ 950,000.00	6534	0.15	916-641-065
Temecula	32038 Corte Eldorado	2232	\$ 342.00	4	2.5	4/23/2026	\$ 765,000.00	7405	0.17	961-243-008
Temecula	32836 Caserta Dr	1556	\$ 464.00	3	2.5	4/1/2026	\$ 722,000.00	5662	0.13	959-231-012
Temecula	32848 Freesia Way	2328	\$ 362.00	4	2.5	4/21/2026	\$ 845,000.00	7840	0.18	960-261-009
Temecula	43925 El Lucero Pl	5475	\$ 385.00	4	3.25	4/9/2026	\$ 2,111,000.00	101059	2.32	959-010-012
Temecula	43691 Butternut Dr	2291	\$ 366.00	4	2.75	4/20/2026	\$ 840,000.00	24829	0.57	944-051-013
Temecula	45511 Seagull Way	3254	\$ 260.00	5	3.75	4/27/2026	\$ 849,000.00	5227	0.12	961-370-005
Temecula	40579 New Town Dr	2588	\$ 335.00	5	2.75	4/9/2026	\$ 868,000.00	12196	0.28	957-274-004
Temecula	45685 Camaron Rd	1838	\$ 455.00	2	1.75	4/24/2026	\$ 837,500.00	635540	14.59	933-230-004
Temecula	32071 Radiant Dr	1818	\$ 393.00	3	2.5	4/15/2026	\$ 715,000.00	4978	0.11	964-652-012
Temecula	31772 Corte Rosario	3087	\$ 267.00	5	3	4/30/2026	\$ 825,000.00	7405	0.17	954-320-023
Temecula	31461 Congressional Dr	2584	\$ 327.00	4	2.5	4/6/2026	\$ 845,000.00	8712	0.2	953-442-022
Temecula	30610 Colina Verde St	2173	\$ 395.00	3	3	4/29/2026	\$ 860,000.00	34848	0.8	945-271-010
Temecula	40591 Chantemar Way	2558	\$ 254.00	5	2.75	4/16/2026	\$ 650,000.00	6098	0.14	910-341-007
Temecula	29922 Avenida Cima Del Sol	1668	\$ 362.00	3	2.5	4/20/2026	\$ 605,000.00	10018	0.23	921-431-007
Temecula	34271 San Simeon St	2102	\$ 416.00	3	2.25	4/10/2026	\$ 875,000.00	7840	0.18	966-322-002
Temecula	28459 Plymouth Way	1763	\$ 410.00	3	2.5	4/10/2026	\$ 723,000.00	3484	0.08	916-531-018
Temecula	43445 Corte Almeria	1133	\$ 547.00	3	2	4/14/2026	\$ 620,000.00	4356	0.1	955-361-011
Temecula	32179 Cala Torrente	1617	\$ 519.00	4	2	4/24/2026	\$ 840,000.00	7405	0.17	955-132-048
Temecula	30945 Sawgrass Ct	1840	\$ 445.00	3	2.75	4/16/2026	\$ 820,000.00	16117	0.37	922-321-013
Temecula	32127 Camino Rabago	3262	\$ 360.00	4	2.5	4/10/2026	\$ 1,175,000.00	6969	0.16	959-371-020
Temecula	32147 Corte Florecita	2526	\$ 357.00	4	2	4/22/2026	\$ 902,000.00	8276	0.19	954-312-023
Temecula	30932 Greensboro Dr	2068	\$ 369.00	4	3	4/17/2026	\$ 765,000.00	7405	0.17	922-322-010
Temecula	44049 Terraza Ct	2297	\$ 363.00	4	2.75	4/29/2026	\$ 835,000.00	7405	0.17	959-292-054
Temecula	32898 Bonita Mesa St	2146	\$ 337.00	4	2.5	4/16/2026	\$ 725,000.00	4791	0.11	959-183-012
Temecula	33792 Baystone St	2821	\$ 372.00	4	3.25	4/29/2026	\$ 1,050,000.00	8712	0.2	917-401-004



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Temecula	41911 Driver Ln	1425	\$ 427.00	2	1.75	4/2/2026	\$ 609,000.00	4791	0.11	953-300-045
Temecula	32986 Anasazi Dr	3138	\$ 305.00	4	3	4/29/2026	\$ 959,000.00	6534	0.15	962-141-010
Temecula	30816 Point Woods Ct	2584	\$ 276.00	4	2.5	4/23/2026	\$ 715,000.00	4791	0.11	953-402-021
Temecula	33294 Barmetta Ln	2700	\$ 348.00	4	2.5	4/24/2026	\$ 940,000.00	10454	0.24	917-341-012
Temecula	43240 Corte Almonte	1664	\$ 405.00	3	2	4/14/2026	\$ 675,000.00	6098	0.14	955-144-020
Temecula	45303 Esmerado Ct	1502	\$ 432.00	3	2.5	4/1/2026	\$ 650,000.00	7840	0.18	918-303-008
Temecula	32202 Placer Belair	2591	\$ 330.00	4	2.75	4/15/2026	\$ 856,000.00	9147	0.21	953-200-007
Temecula	32059 Radiant Dr	2177	\$ 323.00	3	2.5	4/17/2026	\$ 705,000.00	4312	0.1	964-652-010
Temecula	31950 Via Tafalla	1541	\$ 434.00	3	2	4/15/2026	\$ 670,000.00	6534	0.15	955-323-012
Temecula	39060 Lonesome Spur Cir	2816	\$ 310.00	3	2.5	4/21/2026	\$ 875,000.00	5227	0.12	957-750-034
Temecula	43343 Corte Rialto	2391	\$ 315.00	3	2.5	4/2/2026	\$ 755,000.00	6098	0.14	944-311-016
Temecula	32016 Woodside Ct	2898	\$ 293.00	4	3	4/21/2026	\$ 850,000.00	6969	0.16	962-491-015
Temecula	39577 Sagewood Rdg	2241	\$ 497.00	4	3	4/10/2026	\$ 1,115,000.00	9892	0.23	964-881-015
Temecula	36410 Calle Puerta Bonita	3330	\$ 660.00	1	1	4/27/2026	\$ 2,200,000.00	189921	4.36	941-260-010
Temecula	31814 Murdock Ln	2065	\$ 320.00	3	2.5	4/2/2026	\$ 662,000.00	3920	0.09	962-580-076
Temecula	45436 Via Jaca	2665	\$ 305.00	4	2.75	4/21/2026	\$ 815,000.00	4791	0.11	962-111-021
Temecula	42951 Virgo Ct	1431	\$ 457.00	3	2.5	4/13/2026	\$ 655,000.00	9147	0.21	945-212-008
Temecula	42730 Larry Lee Ln	2596	\$ 325.00	4	3	4/22/2026	\$ 845,000.00	6969	0.16	965-150-003
Temecula	39707 Kalmia Way	1837	\$ 381.00	3	2.5	4/20/2026	\$ 700,000.00	4482	0.1	964-910-022
Temecula	32025 Corte Cardin	1411	\$ 408.00	3	2.5	4/17/2026	\$ 577,000.00	4356	0.1	955-361-020
Temecula	39339 Calle Conejo	2917	\$ 428.00	3	2.5	4/17/2026	\$ 1,250,000.00	218235	5.01	924-140-010
Temecula	43922 Carentan Dr	2816	\$ 319.00	4	2.5	4/6/2026	\$ 900,000.00	7840	0.18	959-223-032
Temecula	32473 Campo Dr	2784	\$ 314.00	3	2.5	4/30/2026	\$ 875,000.00	6969	0.16	955-442-004
Temecula	32984 Sotelo Dr	2644	\$ 340.00	5	2.75	4/23/2026	\$ 900,000.00	7405	0.17	960-201-006
Temecula	44402 Katie Ct	3369	\$ 270.00	3	2.5	4/8/2026	\$ 910,000.00	9583	0.22	966-120-023
Temecula	39560 Linnit Cir	1487	\$ 437.00	3	2.5	4/20/2026	\$ 650,000.00	13939	0.32	920-182-012
Temecula	31399 Paseo De Las Olas	1524	\$ 441.00	4	2	4/30/2026	\$ 672,500.00	6098	0.14	954-132-002
Temecula	35438 De Portola Rd	677	\$ 3,116.00	2	2	4/17/2026	\$ 2,110,000.00	434728	9.98	927-100-072
Temecula	28989 Bridgehampton Rd	2806	\$ 374.00	4	3	4/9/2026	\$ 1,050,000.00	7405	0.17	916-340-026
Temecula	28824 Bristol Rd	2202	\$ 374.00	3	2.5	4/10/2026	\$ 825,000.00	5227	0.12	916-353-001



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Temecula	32284 Placer Belair	2337	\$ 331.00	5	3	4/2/2026	\$ 775,000.00	7405	0.17	953-212-004
Temecula	32924 Charmes Ct	1350	\$ 525.00	3	2.5	4/16/2026	\$ 710,000.00	6534	0.15	959-231-039
Temecula	42564 Remora St	2059	\$ 286.00	4	2.5	4/21/2026	\$ 590,000.00	9147	0.21	944-191-010
Temecula	45561 Laburnam Ct	3823	\$ 261.00	5	3	4/27/2026	\$ 1,000,000.00	11325	0.26	917-331-017
Temecula	44593 Jamin Cir	1836	\$ 392.00	4	2.5	4/27/2026	\$ 720,000.00	7405	0.17	960-133-023
Temecula	42509 Carino Pl	1469	\$ 493.00	3	1.75	4/23/2026	\$ 725,000.00	11325	0.26	944-172-003
Temecula	32918 Bonita Mesa St	1983	\$ 340.00	4	2.5	4/2/2026	\$ 675,000.00	4791	0.11	959-183-010
Temecula	41950 Delmonte St	1726	\$ 385.00	2	2	4/20/2026	\$ 665,000.00	6534	0.15	953-551-006
Temecula	30514 Southern Cross Rd	1132	\$ 609.00	3	2	4/10/2026	\$ 690,000.00	9583	0.22	945-211-011
Temecula	42905 Via Gandia	1946	\$ 375.00	4	2.5	4/23/2026	\$ 730,000.00	7405	0.17	955-164-014
Temecula	45371 Corte Progreso	2574	\$ 314.00	6	3	4/7/2026	\$ 810,500.00	4791	0.11	961-252-009
Temecula	45062 Corte Bella Donna	1668	\$ 404.00	3	2	4/15/2026	\$ 675,000.00	8276	0.19	961-193-012
Temecula	40895 Via Los Altos	2634	\$ 512.00	4	2.5	4/16/2026	\$ 1,350,000.00	22215	0.51	919-292-007
Temecula	27590 Nellie Ct	1766	\$ 382.00	4	2	4/6/2026	\$ 675,000.00	6098	0.14	910-353-030
Temecula	30545 Mulberry Ct	2500	\$ 440.00	4	3.25	4/30/2026	\$ 1,100,000.00	8276	0.19	919-510-005
Temecula	31049 Corte Arroyo Vis	2050	\$ 396.00	4	2.5	4/2/2026	\$ 812,000.00	7840	0.18	954-072-008
Temecula	31155 Lahontan St	2113	\$ 336.00	4	3	4/23/2026	\$ 710,000.00	7405	0.17	918-323-041
Temecula	43165 Sereno Dr	1536	\$ 442.00	4	2.5	4/29/2026	\$ 680,000.00	3920	0.09	959-332-016
Temecula	45166 Via Quivera	1798	\$ 414.00	4	2.5	4/29/2026	\$ 745,000.00	7405	0.17	961-113-003
Temecula	45190 Saint Tisbury St	3545	\$ 356.00	3	2	4/22/2026	\$ 1,265,000.00	9583	0.22	962-310-006
Temecula	43993 Barletta St	3727	\$ 315.00	6	3.75	4/29/2026	\$ 1,175,000.00	10454	0.24	959-211-020
Temecula	31179 Pescado Dr	4600	\$ 442.00	4	3	4/15/2026	\$ 2,034,500.00	98010	2.25	945-030-013
Temecula	31376 Corte Montiel	3087	\$ 302.00	5	3	4/6/2026	\$ 935,000.00	7840	0.18	954-140-011
Temecula	32100 Sedge Way	1850	\$ 474.00	3	2.5	4/20/2026	\$ 877,500.00	5227	0.12	964-700-078
Temecula	32136 Dymondia Way	2359	\$ 358.00	4	2.5	4/30/2026	\$ 845,000.00	4647	0.11	964-652-020
Temecula	32191 Placer Belair	2308	\$ 353.00	4	2.75	4/15/2026	\$ 815,000.00	7405	0.17	953-211-006
Temecula	41657 Cypress Point Way	3123	\$ 280.00	5	3	4/3/2026	\$ 875,000.00	7840	0.18	953-592-007
Temecula	29970 Avenida Cima Del Sol	1411	\$ 483.00	3	2	4/27/2026	\$ 682,000.00	10890	0.25	921-431-015
Temecula	28848 Laurel Ln	1921	\$ 361.00	3	2.5	4/2/2026	\$ 694,000.00	2613	0.06	916-570-058
Temecula	44416 Nighthawk Pass	2973	\$ 278.00	4	2.5	4/2/2026	\$ 828,000.00	6098	0.14	966-120-009



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Temecula	43057 Corte Cabrera	1069	\$ 598.00	3	2	4/6/2026	\$ 640,000.00	7840	0.18	955-201-015
Temecula	43097 Calle Camellia	4001	\$ 373.00	1	1.5	4/13/2026	\$ 1,495,000.00	24393	0.56	945-280-012
Temecula	31850 Via Barraza	1069	\$ 537.00	3	2	4/30/2026	\$ 575,000.00	5227	0.12	955-225-018
Temecula	41087 Promenade Chardonnay Hls	3607	\$ 257.00	5	3	4/13/2026	\$ 930,000.00	11761	0.27	953-483-002
Temecula	32843 Cleveland St	3747	\$ 306.00	5	3	4/30/2026	\$ 1,150,000.00	8276	0.19	962-300-033
Temecula	32815 Cleveland St	3404	\$ 320.00	4	3	4/17/2026	\$ 1,090,000.00	7405	0.17	962-300-035
Temecula	43922 Sassari St	1983	\$ 390.00	4	2.5	4/1/2026	\$ 775,000.00	7405	0.17	959-171-016
Temecula	41574 Eagle Point Way	3123	\$ 320.00	5	3	4/17/2026	\$ 1,000,000.00	9147	0.21	953-593-001
Temecula	31648 Corte Esparza	1360	\$ 463.00	3	2	4/14/2026	\$ 630,000.00	8712	0.2	955-291-029
Temecula	31543 Mendocino Ct	2118	\$ 325.00	4	2.5	4/15/2026	\$ 689,000.00	3049	0.07	961-400-058
Temecula	33097 Corte Ganso	1553	\$ 421.00	3	1.75	4/6/2026	\$ 655,000.00	6098	0.14	960-272-016
Temecula	40107 Calle Breve	2833	\$ 536.00	4	2.75	4/7/2026	\$ 1,520,000.00	192099	4.41	915-230-060
Temecula	32005 Radiant Dr	1818	\$ 371.00	3	2.5	4/17/2026	\$ 675,000.00	5000	0.11	964-652-001
Temecula	39885 Rustic Glen Dr	904	\$ 625.00	2	1	4/24/2026	\$ 565,000.00	7405	0.17	920-013-009
Temecula	32493 Angelo Dr	2787	\$ 315.00	4	2.75	4/29/2026	\$ 880,000.00	6534	0.15	955-432-011
Temecula	32988 Casala Ct	2585	\$ 336.00	3	2.75	4/27/2026	\$ 870,000.00	7840	0.18	959-262-024
Temecula	30665 Feather Ct	2684	\$ 307.00	3	2.75	4/20/2026	\$ 825,000.00	9583	0.22	921-512-024
Temecula	27536 Swallow Ct	1487	\$ 437.00	3	2.5	4/8/2026	\$ 650,000.00	6969	0.16	920-161-020
Temecula	34387 Coppola St	2374	\$ 351.00	4	2.75	4/22/2026	\$ 835,000.00	5227	0.12	966-451-009
Temecula	39585 Oak Cliff Dr	1052	\$ 375.00	3	2	4/10/2026	\$ 395,000.00	6969	0.16	920-047-005



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<b>Total Sales:</b>	110
<b>Average Sales Price:</b>	\$868,204.55
<b>Average Square Feet:</b>	2309