



Temecula

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	40404 Amesbury Ln	3028	\$ 272.00	5	3	8/1/2025	\$ 825,000.00	5227	0.12	916-660-007
Temecula	39818 Ninebark Ct	2574	\$ 380.00	3	2.5	8/1/2025	\$ 979,000.00	7405	0.17	964-720-031
Temecula	33037 Paterno St	1983	\$ 395.00	4	2.5	8/1/2025	\$ 785,000.00	6534	0.15	959-182-046
Temecula	32667 Via Destello	2297	\$ 376.00	4	2.75	8/1/2025	\$ 865,000.00	15245	0.35	959-292-011
Temecula	39619 Knollridge Dr	1262	\$ 459.00	3	2	8/4/2025	\$ 580,000.00	6098	0.14	920-044-002
Temecula	32082 Sedge Way	1787	\$ 480.00	2	2	8/4/2025	\$ 858,000.00	5227	0.12	964-700-075
Temecula	32148 Sedge Way	1967	\$ 444.00	2	2.5	8/4/2025	\$ 875,000.00	6098	0.14	964-710-033
Temecula	40026 Stowe Rd	2578	\$ 300.00	4	2.75	8/4/2025	\$ 775,000.00	5227	0.12	916-370-006
Temecula	28184 Tierra Vista Rd	3086	\$ 264.00	5	2.75	8/4/2025	\$ 817,000.00	10890	0.25	944-351-010
Temecula	44938 Tehachapi Pass	1788	\$ 412.00	4	2.75	8/5/2025	\$ 737,000.00	9147	0.21	960-243-011
Temecula	39454 Chamise St	2241	\$ 441.00	4	3	8/6/2025	\$ 990,000.00	8084	0.19	964-890-008
Temecula	27126 Majello Ct	1458	\$ 432.00	4	2.5	8/6/2025	\$ 630,000.00	6969	0.16	920-021-029
Temecula	39543 Tischa Dr	1010	\$ 524.00	3	2	8/6/2025	\$ 530,000.00	3484	0.08	920-204-008
Temecula	29813 Via Sevilla	2473	\$ 310.00	4	3	8/6/2025	\$ 768,000.00	9147	0.21	921-623-008
Temecula	40048 Villa Venecia	1272	\$ 495.00	3	2	8/6/2025	\$ 630,000.00	5662	0.13	919-383-001
Temecula	33175 Camino Maraca	1955	\$ 428.00	3	2.75	8/7/2025	\$ 837,000.00	9147	0.21	960-271-010
Temecula	41050 Mesa Robles Cir	2368	\$ 504.00	3	3	8/7/2025	\$ 1,195,000.00	226511	5.2	951-050-009
Temecula	45195 Oak Manor Ct	4306	\$ 603.00	4	4.5	8/7/2025	\$ 2,600,000.00	200376	4.6	936-270-015
Temecula	39728 Rustic Glen Dr	1383	\$ 365.00	4	2.5	8/7/2025	\$ 505,000.00	5227	0.12	920-033-022
Temecula	31390 Corte Camarillo	1514	\$ 462.00	3	2	8/8/2025	\$ 700,000.00	10890	0.25	954-111-009
Temecula	32364 Corte Coronado	1830	\$ 371.00	3	2	8/8/2025	\$ 680,000.00	9583	0.22	954-182-016
Temecula	45628 Gleneagles Ct	1840	\$ 402.00	3	2.75	8/8/2025	\$ 740,000.00	10890	0.25	922-312-029
Temecula	32871 Levi Ct	3392	\$ 288.00	5	2.75	8/8/2025	\$ 980,000.00	6969	0.16	960-261-027
Temecula	30747 Loma Linda Rd	1468	\$ 435.00	3	2	8/8/2025	\$ 640,000.00	10018	0.23	918-381-031
Temecula	31359 Britton Cir	2284	\$ 345.00	4	2	8/11/2025	\$ 790,000.00	8276	0.19	953-311-041
Temecula	30369 Colina Verde St	2080	\$ 362.00	4	2	8/11/2025	\$ 755,000.00	16988	0.39	945-190-009
Temecula	30602 Colina Verde St	2010	\$ 345.00	3	2	8/11/2025	\$ 695,000.00	17424	0.4	945-271-009
Temecula	31135 Gleneagles Dr	2503	\$ 287.00	4	2	8/11/2025	\$ 720,000.00	5227	0.12	953-521-004
Temecula	44607 Johnston Dr	1748	\$ 371.00	4	2.5	8/11/2025	\$ 649,000.00	5662	0.13	960-133-007
Temecula	27497 Marian Rd	1104	\$ 516.00	3	2	8/11/2025	\$ 570,000.00	3484	0.08	920-191-002

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Temecula	32873 Paterno St	1983	\$ 365.00	4	2.5	8/11/2025	\$ 724,000.00	4791	0.11	959-171-029
Temecula	42608 Remora St	2636	\$ 314.00	5	2.5	8/11/2025	\$ 830,000.00	8712	0.2	944-191-018
Temecula	40365 Trenton Ct	1866	\$ 418.00	3	2	8/11/2025	\$ 780,000.00	4356	0.1	916-490-015
Temecula	43050 Argo Ct	1210	\$ 349.00	3	2	8/12/2025	\$ 422,500.00	10018	0.23	945-240-008
Temecula	30800 Branford Dr	2141	\$ 314.00	4	2.5	8/12/2025	\$ 673,000.00	4791	0.11	953-531-016
Temecula	31821 Corte Montecito	1950	\$ 385.00	4	2	8/12/2025	\$ 752,500.00	9583	0.22	954-330-001
Temecula	46059 Rocky Trail Ln	1846	\$ 343.00	3	2.5	8/12/2025	\$ 635,000.00	2178	0.05	962-591-054
Temecula	29725 Stonewood Rd	1650	\$ 390.00	3	2.5	8/12/2025	\$ 645,000.00	8712	0.2	921-382-019
Temecula	40197 Balboa Dr	2249	\$ 302.00	4	2.5	8/14/2025	\$ 679,500.00	3920	0.09	916-510-013
Temecula	43024 Beamer Ct	1954	\$ 381.00	4	2.5	8/14/2025	\$ 745,000.00	5227	0.12	955-551-015
Temecula	32839 Charmes Ct	1346	\$ 468.00	2	2	8/14/2025	\$ 630,000.00	5227	0.12	959-243-012
Temecula	46140 Grace Ct	2916	\$ 257.00	5	2.75	8/14/2025	\$ 750,000.00	6098	0.14	962-410-022
Temecula	42724 Santa Suzanne Pl	2012	\$ 372.00	4	2.25	8/14/2025	\$ 749,000.00	9583	0.22	944-110-004
Temecula	45272 Tioga St	3263	\$ 292.00	4	4	8/14/2025	\$ 955,000.00	5662	0.13	962-340-008
Temecula	33081 Yucca St	2888	\$ 346.00	4	3	8/14/2025	\$ 1,000,000.00	8276	0.19	962-330-052
Temecula	31354 Corte Talvera	1636	\$ 397.00	3	2.5	8/15/2025	\$ 650,000.00	4791	0.11	954-082-022
Temecula	42244 Cosmic Dr	1376	\$ 486.00	3	2	8/15/2025	\$ 670,000.00	8276	0.19	944-261-007
Temecula	29955 Longvale Ct	2090	\$ 366.00	3	2.5	8/15/2025	\$ 765,000.00	8276	0.19	944-040-011
Temecula	40156 Starling St	1834	\$ 286.00	3	2.5	8/15/2025	\$ 525,000.00	6534	0.15	920-133-025
Temecula	40225 Camino Campos Verde	3432	\$ 407.00	5	2.75	8/18/2025	\$ 1,400,000.00	15245	0.35	910-372-017
Temecula	32840 Northshire Cir	3928	\$ 296.00	3	3	8/18/2025	\$ 1,165,000.00	6969	0.16	965-010-018
Temecula	39586 Oak Cliff Dr	904	\$ 608.00	2	1	8/18/2025	\$ 550,000.00	7840	0.18	920-046-015
Temecula	41995 Teatree Ct	1524	\$ 400.00	4	2	8/18/2025	\$ 610,000.00	4791	0.11	921-491-016
Temecula	45250 Tomasito Cir	3700	\$ 358.00	4	3.5	8/18/2025	\$ 1,325,000.00	319730	7.34	936-250-015
Temecula	31415 Congressional Dr	2784	\$ 298.00	4	2.5	8/19/2025	\$ 832,000.00	7840	0.18	953-442-026
Temecula	32856 Northshire Cir	3153	\$ 312.00	3	3	8/19/2025	\$ 985,000.00	6969	0.16	965-010-016
Temecula	30568 Sierra Madre Dr	1829	\$ 366.00	4	3	8/19/2025	\$ 670,000.00	13068	0.3	919-461-041
Temecula	45435 Tioga St	3430	\$ 225.00	5	4	8/19/2025	\$ 775,000.00	5662	0.13	962-280-004
Temecula	39526 Verbena Way	2949	\$ 322.00	5	3	8/19/2025	\$ 950,000.00	5919	0.14	964-820-008
Temecula	40227 Ayer Ln	1684	\$ 139.00	3	2.5	8/20/2025	\$ 235,000.00	2613	0.06	916-480-068



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Temecula	43966 Highlander Dr	2564	\$ 323.00	4	2.5	8/20/2025	\$ 830,000.00	7405	0.17	944-032-003
Temecula	30611 Open Ct	2361	\$ 296.00	4	2.5	8/20/2025	\$ 700,000.00	13503	0.31	922-291-017
Temecula	30863 Medinah Way	2141	\$ 328.00	4	2.5	8/21/2025	\$ 704,000.00	5227	0.12	953-533-017
Temecula	29862 Via Puesta Del Sol	1668	\$ 431.00	3	2.5	8/21/2025	\$ 720,000.00	8276	0.19	921-413-023
Temecula	37895 Avenida Bravura	2500	\$ 480.00	3	2.75	8/22/2025	\$ 1,200,000.00	104544	2.4	927-230-011
Temecula	33293 Manchester Rd	3717	\$ 225.00	4	2.5	8/22/2025	\$ 838,000.00	6098	0.14	966-100-045
Temecula	46379 Canyon Crest Ct	3733	\$ 334.00	6	4.25	8/25/2025	\$ 1,247,000.00	8712	0.2	962-531-020
Temecula	31436 Corte Sonora	2160	\$ 358.00	4	2	8/25/2025	\$ 775,000.00	10454	0.24	954-152-003
Temecula	40569 Koa Ct	2218	\$ 410.00	4	2	8/25/2025	\$ 910,000.00	8276	0.19	919-520-027
Temecula	46239 Lone Pine Dr	3133	\$ 284.00	4	2.75	8/25/2025	\$ 892,500.00	6534	0.15	962-562-008
Temecula	44863 Rein Ct	1960	\$ 380.00	4	2.5	8/25/2025	\$ 745,000.00	12196	0.28	961-032-012
Temecula	31034 Riverton Ln	1836	\$ 369.00	3	2	8/25/2025	\$ 679,000.00	8712	0.2	957-213-014
Temecula	40571 Alder Ct	2218	\$ 400.00	4	2	8/26/2025	\$ 889,000.00	10454	0.24	919-520-009
Temecula	32182 Cala Torrente	1752	\$ 436.00	4	2.5	8/26/2025	\$ 765,000.00	7405	0.17	955-132-033
Temecula	32429 Castle Ct	3983	\$ 337.00	5	3.5	8/26/2025	\$ 1,345,000.00	10018	0.23	965-090-008
Temecula	33818 Channel St	2301	\$ 346.00	4	2.5	8/26/2025	\$ 798,000.00	6534	0.15	966-121-013
Temecula	42120 Cosmic Dr	1132	\$ 468.00	3	2	8/26/2025	\$ 530,000.00	9147	0.21	944-251-014
Temecula	43140 John Warner Rd	2072	\$ 960.00	4	3.5	8/26/2025	\$ 1,990,000.00	59677	1.37	945-140-002
Temecula	33470 Mirage Mesa Cir	5122	\$ 566.00	4	3.75	8/26/2025	\$ 2,900,000.00	217800	5	965-390-006
Temecula	31655 Pio Pico Rd	3646	\$ 425.00	4	3.5	8/26/2025	\$ 1,550,000.00	100623	2.31	959-020-025
Temecula	33262 Poppy St	2681	\$ 225.00	4	3.5	8/26/2025	\$ 605,000.00	5227	0.12	962-330-042
Temecula	30026 Santiago Rd	2981	\$ 670.00	3	1.75	8/26/2025	\$ 2,000,000.00	111078	2.55	945-060-010
Temecula	27697 Sonora Cir	2558	\$ 320.00	4	2.75	8/26/2025	\$ 819,000.00	11761	0.27	910-342-021
Temecula	31570 Sweetwater Cir	2389	\$ 324.00	4	2.75	8/26/2025	\$ 775,000.00	6969	0.16	957-743-002
Temecula	44886 Camino Veste	1977	\$ 394.00	4	2.75	8/27/2025	\$ 779,000.00	5227	0.12	961-183-012
Temecula	43505 Corte Ayala	1307	\$ 465.00	4	2.5	8/27/2025	\$ 609,000.00	9147	0.21	955-242-008
Temecula	46079 Galaxy Ct	2648	\$ 337.00	4	2.5	8/27/2025	\$ 895,000.00	5662	0.13	962-420-024
Temecula	44601 Jamin Cir	1836	\$ 392.00	4	2.5	8/27/2025	\$ 720,000.00	5662	0.13	960-133-022
Temecula	31264 Jura Ct	2867	\$ 330.00	5	3	8/27/2025	\$ 948,000.00	15245	0.35	953-450-006
Temecula	27511 Senna Ct	1834	\$ 370.00	3	2.5	8/27/2025	\$ 680,000.00	5662	0.13	920-132-002



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Temecula	30609 Southern Cross Rd	1431	\$ 477.00	3	2.5	8/27/2025	\$ 684,000.00	11325	0.26	945-212-014
Temecula	31332 Bluebeech Ct	4113	\$ 217.00	5	3.5	8/28/2025	\$ 895,000.00	8712	0.2	961-330-007
Temecula	30807 Hillcrest Dr	3269	\$ 266.00	5	3.5	8/28/2025	\$ 870,000.00	8276	0.19	957-540-037
Temecula	34253 Mazarine Dr	3794	\$ 338.00	5	3.25	8/28/2025	\$ 1,285,000.00	6969	0.16	966-391-010
Temecula	45924 Via La Colorada	2781	\$ 262.00	5	3	8/28/2025	\$ 730,000.00	10018	0.23	962-161-005
Temecula	33378 Barmetta Ln	3823	\$ 230.00	5	3	8/29/2025	\$ 880,000.00	9147	0.21	917-331-013
Temecula	45703 Calle Ayora	2650	\$ 339.00	5	3	8/29/2025	\$ 900,000.00	6098	0.14	962-092-018
Temecula	41791 Corte Lara	1752	\$ 361.00	3	1.75	8/29/2025	\$ 633,000.00	7840	0.18	954-291-017
Temecula	45620 Hopactong St	2344	\$ 330.00	4	2.5	8/29/2025	\$ 775,000.00	7840	0.18	918-323-039
Temecula	43054 Manchester Ct	2931	\$ 310.00	4	2.5	8/29/2025	\$ 910,000.00	8276	0.19	965-190-021
Temecula	31329 Seminole St	2470	\$ 253.00	3	2.5	8/29/2025	\$ 625,000.00	4356	0.1	953-441-003
Temecula	29791 Vail Brook Dr	1429	\$ 437.00	3	2	8/29/2025	\$ 625,000.00	6969	0.16	921-551-033
Temecula	34056 Vandale Ct	3574	\$ 353.00	5	4	8/29/2025	\$ 1,265,000.00	11761	0.27	966-421-016

Total Sales:	103
Average Sales Price:	\$861,087.38
Average Square Feet:	2353