

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	27336 Brandon Ln	2034	\$ 339.00	3	2.25	2/1/2023	\$ 690,000.00	5662	0.13	916-650-001
Temecula	42043 Humber Dr	1823	\$ 266.00	4	2.25	2/1/2023	\$ 485,000.00	7840	0.18	921-523-030
Temecula	29725 Stonewood Rd	1650	\$ 375.00	3	2.5	2/1/2023	\$ 620,000.00	7840	0.18	921-382-019
Temecula	45303 Vista Verde	2232	\$ 291.00	3	2.5	2/1/2023	\$ 650,000.00	4791	0.11	962-270-036
Temecula	46185 Carpet Ct	2365	\$ 287.00	2	2	2/2/2023	\$ 680,000.00	6969	0.16	962-411-001
Temecula	31570 Corte Rimola	2214	\$ 154.00	4	2.5	2/2/2023	\$ 342,000.00	8276	0.19	955-165-008
Temecula	45644 Camino Rubi	2722	\$ 315.00	3	2.75	2/3/2023	\$ 860,000.00	6969	0.16	962-221-023
Temecula	31115 Gleneagles Dr	2024	\$ 316.00	3	2	2/3/2023	\$ 640,000.00	5227	0.12	953-521-002
Temecula	30351 Milky Way Dr	1132	\$ 578.00	3	2	2/3/2023	\$ 655,000.00	22651	0.52	944-241-012
Temecula	31759 Camino Rosales	1867	\$ 310.00	4	2.5	2/6/2023	\$ 580,000.00	5662	0.13	961-251-013
Temecula	32340 Corte Zamora	1992	\$ 326.00	4	3	2/6/2023	\$ 650,000.00	9583	0.22	954-402-009
Temecula	41010 Promenade Chardonnay Hls	2867	\$ 277.00	5	3	2/6/2023	\$ 795,000.00	7405	0.17	953-511-008
Temecula	43294 Corte Argento	2201	\$ 290.00	4	2.75	2/7/2023	\$ 639,000.00	5662	0.13	955-341-044
Temecula	31017 Dulce Ct	2341	\$ 286.00	4	4	2/7/2023	\$ 671,500.00	11325	0.26	918-301-007
Temecula	45455 Via Vaquero	4455	\$ 437.00	4	4.5	2/7/2023	\$ 1,950,000.00	204296	4.69	937-040-023
Temecula	40505 Amesbury Ln	1890	\$ 300.00	3	2.5	2/8/2023	\$ 568,000.00	4791	0.11	916-662-027
Temecula	32219 Calle Avella	2584	\$ 270.00	3	3	2/8/2023	\$ 700,000.00	5227	0.12	955-382-030
Temecula	42061 Avenida Vista Ladera	1803	\$ 332.00	3	2	2/9/2023	\$ 600,000.00	9583	0.22	921-631-017
Temecula	29691 Deal Ct	1856	\$ 323.00	4	2.5	2/10/2023	\$ 600,000.00	7840	0.18	921-381-017
Temecula	30603 Del Rey Rd	2262	\$ 340.00	4	2.5	2/10/2023	\$ 770,000.00	23958	0.55	919-332-013
Temecula	33330 Elizabeth Rd	3298	\$ 254.00	5	3	2/10/2023	\$ 840,000.00	8712	0.2	965-331-002
Temecula	31491 Sonoma Ln	1273	\$ 451.00	3	2	2/10/2023	\$ 575,000.00	6098	0.14	953-324-003
Temecula	30815 Terrace View Cir	3468	\$ 232.00	5	3.5	2/10/2023	\$ 805,000.00	7840	0.18	957-531-036
Temecula	41947 Vardon Dr	1981	\$ 367.00	3	1.75	2/10/2023	\$ 728,000.00	5662	0.13	953-230-056
Temecula	32233 Via Cirillo	2317	\$ 284.00	4	2.5	2/10/2023	\$ 660,000.00	5227	0.12	955-393-011
Temecula	43029 Argo Ct	1756	\$ 387.00	4	2.75	2/14/2023	\$ 680,000.00	55321	1.27	945-240-003
Temecula	40206 Ayer Ln	1684	\$ 374.00	3	2.5	2/14/2023	\$ 630,000.00	2613	0.06	916-480-065
Temecula	40238 Ayer Ln	1684	\$ 378.00	3	2.5	2/14/2023	\$ 638,000.00	2613	0.06	916-480-061
Temecula	44622 Brentwood Pl	1935	\$ 294.00	5	2.5	2/14/2023	\$ 570,000.00	4356	0.1	960-172-014
Temecula	40550 Calle Madero	2978	\$ 344.00	3	2.5	2/14/2023	\$ 1,025,000.00	27007	0.62	919-041-005

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Temecula	44753 Longfellow Ave	2794	\$ 254.00	4	2.5	2/14/2023	\$ 710,000.00	6534	0.15	966-200-016
Temecula	32865 Naples Ct	2054	\$ 292.00	4	2.5	2/14/2023	\$ 600,000.00	6534	0.15	955-421-044
Temecula	31905 Reyes Ct	2648	\$ 256.00	3	3	2/14/2023	\$ 680,000.00	7405	0.17	957-560-011
Temecula	34022 Temecula Creek Rd	2609	\$ 306.00	4	2.5	2/14/2023	\$ 800,000.00	7405	0.17	966-062-018
Temecula	32687 Valentino Way	3800	\$ 251.00	5	4	2/14/2023	\$ 956,000.00	6098	0.14	960-253-001
Temecula	31089 Wellington Cir	2291	\$ 296.00	5	3	2/14/2023	\$ 680,000.00	9147	0.21	957-202-012
Temecula	32062 Dayspring Way	3378	\$ 259.00	4	4.5	2/15/2023	\$ 878,000.00	7657	0.18	964-671-029
Temecula	44809 Camino Alamosa	1415	\$ 395.00	3	2	2/16/2023	\$ 560,000.00	6969	0.16	960-282-008
Temecula	44859 Mumm St	2786	\$ 278.00	4	2.5	2/16/2023	\$ 775,000.00	6098	0.14	966-210-002
Temecula	44928 Silver Rose St	2418	\$ 339.00	4	2.75	2/16/2023	\$ 820,000.00	6534	0.15	966-212-022
Temecula	27609 Sonora Cir	2427	\$ 267.00	4	2.5	2/16/2023	\$ 650,000.00	4356	0.1	910-342-036
Temecula	34063 Abbey Rd	2973	\$ 315.00	4	2.5	2/17/2023	\$ 937,000.00	20037	0.46	966-161-010
Temecula	40477 Amesbury Ln	2010	\$ 303.00	3	2.5	2/17/2023	\$ 610,000.00	5227	0.12	916-662-011
Temecula	27495 Capricho Cir	2118	\$ 464.00	3	1.75	2/17/2023	\$ 984,000.00	432550	9.93	939-020-009
Temecula	45743 Middle Gate Ct	4121	\$ 268.00	6	4	2/17/2023	\$ 1,105,000.00	19166	0.44	917-391-012
Temecula	31772 Via San Carlos	1798	\$ 414.00	4	1.75	2/17/2023	\$ 745,000.00	6969	0.16	961-131-009
Temecula	40278 Ayer Ln	2144	\$ 286.00	4	2.5	2/21/2023	\$ 615,000.00	2613	0.06	916-480-056
Temecula	45193 Corte Progreso	1867	\$ 363.00	4	2.5	2/21/2023	\$ 678,000.00	5662	0.13	961-214-005
Temecula	41847 Knoll Vista Ln	4096	\$ 457.00	4	4	2/21/2023	\$ 1,875,000.00	101494	2.33	927-420-007
Temecula	31729 Loma Linda Rd	2371	\$ 9.00	4	2.75	2/21/2023	\$ 22,500.00	8276	0.19	961-102-008
Temecula	32823 San Jose Ct	2566	\$ 257.00	3	2	2/21/2023	\$ 660,000.00	6098	0.14	965-130-027
Temecula	34312 Coppola St	2877	\$ 313.00	4	2.75	2/22/2023	\$ 902,000.00	5662	0.13	966-450-018
Temecula	43350 Corte Almeria	1411	\$ 400.00	3	2.5	2/22/2023	\$ 565,000.00	4791	0.11	955-352-013
Temecula	41596 Eagle Point Way	2923	\$ 273.00	4	4	2/22/2023	\$ 800,000.00	7405	0.17	953-593-004
Temecula	33347 Elizabeth Rd	3948	\$ 230.00	6	4	2/22/2023	\$ 910,000.00	7405	0.17	965-330-007
Temecula	30096 La Primavera St	2028	\$ 369.00	4	2.25	2/22/2023	\$ 750,000.00	9147	0.21	944-140-034
Temecula	30613 Mulberry Ct	2985	\$ 319.00	5	2.75	2/22/2023	\$ 955,000.00	7405	0.17	919-510-012
Temecula	45550 Seagull Way	2847	\$ 242.00	3	3.5	2/22/2023	\$ 690,000.00	6098	0.14	961-371-012
Temecula	31350 Cala Carrasco	1752	\$ 385.00	4	2.5	2/23/2023	\$ 675,000.00	7405	0.17	955-164-001
Temecula	33842 Channel St	3378	\$ 278.00	6	3.5	2/23/2023	\$ 940,000.00	6534	0.15	966-121-015

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Temecula	39537 June Rd	1104	\$ 432.00	3	2	2/23/2023	\$ 478,000.00	4356	0.1	920-194-011
Temecula	27093 Rainbow Creek Dr	1143	\$ 507.00	3	2	2/23/2023	\$ 580,000.00	6969	0.16	920-054-025
Temecula	43892 Brookhaven Ct	3136	\$ 222.00	4	3	2/24/2023	\$ 699,000.00	8276	0.19	966-020-010
Temecula	45609 Calle Ayora	2909	\$ 275.00	6	3	2/24/2023	\$ 800,000.00	6534	0.15	962-071-020
Temecula	33180 Camino Piedra Rojo	1457	\$ 446.00	3	2	2/24/2023	\$ 650,000.00	7840	0.18	960-110-018
Temecula	39675 Cantrell Rd	2354	\$ 471.00	4	1.75	2/24/2023	\$ 1,110,000.00	213008	4.89	957-130-005
Temecula	45253 Chateau Ct	3733	\$ 237.00	4	2.5	2/24/2023	\$ 885,000.00	13503	0.31	966-180-016
Temecula	31511 Corte Pacheco	2050	\$ 370.00	4	2.5	2/24/2023	\$ 760,000.00	15681	0.36	954-121-013
Temecula	32141 Via Arnedo	2092	\$ 310.00	3	3	2/24/2023	\$ 650,000.00	4791	0.11	955-331-040
Temecula	29732 Dawncrest Cir	2018	\$ 322.00	4	3	2/27/2023	\$ 650,000.00	8276	0.19	921-561-017
Temecula	30284 Silver Ridge Ct	1424	\$ 389.00	4	2	2/27/2023	\$ 555,000.00	6969	0.16	919-472-011
Temecula	39559 Verbena Way					2/27/2023	\$ 875,000.00	6433	0.15	964-821-001
Temecula	41008 Via Halcon	1120	\$ 455.00	4	2	2/27/2023	\$ 510,000.00	9583	0.22	953-030-016
Temecula	31944 Vineyard Ave	1543	\$ 392.00	3	2	2/27/2023	\$ 605,000.00	12632	0.29	953-073-025
Temecula	32576 Bingham Dr	2224	\$ 314.00	3	2.5	2/28/2023	\$ 700,000.00	6098	0.14	955-540-014
Temecula	43263 Brookway Dr	3948	\$ 255.00	6	4	2/28/2023	\$ 1,010,000.00	7405	0.17	965-320-003
Temecula	30466 Colina Verde St	2173	\$ 335.00	3	3	2/28/2023	\$ 730,000.00	14374	0.33	945-271-032
Temecula	32179 Corte Llamas	1761	\$ 357.00	4	2.5	2/28/2023	\$ 630,000.00	9583	0.22	955-251-004
Temecula	32246 Cour Meyney	1964	\$ 356.00	4	3	2/28/2023	\$ 700,000.00	16117	0.37	953-222-014
Temecula	31107 Mariposa Pl	4922	\$ 497.00	4	4	2/28/2023	\$ 2,450,000.00	101059	2.32	945-020-023
Temecula	32976 Vine St	3393	\$ 218.00	4	2.5	2/28/2023	\$ 740,000.00	6098	0.14	962-400-008



Temecula
Sales Comparables - February 2023

Total Sales:	81
Average Sales Price:	\$760,382.72
Average Square Feet:	2400