



Temecula

Sales Comparables - February 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	30515 Avenida Estrada	4123	\$309.00	5	3.25	2/2/2026	\$1,276,000.00	53143	1.22	919-161-010
Temecula	42401 Corte Villosa	1360	\$479.00	3	2	2/2/2026	\$652,000.00	9147	0.21	955-091-006
Temecula	39120 Hidden Creek Ln	3344	\$297.00	5	3.5	2/2/2026	\$995,000.00	5662	0.13	957-721-014
Temecula	29767 Marhill Cir	1658	\$419.00	4	2	2/2/2026	\$695,000.00	7840	0.18	921-561-023
Temecula	31040 Corte Arroyo Vis	1514	\$285.00	3	2	2/3/2026	\$433,000.00	8712	0.2	954-071-005
Temecula	32355 Corte Zamora	2328	\$339.00	4	2.5	2/3/2026	\$790,000.00	7405	0.17	954-402-022
Temecula	30233 Del Rey Rd	2678	\$489.00	3	4	2/3/2026	\$1,310,000.00	23522	0.54	921-211-001
Temecula	46192 Toy Ct	2706	\$282.00	4	2.5	2/3/2026	\$765,000.00	6969	0.16	962-430-054
Temecula	41850 Avenida De Anita	3557	\$481.00	5	3.5	2/5/2026	\$1,712,500.00	103672	2.38	951-080-035
Temecula	31071 Camino Verde	972	\$545.00	3	1.5	2/5/2026	\$530,000.00	3920	0.09	953-041-025
Temecula	32169 Corte Daroca	2321	\$376.00	4	3	2/5/2026	\$875,000.00	5662	0.13	962-081-014
Temecula	45605 Corte Royal	2722	\$383.00	4	2.75	2/5/2026	\$1,045,000.00	11325	0.26	962-221-009
Temecula	42364 Corte Villosa	1360	\$490.00	3	2	2/5/2026	\$667,000.00	9583	0.22	955-093-003
Temecula	33802 Edge Ln	2820	\$336.00	4	3.25	2/5/2026	\$949,000.00	9147	0.21	917-400-014
Temecula	41899 Humber Dr	1404	\$378.00	3	2.25	2/6/2026	\$532,000.00	10018	0.23	921-511-006
Temecula	30628 Moontide Ct	1431	\$417.00	3	2.5	2/6/2026	\$597,000.00	11761	0.27	945-220-030
Temecula	44734 Pride Mountain St	3302	\$295.00	4	3.5	2/6/2026	\$975,000.00	7405	0.17	966-290-009
Temecula	32137 Sycamore Ct	2976	\$258.00	4	2.75	2/6/2026	\$770,000.00	10454	0.24	962-480-021
Temecula	32042 Merlot Ct	1543	\$437.00	3	2	2/9/2026	\$675,000.00	10890	0.25	953-082-021
Temecula	44260 Nighthawk Pass	3077	\$305.00	4	2.75	2/9/2026	\$940,000.00	8276	0.19	966-440-025
Temecula	45023 Silver Rose St	3106	\$287.00	5	2.5	2/9/2026	\$892,000.00	5662	0.13	966-210-019
Temecula	41768 Via El Greco	2224	\$337.00	3	2.5	2/9/2026	\$750,000.00	9583	0.22	954-121-026
Temecula	30195 Ynez Rd	2026	\$731.00	3	2	2/9/2026	\$1,482,500.00	109335	2.51	922-190-002
Temecula	31133 Camino Del Este	972	\$521.00	3	1.5	2/10/2026	\$507,000.00	4791	0.11	953-042-022
Temecula	31401 Chemin Chevalier	3233	\$340.00	5	3	2/10/2026	\$1,100,000.00	7840	0.18	953-482-026
Temecula	30894 Wellington Cir	1872	\$376.00	3	2	2/10/2026	\$705,000.00	7840	0.18	957-201-025
Temecula	40465 Parado Del Sol Dr	3568	\$378.00	4	3	2/11/2026	\$1,350,000.00	107593	2.47	927-200-019
Temecula	33012 Tulley Ranch Rd	1315	\$494.00	3	1.75	2/11/2026	\$650,000.00	7405	0.17	960-101-017
Temecula	44822 Camino Alamosa	2135	\$402.00	4	2.75	2/13/2026	\$860,000.00	6969	0.16	960-234-019
Temecula	43400 Corte Benavente	1307	\$524.00	3	2.5	2/13/2026	\$685,000.00	4356	0.1	955-231-053

Deemed reliable but not guaranteed

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Temecula	41985 Kaffirboom Ct	1197	\$476.00	3	2	2/13/2026	\$570,000.00	7405	0.17	921-500-046
Temecula	44921 Muirfield Dr	1960	\$350.00	4	2.5	2/13/2026	\$686,000.00	7405	0.17	961-041-005
Temecula	37455 Quarter Valley Rd	940	\$968.00	4	2.5	2/13/2026	\$910,000.00	190357	4.37	915-570-032
Temecula	20791 Rio Linda Rd	1904	\$656.00	4	2	2/13/2026	\$1,250,000.00	432986	9.94	933-130-029
Temecula	40152 Stowe Rd	1991	\$389.00	3	2.5	2/13/2026	\$775,000.00	6098	0.14	916-371-005
Temecula	30511 Bogart Pl	1311	\$437.00	3	2	2/17/2026	\$573,000.00	5227	0.12	919-461-022
Temecula	42201 Colleen Cir	3723	\$193.00	4	2.75	2/17/2026	\$720,000.00	209523	4.81	965-270-007
Temecula	43015 Greene Cir	1954	\$376.00	4	2.5	2/17/2026	\$735,000.00	10454	0.24	955-551-021
Temecula	43021 Knightsbridge Way	2663	\$356.00	4	2.5	2/17/2026	\$950,000.00	12196	0.28	965-201-011
Temecula	44161 Nighthawk Pass	2601	\$351.00	4	2.75	2/17/2026	\$914,500.00	5662	0.13	966-441-029
Temecula	40998 Promenade Chardonnay Hls	1972	\$395.00	5	2.75	2/17/2026	\$780,000.00	7405	0.17	953-314-015
Temecula	42944 Calle Reva	2476	\$315.00	5	2.75	2/18/2026	\$780,000.00	7840	0.18	944-352-009
Temecula	34670 Capitol St	3282	\$434.00	3	3	2/18/2026	\$1,425,000.00	87991	2.02	951-170-021
Temecula	31670 Corte Encinas	1524	\$406.00	4	2	2/18/2026	\$619,000.00	7840	0.18	954-261-003
Temecula	32957 Bonita Mesa St	2146	\$335.00	4	2.5	2/19/2026	\$720,000.00	5662	0.13	959-182-036
Temecula	31941 Calle Tiara S	2441	\$439.00	4	2.5	2/19/2026	\$1,073,000.00	5662	0.13	961-263-006
Temecula	44904 Linalou Ranch Rd	1364	\$454.00	4	2	2/19/2026	\$620,000.00	6098	0.14	960-082-025
Temecula	41973 Niblick Rd	2032	\$330.00	3	2	2/19/2026	\$672,000.00	5227	0.12	953-281-073
Temecula	33429 Barrington Dr	3564	\$228.00	4	3.75	2/20/2026	\$815,000.00	12196	0.28	966-190-030
Temecula	31954 Calle Ballentine	1664	\$384.00	3	2.5	2/20/2026	\$640,000.00	4356	0.1	955-401-002
Temecula	39156 Clydesdale Cir	3541	\$271.00	4	4	2/20/2026	\$960,000.00	11325	0.26	957-761-026
Temecula	43750 Corte Amaya	1950	\$358.00	3	2.5	2/20/2026	\$700,000.00	5227	0.12	955-322-013
Temecula	33745 Edge Ln	3823	\$252.00	5	3	2/20/2026	\$965,000.00	10454	0.24	917-411-013
Temecula	31115 Gleneagles Dr	2024	\$387.00	3	2	2/20/2026	\$785,000.00	5227	0.12	953-521-002
Temecula	40383 Birchfield Dr	1851	\$345.00	3	2.25	2/23/2026	\$640,000.00	2731	0.06	916-740-077
Temecula	31335 Cala Carrasco	1617	\$419.00	4	2	2/23/2026	\$678,500.00	6969	0.16	955-150-008
Temecula	32119 Verbena Way	2730	\$366.00	4	3	2/23/2026	\$1,000,000.00	5924	0.14	964-681-002
Temecula	30625 Linden Ct	2985	\$329.00	5	2.75	2/24/2026	\$985,000.00	6098	0.14	919-510-045
Temecula	30269 Mersey Ct	2604	\$340.00	5	3	2/24/2026	\$886,000.00	7840	0.18	921-452-041
Temecula	33905 Pauba Rd	3136	\$617.00	4	3	2/24/2026	\$1,935,000.00	206910	4.75	965-240-001



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Temecula	41284 Promenade Chardonnay Hls	1765	\$445.00	4	2	2/25/2026	\$787,000.00	10454	0.24	953-213-009
Temecula	42333 Casa Verde	2153	\$638.00	3	2	2/26/2026	\$1,375,000.00	108028	2.48	927-390-013
Temecula	31353 Corte Tunas	2622	\$286.00	4	3	2/26/2026	\$750,000.00	7405	0.17	954-140-040
Temecula	43240 Los Corralitos Rd	2135	\$2,248.00	2	1.75	2/26/2026	\$4,800,000.00	518799	11.91	927-160-055
Temecula	42545 Lyles Dr	3709	\$320.00	5	3.25	2/26/2026	\$1,190,000.00	9583	0.22	955-501-012
Temecula	39225 Aristida St	2359	\$326.00	4	2.5	2/27/2026	\$770,000.00	5240	0.12	964-650-010
Temecula	42898 Calle Londe	2918	\$405.00	5	2.75	2/27/2026	\$1,183,000.00	11325	0.26	955-113-025
Temecula	24105 Carancho Rd	2424	\$577.00	1	1	2/27/2026	\$1,400,000.00	230432	5.29	934-070-013
Temecula	30519 Colina Verde St	2010	\$368.00	3	2	2/27/2026	\$740,000.00	7405	0.17	945-272-017
Temecula	31852 Corte Montecito	1950	\$360.00	4	2	2/27/2026	\$703,000.00	7405	0.17	954-330-013
Temecula	42351 Gronlund Ct	2875	\$400.00	4	2.5	2/27/2026	\$1,150,000.00	10454	0.24	955-500-009
Temecula	35870 Pauba Rd					2/27/2026	\$1,300,000.00	189921	4.36	927-050-058
Temecula	32095 Via Cordoba	1668	\$362.00	3	2	2/27/2026	\$605,000.00	7405	0.17	961-192-004
Temecula	29786 Via Puesta Del Sol	1873	\$387.00	4	3	2/27/2026	\$725,000.00	8712	0.2	921-413-006

Total Sales:	74
Average Sales Price:	\$937,905.41
Average Square Feet:	2307