



# Temecula

## Sales Comparables - January 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	30839 Brassie Ln	2456	\$295.00	3	2.5	1/2/2026	\$725,000.00	5227	0.12	953-250-020
Temecula	39850 Calle Breve	3132	\$638.00	3	3.75	1/5/2026	\$2,000,000.00	209959	4.82	915-220-035
Temecula	40358 Charlesburg Dr	3675	\$268.00	4	4	1/5/2026	\$985,000.00	6098	0.14	916-652-012
Temecula	30562 Colina Verde St	1854	\$313.00	3	2.5	1/5/2026	\$581,500.00	10890	0.25	945-271-004
Temecula	45106 Marsanne St	4616	\$300.00	6	4.5	1/5/2026	\$1,387,000.00	12196	0.28	966-421-002
Temecula	29824 Nightview Cir	2018	\$386.00	4	3	1/5/2026	\$780,000.00	15245	0.35	921-551-017
Temecula	28549 Oakhurst Way	2774	\$266.00	4	2.5	1/5/2026	\$740,000.00	4791	0.11	916-541-009
Temecula	38225 Camino Sierra Rd	5049	\$277.00	4	5	1/6/2026	\$1,400,000.00	340639	7.82	924-060-003
Temecula	32255 Corte Illora	1594	\$387.00	3	2	1/6/2026	\$618,000.00	4791	0.11	955-382-017
Temecula	45723 Pheasant Pl	2628	\$291.00	4	3	1/6/2026	\$765,000.00	5227	0.12	961-342-019
Temecula	27588 Campana Cir	2011	\$343.00	4	2.5	1/7/2026	\$690,000.00	5227	0.12	910-353-051
Temecula	43856 Carentan Dr	2816	\$308.00	4	2.5	1/7/2026	\$870,000.00	7405	0.17	959-204-004
Temecula	42509 Carino Pl	1469	\$350.00	3	1.75	1/7/2026	\$515,500.00	11325	0.26	944-172-003
Temecula	39911 Novel Ct	2207	\$453.00	3	2.5	1/7/2026	\$1,000,000.00	11325	0.26	964-730-023
Temecula	31716 Weibel Cir	2867	\$305.00	5	3	1/7/2026	\$875,000.00	9147	0.21	953-372-011
Temecula	30472 Bogart Pl	1829	\$355.00	4	3	1/8/2026	\$650,000.00	5662	0.13	919-461-010
Temecula	28959 Cumberland Rd	3148	\$277.00	5	3	1/8/2026	\$875,000.00	5662	0.13	916-420-014
Temecula	30585 San Pasqual Rd	3672	\$347.00	4	3.75	1/8/2026	\$1,275,000.00	22215	0.51	921-242-008
Temecula	39242 Seraphina Rd	3229	\$171.00	4	3.5	1/8/2026	\$554,800.00	8276	0.19	957-651-026
Temecula	30573 Mulberry Ct	3648	\$271.00	5	3.25	1/9/2026	\$990,000.00	6969	0.16	919-510-008
Temecula	41970 Pacific Grove Way	2526	\$283.00	4	2.25	1/9/2026	\$715,000.00	4356	0.1	953-542-003
Temecula	32594 Strigel Ct	1364	\$494.00	4	2	1/9/2026	\$675,000.00	12632	0.29	960-083-009
Temecula	45381 Tiburcio Dr	3404	\$270.00	4	3	1/9/2026	\$920,000.00	6534	0.15	962-300-040
Temecula	42060 Veneto Dr	1985	\$332.00	4	2.5	1/9/2026	\$660,000.00	3049	0.07	921-790-054
Temecula	31396 Corte Tunas	2854	\$297.00	5	3.5	1/12/2026	\$850,000.00	7405	0.17	954-140-034
Temecula	45250 Oakville Ct	3111	\$353.00	4	2.5	1/12/2026	\$1,100,000.00	8712	0.2	966-190-019
Temecula	33665 Pebble Brook Cir	3136	\$149.00	4	3	1/12/2026	\$470,000.00	7405	0.17	966-021-054
Temecula	40498 Calle Madero	3650	\$339.00	5	3.75	1/13/2026	\$1,237,500.00	25264	0.58	919-041-004
Temecula	39505 Sagewood Rdg	2241	\$455.00	4	3	1/13/2026	\$1,020,000.00	7413	0.17	964-881-006
Temecula	31710 Corte Esparza	1775	\$375.00	4	2.5	1/14/2026	\$667,000.00	6534	0.15	955-292-003

Deemed reliable but not guaranteed

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Temecula	31892 Corte Pollensa	1339	\$455.00	3	2.5	1/14/2026	\$610,000.00	4356	0.1	955-231-002
Temecula	34036 Galleron St	3106	\$367.00	4	2.5	1/14/2026	\$1,140,000.00	6969	0.16	966-291-002
Temecula	30574 Greenway Cir	2818	\$270.00	4	3	1/14/2026	\$763,000.00	8712	0.2	922-291-005
Temecula	40396 Windsor Rd	2270	\$277.00	3	2.5	1/14/2026	\$630,000.00	7405	0.17	957-232-002
Temecula	32189 Dymondia Way	2177	\$307.00	3	2.5	1/16/2026	\$670,000.00	5035	0.12	964-653-015
Temecula	33888 Madrigal Ct	2726	\$293.00	4	3.5	1/16/2026	\$800,000.00	5227	0.12	966-261-032
Temecula	29720 Monte Verde Rd	2114	\$591.00	2	2	1/16/2026	\$1,250,000.00	23522	0.54	921-120-013
Temecula	44316 Revana St	3047	\$352.00	5	3.25	1/16/2026	\$1,075,000.00	6098	0.14	966-461-025
Temecula	33451 Victoria Ct	1843	\$428.00	3	2	1/16/2026	\$790,000.00	10454	0.24	965-334-001
Temecula	43882 Butternut Dr	2245	\$329.00	3	2.5	1/20/2026	\$740,000.00	12196	0.28	944-301-012
Temecula	40337 Carmelita Cir	1904	\$472.00	3	2	1/20/2026	\$900,000.00	45737	1.05	919-091-001
Temecula	31927 Corte Positas	2205	\$340.00	4	3	1/20/2026	\$750,000.00	9583	0.22	954-330-026
Temecula	40184 Pasadena Dr	1991	\$306.00	3	2.5	1/20/2026	\$610,000.00	3920	0.09	916-510-053
Temecula	32186 Placer Belair	2591	\$318.00	4	2.75	1/20/2026	\$825,000.00	7840	0.18	953-200-009
Temecula	29634 Ramsey Ct	1856	\$371.00	4	2.5	1/20/2026	\$690,000.00	7840	0.18	921-391-004
Temecula	31757 Corte Pollensa	920	\$581.00	2	2	1/21/2026	\$535,000.00	6098	0.14	955-225-012
Temecula	33593 Pebble Brook Cir	2563	\$331.00	3	2	1/21/2026	\$850,000.00	7840	0.18	966-021-002
Temecula	31344 Polo Creek Dr	3469	\$276.00	5	3.5	1/21/2026	\$960,000.00	5662	0.13	957-723-022
Temecula	31808 Valone Ct	2763	\$241.00	4	3	1/21/2026	\$667,000.00	8276	0.19	957-282-026
Temecula	45886 Camino Rubi	3393	\$246.00	4	2.75	1/22/2026	\$835,000.00	5662	0.13	962-361-002
Temecula	44738 Corte Gutierrez	1748	\$403.00	4	2.25	1/22/2026	\$705,000.00	8276	0.19	960-142-009
Temecula	40170 Roripaugh Rd	1254	\$466.00	3	2	1/22/2026	\$585,000.00	6534	0.15	920-153-010
Temecula	40219 Donomore Ct	2608	\$268.00	4	2.75	1/23/2026	\$700,000.00	8712	0.2	919-370-023
Temecula	41466 Big Sage Ct	2272	\$338.00	4	2.75	1/26/2026	\$770,000.00	7840	0.18	953-111-021
Temecula	45844 Corte Mislanca	3032	\$281.00	3	3.25	1/26/2026	\$855,000.00	7405	0.17	962-353-002
Temecula	41161 Crooked Stick Dr	2584	\$303.00	4	2.5	1/26/2026	\$785,000.00	4791	0.11	953-430-039
Temecula	39233 Rising Hill Dr	1262	\$419.00	3	2	1/26/2026	\$530,000.00	6098	0.14	920-071-003
Temecula	31251 Strawberry Tree Ln	2389	\$316.00	4	2.75	1/26/2026	\$755,000.00	5227	0.12	961-430-051
Temecula	32249 Cour Meyney	1765	\$399.00	4	2	1/27/2026	\$705,000.00	13503	0.31	953-222-016
Temecula	28988 Newport Rd	1991	\$351.00	3	2.5	1/27/2026	\$700,000.00	3484	0.08	916-372-017



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Temecula	31052 Calle Aragon	1267	\$473.00	2	1.75	1/28/2026	\$600,000.00	8276	0.19	954-101-018
Temecula	43912 Country Ridge Ct	2662	\$338.00	2	2	1/28/2026	\$900,000.00	8712	0.2	966-040-005
Temecula	41303 Cruz Way	894	\$417.00	2	2	1/28/2026	\$373,000.00	212137	4.87	927-330-020
Temecula	28745 Edenton Way	2528	\$281.00	4	2.5	1/28/2026	\$712,500.00	4356	0.1	916-471-002
Temecula	41899 Skywood Dr	1658	\$331.00	4	2	1/28/2026	\$550,000.00	9583	0.22	921-561-031
Temecula	31921 Corte Pollensa	1069	\$549.00	3	2	1/29/2026	\$587,500.00	5227	0.12	955-231-010
Temecula	32195 Daybrook Ter	3601	\$602.00	4	4.5	1/29/2026	\$2,169,000.00	23086	0.53	964-760-009
Temecula	46053 Drymen Ave	2648	\$294.00	4	2.5	1/29/2026	\$780,000.00	6969	0.16	962-420-022
Temecula	41128 Vintage Cir	2164	\$355.00	4	2.75	1/29/2026	\$770,000.00	14810	0.34	953-172-009
Temecula	31638 Avenida Del Reposo	2790	\$456.00	2	2.5	1/30/2026	\$1,275,000.00	54885	1.26	957-292-002
Temecula	42068 Humber Dr	2284	\$343.00	4	3	1/30/2026	\$785,000.00	7405	0.17	921-524-011
Temecula	46302 Lone Pine Dr	3133	\$274.00	4	2.75	1/30/2026	\$860,000.00	6098	0.14	962-563-005
Temecula	32871 Naples Ct	1860	\$387.00	4	2.5	1/30/2026	\$720,000.00	7840	0.18	955-421-045
Temecula	33851 Star Hill St	2248	\$389.00	3	2	1/30/2026	\$875,000.00	6969	0.16	966-250-002
Temecula	29740 Via Las Chacras	1321	\$505.00	3	2	1/30/2026	\$667,500.00	6098	0.14	921-613-011



**Lawyers Title**

## **Temecula**

Sales Comparables - January 2026

<b>Total Sales:</b>	75
<b>Average Sales Price:</b>	\$831,944.00
<b>Average Square Feet:</b>	2441