

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	42075 Agena St	\$ 953.00	503	2	1	7/17/2023	\$ 480,000.00	7840	0.18	944-274-010
Temecula	42904 Agena St	\$ 1,975.00	336	4	2.5	7/13/2023	\$ 665,000.00	21780	0.5	945-231-010
Temecula	32938 Anasazi Dr	\$ 3,586.00	208	4	2.5	7/5/2023	\$ 748,500.00	6098	0.14	962-141-002
Temecula	41495 Avenida De La Reina	\$ 1,524.00	400	4	2	7/6/2023	\$ 610,000.00	6098	0.14	954-083-007
Temecula	41496 Avenida De La Reina	\$ 1,524.00	405	4	2	7/17/2023	\$ 618,000.00	7405	0.17	954-082-038
Temecula	41275 Billy Joe Ln	\$ 4,780.00	596	2	2.25	7/3/2023	\$ 2,850,000.00	267022	6.13	965-230-012
Temecula	30433 Cabrillo Ave	\$ 2,376.00	572	3	2.5	7/10/2023	\$ 1,360,000.00	98010	2.25	922-180-010
Temecula	42160 Calabria Dr	\$ 1,985.00	294	4	2.5	7/18/2023	\$ 585,000.00	3049	0.07	921-790-018
Temecula	29779 Calle Pantano	\$ 1,321.00	389	3	2	7/21/2023	\$ 515,000.00	7840	0.18	921-613-018
Temecula	32175 Caminito Osuna	\$ 2,350.00	307	4	2	7/5/2023	\$ 723,500.00	7840	0.18	962-251-001
Temecula	43175 Camino Caruna	\$ 1,572.00	418	3	2	7/27/2023	\$ 658,000.00	4791	0.11	955-342-016
Temecula	44611 Camino Gonzales	\$ 2,261.00	336	3	3	7/24/2023	\$ 760,000.00	7405	0.17	960-150-026
Temecula	44644 Camino Gonzales	\$ 2,023.00	356	4	3	7/24/2023	\$ 721,000.00	8712	0.2	960-144-001
Temecula	32159 Camino Herencia	\$ 2,143.00	317	4	3	7/28/2023	\$ 680,000.00	6969	0.16	955-372-028
Temecula	32139 Camino Marea	\$ 2,371.00	363	4	2.75	7/31/2023	\$ 863,000.00	9583	0.22	954-241-001
Temecula	30740 Canterfield Dr	\$ 1,502.00	399	3	2.5	7/21/2023	\$ 600,000.00	6969	0.16	961-031-016
Temecula	41681 Chablis Ct	\$ 1,543.00	388	3	2	7/25/2023	\$ 600,000.00	9147	0.21	953-073-013
Temecula	31585 Champions Cir	\$ 3,123.00	295	5	3	7/3/2023	\$ 923,500.00	8712	0.2	953-591-028
Temecula	40451 Charlesburg Dr	\$ 1,962.00	337	4	2.75	7/14/2023	\$ 662,500.00	5227	0.12	916-641-044
Temecula	45640 Classic Way	\$ 1,604.00	392	3	2	7/6/2023	\$ 630,000.00	7405	0.17	922-323-004
Temecula	45946 Clubhouse Dr	\$ 2,602.00	343	4	3	7/31/2023	\$ 893,000.00	16988	0.39	922-302-002
Temecula	31361 Congressional Dr	\$ 2,470.00	262	3	2.5	7/6/2023	\$ 648,000.00	6969	0.16	953-443-001
Temecula	43165 Corte Astorga	\$ 2,463.00	269	4	2.5	7/11/2023	\$ 665,000.00	5227	0.12	955-382-045
Temecula	31997 Corte Avalina	\$ 1,300.00	423	3	2	7/6/2023	\$ 550,000.00	5227	0.12	955-194-018
Temecula	41635 Corte Balboa	\$ 2,371.00	320	4	2.75	7/27/2023	\$ 760,000.00	12632	0.29	954-232-002
Temecula	43025 Corte Davila	\$ 1,900.00	368	4	2.5	7/17/2023	\$ 701,000.00	4791	0.11	955-331-020
Temecula	29820 Corte Faldas	\$ 2,052.00	311	3	2	7/6/2023	\$ 640,000.00	9583	0.22	921-621-007
Temecula	32155 Corte Florecita	\$ 1,830.00	393	3	2	7/5/2023	\$ 720,000.00	7840	0.18	954-312-024
Temecula	32133 Corte Gardano	\$ 2,301.00	317	5	2.5	7/11/2023	\$ 730,000.00	4791	0.11	955-371-029
Temecula	32173 Corte Gardano	\$ 1,594.00	401	3	2	7/6/2023	\$ 640,000.00	4356	0.1	955-371-025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	31908 Corte Mendoza	\$ 2,800.00	285	4	2.5	7/12/2023	\$ 800,000.00	9583	0.22	955-072-018
Temecula	31975 Corte Positas	\$ 1,950.00	343	4	2	7/19/2023	\$ 670,000.00	18295	0.42	954-330-030
Temecula	31695 Corte Rosario	\$ 3,087.00	275	5	3	7/31/2023	\$ 850,000.00	9147	0.21	954-320-005
Temecula	31759 Corte Rosario	\$ 3,087.00	260	5	3	7/14/2023	\$ 805,000.00	9583	0.22	954-320-011
Temecula	32100 Corte Soledad	\$ 1,825.00	361	4	2.5	7/28/2023	\$ 660,000.00	7840	0.18	954-231-018
Temecula	30303 Cupeno Ln	\$ 902.00	626	2	2	7/14/2023	\$ 565,000.00	6969	0.16	922-343-018
Temecula	41577 Eagle Point Way	\$ 2,923.00	246	4	4	7/28/2023	\$ 720,000.00	5662	0.13	953-592-020
Temecula	28865 Edenton Way	\$ 2,528.00	294	4	2.5	7/11/2023	\$ 745,000.00	4791	0.11	916-460-008
Temecula	33370 Elizabeth Rd	\$ 3,429.00	261	5	3	7/10/2023	\$ 896,000.00	9147	0.21	965-331-006
Temecula	33358 Embassy Ave	\$ 2,760.00	289	4	3	7/6/2023	\$ 800,000.00	5227	0.12	962-320-002
Temecula	44043 Festivo St	\$ 2,297.00	276	4	2.75	7/21/2023	\$ 635,000.00	8276	0.19	959-311-002
Temecula	33335 Fox Rd	\$ 3,429.00	300	5	3	7/28/2023	\$ 1,030,000.00	11325	0.26	965-333-005
Temecula	45695 Hawk Ct	\$ 2,628.00	273	4	3	7/3/2023	\$ 718,000.00	6098	0.14	961-341-028
Temecula	45658 Honeysuckle Ct	\$ 3,045.00	299	4	2.75	7/17/2023	\$ 912,000.00	6969	0.16	961-361-026
Temecula	45645 Jaguar Way	\$ 2,628.00	272	4	3	7/6/2023	\$ 715,000.00	5227	0.12	961-341-044
Temecula	43191 Jamara Ct	\$ 1,628.00	402	3	2.5	7/6/2023	\$ 656,000.00	4356	0.1	959-322-022
Temecula	39567 June Rd	\$ 1,571.00	343	4	2.75	7/21/2023	\$ 539,000.00	4356	0.1	920-194-001
Temecula	30580 Ko River Ct	\$ 1,095.00	494	3	1.75	7/10/2023	\$ 541,000.00	8712	0.2	921-512-006
Temecula	43800 La Cruz Dr	\$ 6,896.00	319	4	3.5	7/19/2023	\$ 2,200,000.00	852033	19.56	936-070-012
Temecula	45315 La Cruz Dr	\$ 4,047.00	379	3	3.25	7/27/2023	\$ 1,535,000.00	207781	4.77	936-170-009
Temecula	31908 Leigh Ln	\$ 2,855.00	267	4	3	7/20/2023	\$ 765,000.00	8276	0.19	957-301-002
Temecula	44514 Leona Ct	\$ 2,090.00	323	3	2.5	7/19/2023	\$ 677,000.00	4791	0.11	966-161-038
Temecula	27395 Lock Haven Ct	\$ 1,962.00	321	4	2.75	7/11/2023	\$ 630,000.00	6534	0.15	916-641-012
Temecula	41102 Lomar Cir	\$ 1,794.00	550	3	2.75	7/31/2023	\$ 988,000.00	240886	5.53	951-120-024
Temecula	46239 Lone Pine Dr	\$ 3,133.00	286	4	2.75	7/28/2023	\$ 897,500.00	6534	0.15	962-562-008
Temecula	39546 Long Ridge Dr	\$ 1,383.00	426	4	2.5	7/21/2023	\$ 590,000.00	5662	0.13	920-054-040
Temecula	44868 Marge Pl	\$ 1,237.00	299	3	1.75	7/10/2023	\$ 370,000.00	6534	0.15	960-241-015
Temecula	29802 Marhill Cir	\$ 1,658.00	286	4	2	7/14/2023	\$ 475,000.00	8276	0.19	921-551-002
Temecula	40207 Mimulus Way	\$ 1,077.00	510	2	2	7/31/2023	\$ 550,000.00	5662	0.13	920-152-032
Temecula	36200 Monte De Oro Rd	\$ 3,744.00	360	3	3.25	7/14/2023	\$ 1,350,000.00	188614	4.33	941-220-015

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Temecula	30560 Mulberry Ct	\$ 3,648.00	75	5	3.25	7/13/2023	\$ 274,000.00	9147	0.21	919-510-023
Temecula	44201 Nighthawk Pass	\$ 2,374.00	330	4	2.75	7/28/2023	\$ 785,000.00	6098	0.14	966-441-024
Temecula	44236 Nighthawk Pass	\$ 2,374.00	351	4	2.75	7/17/2023	\$ 835,000.00	6534	0.15	966-440-022
Temecula	39779 Oak Cliff Dr	\$ 1,245.00	465	3	2.5	7/18/2023	\$ 580,000.00	9147	0.21	920-036-015
Temecula	30916 Oakhill Dr	\$ 2,422.00	305	4	2.5	7/28/2023	\$ 739,000.00	5662	0.13	953-421-031
Temecula	32930 Paraguay Dr	\$ 2,596.00	308	4	3	7/10/2023	\$ 800,000.00	11325	0.26	965-170-006
Temecula	40160 Paseo Sereno	\$ 1,806.00	553	3	2	7/14/2023	\$ 1,000,000.00	20473	0.47	919-140-010
Temecula	44325 Phelps St	\$ 3,290.00	310	6	4.25	7/17/2023	\$ 1,020,000.00	5227	0.12	966-460-040
Temecula	31374 Polo Creek Dr	\$ 3,469.00	286	5	4.25	7/31/2023	\$ 995,000.00	5662	0.13	957-723-032
Temecula	41284 Promenade Chardonnay Hls	\$ 1,765.00	401	4	2	7/26/2023	\$ 708,500.00	11325	0.26	953-213-009
Temecula	32664 Ritchart Ct	\$ 2,579.00	296	3	2.5	7/24/2023	\$ 765,000.00	7405	0.17	962-450-026
Temecula	33010 Romero Dr	\$ 1,294.00	463	3	2.25	7/24/2023	\$ 600,000.00	4356	0.1	960-103-015
Temecula	32426 Rosa Ct	\$ 3,482.00	301	5	2.75	7/24/2023	\$ 1,048,500.00	10018	0.23	955-442-012
Temecula	41411 Rue Jadot	\$ 2,591.00	322	4	2.75	7/28/2023	\$ 835,000.00	7840	0.18	953-090-001
Temecula	43901 Running Brook Cir	\$ 3,011.00	269	4	2.5	7/6/2023	\$ 812,000.00	8276	0.19	966-040-026
Temecula	31628 Sandhill Ln	\$ 2,676.00	248	5	2.25	7/25/2023	\$ 665,000.00	5227	0.12	953-544-003
Temecula	30096 Santa Cecilia Dr	\$ 1,848.00	311	4	1.75	7/12/2023	\$ 576,000.00	13068	0.3	944-172-028
Temecula	29001 Savannah Dr	\$ 2,772.00	270	4	2.5	7/28/2023	\$ 750,000.00	5227	0.12	916-421-016
Temecula	43498 Savona St	\$ 2,110.00	201	3	2	7/18/2023	\$ 425,000.00	9583	0.22	959-281-028
Temecula	33394 Scarborough Ln	\$ 3,717.00	196	4	3	7/14/2023	\$ 730,000.00	5662	0.13	966-101-005
Temecula	27511 Senna Ct	\$ 1,834.00	354	3	2.5	7/28/2023	\$ 650,000.00	6534	0.15	920-132-002
Temecula	34082 Temecula Creek Rd	\$ 2,609.00	389	4	2.5	7/5/2023	\$ 1,015,000.00	28314	0.65	966-060-036
Temecula	43621 Tirano Dr	\$ 2,110.00	284	3	2	7/7/2023	\$ 600,000.00	6534	0.15	959-263-001
Temecula	29214 Township Rd	\$ 2,202.00	301	3	2.5	7/6/2023	\$ 665,000.00	5227	0.12	916-332-004
Temecula	32812 Tulley Ranch Rd	\$ 1,412.00	460	3	2.25	7/31/2023	\$ 650,000.00	5227	0.12	960-093-033
Temecula	32996 Valence Ct	\$ 2,434.00	291	4	3	7/14/2023	\$ 709,000.00	7405	0.17	959-252-046
Temecula	41971 Vardon Dr	\$ 1,981.00	352	4	3	7/24/2023	\$ 699,000.00	4791	0.11	953-230-052
Temecula	43211 Via Angeles	\$ 3,099.00	248	4	2.5	7/7/2023	\$ 770,000.00	15245	0.35	965-371-004
Temecula	43450 Via Barrozo	\$ 1,630.00	283	3	2.5	7/25/2023	\$ 461,500.00	4791	0.11	955-302-002
Temecula	32243 Via Cirillo	\$ 2,584.00	282	3	3	7/26/2023	\$ 730,000.00	5227	0.12	955-393-012



## Temecula

Sales Comparables - July 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	46033 Via La Colorada	\$ 2,576.00	324	5	3	7/26/2023	\$ 835,000.00	5662	0.13	962-172-009
Temecula	46052 Via La Colorada	\$ 1,916.00	348	3	3	7/26/2023	\$ 667,500.00	9583	0.22	962-171-005
Temecula	44694 Via Lucido	\$ 1,488.00	420	3	2.5	7/31/2023	\$ 625,000.00	5662	0.13	961-064-008
Temecula	31577 Via Santa Ines	\$ 1,330.00	402	3	2	7/25/2023	\$ 535,000.00	5662	0.13	961-065-004
Temecula	41049 Vintage Cir	\$ 1,968.00	365	4	2.5	7/10/2023	\$ 719,000.00	7840	0.18	953-161-003
Temecula	45290 Vista Verde	\$ 2,459.00	296	3	2.5	7/21/2023	\$ 730,000.00	4356	0.1	962-270-005
Temecula	45522 Zander Ct	\$ 3,823.00	237	5	3	7/31/2023	\$ 907,000.00	7405	0.17	917-331-031

<b>Total Sales:</b>	97
<b>Average Sales Price:</b>	\$766,963.92
<b>Average Square Feet:</b>	2344