



## Temecula

Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	32127 Camino Rabago	3262	\$ 260.00	4	2.5	7/1/2025	\$ 850,000.00	6969	0.16	959-371-020
Temecula	30927 Oakhill Dr	2141	\$ 308.00	4	2.5	7/1/2025	\$ 660,000.00	6969	0.16	953-422-015
Temecula	35995 Summit Cir	6387	\$ 516.00	4	4.75	7/1/2025	\$ 3,300,000.00	107157	2.46	927-360-033
Temecula	30361 Tradewater Ct	2604	\$ 403.00	5	3	7/1/2025	\$ 1,050,000.00	16117	0.37	921-524-016
Temecula	39545 Via De Oro	5293	\$ 411.00	5	4.5	7/1/2025	\$ 2,180,000.00	217364	4.99	915-750-011
Temecula	41586 Zinfandel Ave	1317	\$ 493.00	3	2.25	7/1/2025	\$ 650,000.00	18730	0.43	953-083-006
Temecula	42201 Colleen Cir	3723	\$ 163.00	4	2.75	7/2/2025	\$ 610,000.00	209523	4.81	965-270-007
Temecula	30711 Sky Terrace Dr	1660	\$ 409.00	3	2.5	7/2/2025	\$ 680,000.00	16988	0.39	945-220-011
Temecula	29370 Ynez Rd	3090	\$ 491.00	3	3	7/2/2025	\$ 1,519,000.00	98010	2.25	922-150-015
Temecula	31081 Bunker Dr	1656	\$ 404.00	3	1.75	7/3/2025	\$ 670,000.00	9147	0.21	953-240-053
Temecula	30625 Mira Loma Dr	1660	\$ 409.00	3	2.5	7/3/2025	\$ 680,000.00	10018	0.23	944-201-014
Temecula	33099 Puffin St	2188	\$ 303.00	3	2.5	7/3/2025	\$ 665,000.00	5227	0.12	962-430-015
Temecula	30526 Southern Cross Rd	1431	\$ 468.00	3	2.5	7/3/2025	\$ 670,000.00	9147	0.21	945-211-010
Temecula	45614 Hawk Ct	2905	\$ 287.00	4	3	7/7/2025	\$ 835,000.00	6534	0.15	961-341-040
Temecula	44653 Corte Capistrano	1192	\$ 566.00	3	2	7/8/2025	\$ 675,000.00	4791	0.11	961-052-013
Temecula	27333 Corte De Seegar	8724	\$ 332.00	5	5.25	7/8/2025	\$ 2,900,000.00	658191	15.11	939-030-006
Temecula	33270 Elizabeth Rd	3632	\$ 279.00	5	3	7/8/2025	\$ 1,015,000.00	10890	0.25	965-320-024
Temecula	27538 Sanderling Way	1077	\$ 120.00	2	2	7/8/2025	\$ 130,000.00	6534	0.15	920-161-006
Temecula	46236 Shade Tree Ct	2517	\$ 313.00	3	2.5	7/8/2025	\$ 790,000.00	6534	0.15	962-553-010
Temecula	32175 Via Flore	1761	\$ 425.00	4	2.5	7/8/2025	\$ 750,000.00	7405	0.17	955-252-014
Temecula	29760 Camino Del Sol Dr	1806	\$ 387.00	2	1.75	7/9/2025	\$ 700,000.00	16552	0.38	944-092-009
Temecula	43500 Corte Barbaste	1539	\$ 415.00	3	2.5	7/9/2025	\$ 640,000.00	5662	0.13	955-311-011
Temecula	34189 Hourglass St	3032	\$ 437.00	5	3.25	7/9/2025	\$ 1,325,000.00	9147	0.21	966-460-018
Temecula	44557 Howell Mountain St	3482	\$ 333.00	4	3.25	7/9/2025	\$ 1,160,000.00	12196	0.28	966-470-014
Temecula	41904 Knoll Vista Ln	5287	\$ 580.00	6	5.75	7/9/2025	\$ 3,070,000.00	90604	2.08	927-700-011
Temecula	28978 Williston Ct	2512	\$ 326.00	3	2.75	7/9/2025	\$ 820,000.00	7405	0.17	916-430-026
Temecula	30085 La Primavera St	2028	\$ 322.00	4	2.25	7/10/2025	\$ 655,000.00	8276	0.19	944-140-027
Temecula	47787 Rainbow Canyon Rd	1073	\$ 2,190.00	3	1.75	7/10/2025	\$ 2,350,000.00	25265	0.58	918-130-007
Temecula	31850 Camino Marea	1714	\$ 390.00	3	2.5	7/11/2025	\$ 670,000.00	11325	0.26	954-172-002
Temecula	41799 Cascades Ct	2037	\$ 365.00	3	2	7/11/2025	\$ 745,000.00	5227	0.12	953-190-018



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Temecula	29678 Deal Ct	1650	\$ 412.00	3	2.5	7/11/2025	\$ 680,000.00	8712	0.2	921-381-003
Temecula	32201 Elk Grove Ct	3071	\$ 367.00	4	3.5	7/11/2025	\$ 1,130,000.00	14810	0.34	962-511-007
Temecula	32000 Corte Sagunto	1950	\$ 371.00	3	2.5	7/14/2025	\$ 725,000.00	5662	0.13	955-271-002
Temecula	45154 Fieldbrook Ct	4616	\$ 294.00	6	4.5	7/14/2025	\$ 1,357,500.00	12196	0.28	966-401-012
Temecula	39725 Larkspur Ter	3780	\$ 361.00	5	4.5	7/14/2025	\$ 1,368,000.00	13346	0.31	964-841-002
Temecula	30124 Casa Chata Pl	1302	\$ 460.00	3	1.75	7/15/2025	\$ 599,000.00	9583	0.22	944-080-007
Temecula	43312 Dodaro Dr	2784	\$ 294.00	3	2.5	7/15/2025	\$ 820,000.00	6534	0.15	955-374-006
Temecula	27499 Jimson Cir	1077	\$ 543.00	2	2	7/15/2025	\$ 585,000.00	6098	0.14	920-152-014
Temecula	30132 Via Arboleda	3075	\$ 390.00	4	2.5	7/15/2025	\$ 1,200,000.00	23086	0.53	921-211-009
Temecula	30865 Via Norte	3904	\$ 332.00	5	4.5	7/15/2025	\$ 1,300,000.00	50529	1.16	919-210-002
Temecula	32306 Corte Las Cruces	3019	\$ 289.00	5	3	7/16/2025	\$ 875,000.00	10018	0.23	954-192-021
Temecula	45299 Esmerado Ct	1841	\$ 355.00	3	3	7/16/2025	\$ 655,000.00	8276	0.19	918-303-009
Temecula	40072 Kenilworth Way	1921	\$ 403.00	3	2.5	7/16/2025	\$ 775,000.00	3049	0.07	916-570-023
Temecula	31193 Skyline Dr	3674	\$ 308.00	4	2.5	7/16/2025	\$ 1,135,000.00	6534	0.15	957-710-005
Temecula	28861 Topsfield Ct	3106	\$ 268.00	5	2.75	7/16/2025	\$ 835,000.00	9147	0.21	916-442-005
Temecula	31160 Corte Alhambra	2050	\$ 365.00	4	2.5	7/17/2025	\$ 750,000.00	7405	0.17	954-073-002
Temecula	31870 Sweetwater Cir	3240	\$ 239.00	4	3.25	7/17/2025	\$ 775,000.00	6098	0.14	957-760-024
Temecula	28450 6th St	917	\$ 948.00			7/18/2025	\$ 870,000.00	75794	1.74	940-310-049
Temecula	31338 Brush Creek Cir	3479	\$ 218.00	5	3.25	7/18/2025	\$ 760,000.00	5227	0.12	957-723-004
Temecula	40005 Camino Del Vino	1824	\$ 890.00	3	2	7/18/2025	\$ 1,625,000.00	234788	5.39	942-200-006
Temecula	27483 Dandelion Ct	1834	\$ 395.00	3	2.5	7/18/2025	\$ 725,000.00	5227	0.12	920-142-066
Temecula	30885 Loma Linda Rd	1462	\$ 434.00	3	2	7/18/2025	\$ 635,000.00	5227	0.12	918-295-018
Temecula	43611 Modena Dr	2436	\$ 305.00	4	2.5	7/18/2025	\$ 745,000.00	8712	0.2	959-192-009
Temecula	40125 Scanlon Rd	1824	\$ 675.00	1	1.75	7/18/2025	\$ 1,232,000.00	410770	9.43	915-550-053
Temecula	35280 Stage Rd	4525	\$ 287.00	3	2.75	7/18/2025	\$ 1,300,000.00	939153	21.56	470-290-042
Temecula	42305 Via Nortada	3314	\$ 565.00	3	2.5	7/18/2025	\$ 1,875,000.00	395089	9.07	935-090-010
Temecula	43164 Corte Calanda	1956	\$ 392.00	4	3	7/21/2025	\$ 767,500.00	6098	0.14	955-143-003
Temecula	44779 Corte Sanchez	2023	\$ 358.00	4	3	7/21/2025	\$ 725,000.00	5662	0.13	960-171-043
Temecula	30347 Via Canada	2235	\$ 536.00	3	3	7/21/2025	\$ 1,200,000.00	20473	0.47	945-040-007
Temecula	41873 Arbor Glen Dr	4429	\$ 654.00	4	4.5	7/22/2025	\$ 2,900,000.00	97574	2.24	927-420-020



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Temecula	30270 Churchill Ct	2042	\$ 352.00	4	2.75	7/22/2025	\$ 720,000.00	7840	0.18	921-462-002
Temecula	43765 Corte Amaya	1541	\$ 427.00	3	2	7/22/2025	\$ 659,000.00	6969	0.16	955-322-023
Temecula	29140 Via Norte	2104	\$ 547.00	3	1.75	7/22/2025	\$ 1,152,500.00	22651	0.52	921-120-009
Temecula	32411 Cassino Ct	2787	\$ 304.00	4	2.75	7/23/2025	\$ 850,000.00	7405	0.17	959-130-028
Temecula	27585 Nellie Ct	2011	\$ 374.00	4	2.5	7/23/2025	\$ 753,000.00	4791	0.11	910-353-048
Temecula	30184 Mira Loma Dr	1299	\$ 515.00	3	1.75	7/24/2025	\$ 669,000.00	7840	0.18	944-121-014
Temecula	37430 Avenida Chapala	1975	\$ 587.00	3	1.75	7/25/2025	\$ 1,160,000.00	109771	2.52	924-280-016
Temecula	45600 Gresham Ln	3225	\$ 268.00	5	3.25	7/25/2025	\$ 865,000.00	10018	0.23	917-330-006
Temecula	39992 Pasadena Dr	2106	\$ 346.00	3	2.5	7/25/2025	\$ 730,000.00	3920	0.09	916-511-006
Temecula	31532 Royal Oaks Dr	2761	\$ 262.00	4	3	7/25/2025	\$ 725,000.00	5662	0.13	953-583-041
Temecula	39302 Seraphina Rd	3229	\$ 49.00	4	3.5	7/25/2025	\$ 159,000.00	9147	0.21	957-651-020
Temecula	45587 Alpine Pl	3045	\$ 280.00	4	2.75	7/28/2025	\$ 855,000.00	6969	0.16	961-320-019
Temecula	40473 Birchfield Dr	1851	\$ 373.00	3	3.25	7/28/2025	\$ 691,500.00	3123	0.07	916-740-001
Temecula	32675 Hislop Way	1495	\$ 454.00	3	1.75	7/28/2025	\$ 680,000.00	7405	0.17	960-072-009
Temecula	41380 La Sierra Rd	3746	\$ 397.00	3	3	7/28/2025	\$ 1,489,000.00	56192	1.29	921-180-004
Temecula	40280 Mimulus Way	1077	\$ 533.00	2	2	7/28/2025	\$ 575,000.00	4791	0.11	920-153-005
Temecula	31561 Six Rivers Ct	2118	\$ 315.00	4	2.5	7/28/2025	\$ 668,000.00	3049	0.07	961-400-001
Temecula	29756 Via La Vida	1836	\$ 373.00	4	3	7/28/2025	\$ 685,000.00	6098	0.14	921-612-020
Temecula	33087 Corte Ganso	1955	\$ 355.00	4	2.75	7/29/2025	\$ 695,000.00	6969	0.16	960-272-015
Temecula	32388 Corte Palacio	2499	\$ 314.00	5	2.75	7/29/2025	\$ 785,000.00	7840	0.18	954-291-041
Temecula	40197 Gallatin Ct	1913	\$ 386.00	3	2.5	7/29/2025	\$ 740,000.00	4356	0.1	916-500-029
Temecula	43188 Matera Ct	1735	\$ 377.00	4	2.5	7/29/2025	\$ 655,000.00	3920	0.09	959-244-004
Temecula	33138 Rhine Ave	2713	\$ 261.00	4	2.75	7/29/2025	\$ 710,000.00	6534	0.15	962-290-003
Temecula	30424 Bogart Pl	1699	\$ 367.00	3	2.5	7/30/2025	\$ 625,000.00	5662	0.13	919-462-019
Temecula	45681 Calle Ayora	2321	\$ 366.00	4	3	7/30/2025	\$ 850,000.00	6098	0.14	962-071-011
Temecula	39099 Crown Ranch Rd	3674	\$ 238.00	4	2.5	7/30/2025	\$ 875,000.00	6098	0.14	957-750-006
Temecula	29853 Gateview Ct	2583	\$ 175.00	4	2.75	7/30/2025	\$ 454,500.00	10454	0.24	944-302-010
Temecula	41263 Saint Croix	3823	\$ 287.00	5	3	7/30/2025	\$ 1,100,000.00	9147	0.21	953-610-002
Temecula	29711 Waynewood Dr	2018	\$ 356.00	4	3	7/30/2025	\$ 720,000.00	7405	0.17	921-582-009
Temecula	43459 Brewster Ct	1973	\$ 369.00	4	2	7/31/2025	\$ 730,000.00	6534	0.15	959-163-017



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Temecula	41810 Calle Cerro	2893	\$ 362.00	3	2.5	7/31/2025	\$ 1,050,000.00	103237	2.37	927-440-009
Temecula	40406 Calle Katerine	3036	\$ 311.00	4	2.75	7/31/2025	\$ 945,000.00	10454	0.24	957-261-004
Temecula	30702 Calle Pina Colada	4349	\$ 415.00	4	3.5	7/31/2025	\$ 1,805,000.00	23522	0.54	921-671-004
Temecula	39764 Larkspur Ter					7/31/2025	\$ 2,043,500.00	26758	0.61	964-870-001
Temecula	33203 Romance Pl	2005	\$ 339.00	3	2.5	7/31/2025	\$ 680,000.00	5662	0.13	962-421-026
Temecula	42205 Rubicon Cir	1095	\$ 546.00	3	1.75	7/31/2025	\$ 598,000.00	10890	0.25	921-452-032
Temecula	46352 Savona St	2585	\$ 258.00	3	2.75	7/31/2025	\$ 669,000.00	6098	0.14	959-264-001
Temecula	41488 Yankee Run Ct	1489	\$ 471.00	3	1.75	7/31/2025	\$ 702,500.00	9583	0.22	953-112-012

<b>Total Sales:</b>	98
<b>Average Sales Price:</b>	\$978,127.55
<b>Average Square Feet:</b>	2553