



Temecula

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	31860 Calle Redondela	1657	\$ 395.00	3	2.5	10/1/2025	\$ 655,000.00	7405	0.17	955-283-009
Temecula	44837 Checkerbloom Dr	2389	\$ 326.00	4	2.75	10/1/2025	\$ 779,000.00	4356	0.1	961-430-055
Temecula	34595 Collier Falls Ct	3763	\$ 271.00	5	2.75	10/1/2025	\$ 1,020,000.00	13068	0.3	966-480-017
Temecula	44785 Corte Sanchez	2261	\$ 322.00	5	3	10/1/2025	\$ 729,000.00	5662	0.13	960-171-042
Temecula	39140 Gray Squirrel Rd	2469	\$ 514.00	5	3	10/1/2025	\$ 1,270,000.00	221720	5.09	915-520-021
Temecula	46076 Via La Colorada	1916	\$ 381.00	3	3	10/1/2025	\$ 730,000.00	8712	0.2	962-171-002
Temecula	43275 Calle Capistrano	3884	\$ 350.00	5	3.25	10/2/2025	\$ 1,359,500.00	235224	5.4	935-300-010
Temecula	32255 Sonder Way	2207	\$ 452.00	3	2.5	10/2/2025	\$ 999,000.00	10454	0.24	964-720-042
Temecula	40108 Villa Venecia	1868	\$ 373.00	4	2.5	10/2/2025	\$ 697,500.00	4791	0.11	919-383-006
Temecula	43384 Dodaro Dr	2787	\$ 296.00	4	2.75	10/3/2025	\$ 825,000.00	6098	0.14	955-383-003
Temecula	31187 Whistling Acres Dr	2191	\$ 102.00	3	2.5	10/3/2025	\$ 225,000.00	5662	0.13	957-711-027
Temecula	39877 Worthington Pl	2587	\$ 301.00	4	2.75	10/3/2025	\$ 780,000.00	6098	0.14	916-353-018
Temecula	45579 Basswood Ct	3210	\$ 304.00	5	3	10/6/2025	\$ 979,000.00	8712	0.2	961-351-030
Temecula	31148 Kahwea Rd	3465	\$ 353.00	4	3.5	10/6/2025	\$ 1,225,000.00	27007	0.62	919-430-004
Temecula	41564 Big Sage Ct	1951	\$ 358.00	4	2.75	10/7/2025	\$ 699,000.00	7405	0.17	953-102-003
Temecula	27474 Bolandra Ct	1996	\$ 300.00	4	2.75	10/7/2025	\$ 600,000.00	6534	0.15	920-142-028
Temecula	30195 Corte Coelho	3051	\$ 589.00	3	3	10/7/2025	\$ 1,800,000.00	30056	0.69	919-450-006
Temecula	44065 Highlander Dr	2564	\$ 315.00	4	2.5	10/7/2025	\$ 810,000.00	7405	0.17	944-031-008
Temecula	42631 Hussar Ct	2709	\$ 287.00	4	3	10/7/2025	\$ 780,000.00	6969	0.16	965-140-027
Temecula	32049 Sedge Way	1967	\$ 457.00	2	2.5	10/7/2025	\$ 900,000.00	6969	0.16	964-700-055
Temecula	31165 Via Norte	3062	\$ 359.00	3	3	10/7/2025	\$ 1,100,000.00	33976	0.78	919-501-001
Temecula	39886 Worthington Pl	2202	\$ 331.00	3	2.5	10/7/2025	\$ 730,000.00	5227	0.12	916-353-021
Temecula	32236 Cedar Crest Ct	3378	\$ 358.00	4	3.5	10/8/2025	\$ 1,210,000.00	10890	0.25	962-511-037
Temecula	40418 Charlesburg Dr	2876	\$ 267.00	4	2.5	10/8/2025	\$ 770,000.00	5227	0.12	916-652-006
Temecula	31858 Corte Priego	920	\$ 586.00	2	2	10/8/2025	\$ 540,000.00	5662	0.13	955-225-036
Temecula	32724 Tulley Ranch Rd	1412	\$ 441.00	3	2.25	10/8/2025	\$ 623,000.00	5662	0.13	960-093-022
Temecula	32884 Tulley Ranch Rd	1412	\$ 453.00	3	2.25	10/8/2025	\$ 640,000.00	5662	0.13	960-101-001
Temecula	45332 Via Jaca	3322	\$ 293.00	4	3.75	10/8/2025	\$ 975,000.00	10890	0.25	962-103-010
Temecula	33386 Embassy Ave	3107	\$ 270.00	5	3	10/9/2025	\$ 840,000.00	5227	0.12	962-320-004
Temecula	44655 Howell Mountain St	3143	\$ 394.00	4	3.25	10/9/2025	\$ 1,240,000.00	10890	0.25	966-470-021



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Temecula	38470 Avenida De La Bandolero	2775	\$ 463.00	3	3	10/10/2025	\$ 1,285,000.00	246114	5.65	924-160-019
Temecula	41766 Colonial Ct	1793	\$ 382.00	2	2	10/10/2025	\$ 685,000.00	5662	0.13	953-190-012
Temecula	32244 Corte Coronado	2205	\$ 317.00	3	2	10/10/2025	\$ 699,000.00	8276	0.19	954-182-005
Temecula	39830 Creative Dr	904	\$ 591.00	2	1	10/10/2025	\$ 535,000.00	6534	0.15	920-022-002
Temecula	32198 Hillstone St	2170	\$ 350.00	4	2.5	10/10/2025	\$ 760,000.00	4299	0.1	964-911-036
Temecula	43195 Martina Ct	1536	\$ 442.00	4	2.5	10/10/2025	\$ 680,000.00	4356	0.1	959-333-012
Temecula	46545 Peach Tree St	2845	\$ 283.00	4	2.75	10/10/2025	\$ 807,000.00	4791	0.11	962-450-015
Temecula	40090 Portsmouth Rd	2578	\$ 302.00	4	2.75	10/10/2025	\$ 780,000.00	5227	0.12	916-331-034
Temecula	41808 Vardon Dr	1760	\$ 346.00	3	1.75	10/10/2025	\$ 610,000.00	5662	0.13	953-290-021
Temecula	32172 Verbena Way	2489	\$ 329.00	4	3	10/10/2025	\$ 819,000.00	5501	0.13	964-682-006
Temecula	34174 Altavista Dr	3529	\$ 300.00	5	3.5	10/14/2025	\$ 1,060,000.00	8276	0.19	966-390-012
Temecula	33830 Edge Ln	3823	\$ 245.00	5	3	10/14/2025	\$ 940,000.00	8276	0.19	917-400-011
Temecula	32186 Caminito Osuna	2694	\$ 304.00	4	2.5	10/15/2025	\$ 820,000.00	6534	0.15	962-253-034
Temecula	31655 Loma Linda Rd	1412	\$ 485.00	3	1.75	10/15/2025	\$ 685,000.00	5227	0.12	961-102-018
Temecula	22821 Calle Angelina	4822	\$ 78.00	4	3.75	10/16/2025	\$ 380,000.00	368953	8.47	933-100-032
Temecula	40429 Chauncey Way	1836	\$ 403.00	3	2	10/16/2025	\$ 740,000.00	10018	0.23	957-212-021
Temecula	31794 Corte Rosario	2622	\$ 311.00	4	3	10/16/2025	\$ 818,000.00	7405	0.17	954-320-021
Temecula	39154 Trail Creek Ln	2389	\$ 341.00	4	2.75	10/16/2025	\$ 815,000.00	6969	0.16	957-731-009
Temecula	30485 Anaconda Ct	2145	\$ 251.00	4	2.75	10/17/2025	\$ 540,000.00	9147	0.21	921-501-003
Temecula	41926 Camino Casana	2415	\$ 325.00	4	2	10/17/2025	\$ 785,000.00	7405	0.17	954-291-034
Temecula	42768 El Calamar Rd	4575	\$ 448.00	6	5.25	10/17/2025	\$ 2,050,000.00	524026	12.03	933-040-045
Temecula	32489 Francisco Pl	2386	\$ 312.00	3	2.5	10/17/2025	\$ 745,000.00	6969	0.16	962-440-036
Temecula	38995 Maiz Ln	2806	\$ 391.00	4	2.5	10/17/2025	\$ 1,099,000.00	217800	5	915-430-010
Temecula	29812 Nightview Cir	1901	\$ 336.00	4	2.5	10/17/2025	\$ 639,500.00	7840	0.18	921-551-018
Temecula	27554 Parkside Dr	1571	\$ 394.00	4	2.5	10/17/2025	\$ 619,000.00	3484	0.08	920-201-002
Temecula	44774 Pride Mountain St	2694	\$ 335.00	4	3	10/17/2025	\$ 905,000.00	6969	0.16	966-270-001
Temecula	31755 Rancho Vista Rd	2849	\$ 510.00	3	3	10/17/2025	\$ 1,455,000.00	128937	2.96	955-040-006
Temecula	33740 Sattui St	3401	\$ 264.00	4	4.5	10/17/2025	\$ 900,000.00	6969	0.16	966-230-001
Temecula	32839 Tiempo Cir	2446	\$ 306.00	3	2.5	10/17/2025	\$ 750,000.00	6098	0.14	965-111-003
Temecula	32991 Adelante St	2434	\$ 301.00	4	3	10/20/2025	\$ 735,000.00	5662	0.13	959-251-006



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Temecula	45099 Putting Green Ct	2055	\$ 243.00	3	2.5	10/20/2025	\$ 500,000.00	6098	0.14	922-350-019
Temecula	39728 Rustic Glen Dr	1383	\$ 447.00	4	2.5	10/20/2025	\$ 619,000.00	5227	0.12	920-033-022
Temecula	41323 Saint Croix	4122	\$ 309.00	6	3.25	10/20/2025	\$ 1,275,000.00	11325	0.26	953-610-007
Temecula	40115 Via Cordova	4215	\$ 345.00	4	2.5	10/20/2025	\$ 1,455,000.00	216057	4.96	941-070-012
Temecula	46260 Carpet Ct	2839	\$ 288.00	3	2.5	10/21/2025	\$ 820,000.00	6098	0.14	962-400-016
Temecula	33626 Edge Ln	3823	\$ 258.00	5	3	10/21/2025	\$ 987,000.00	10454	0.24	917-410-008
Temecula	45282 Esplendor Ct	1841	\$ 363.00	3	3	10/21/2025	\$ 670,000.00	12196	0.28	918-301-035
Temecula	31445 Heitz Ln	1425	\$ 449.00	4	2	10/21/2025	\$ 640,000.00	6098	0.14	953-313-001
Temecula	31934 Red Pine Way	1650	\$ 389.00	3	2.5	10/21/2025	\$ 642,000.00	2178	0.05	962-593-033
Temecula	33298 Calle Alfredo	1559	\$ 426.00	3	1.75	10/22/2025	\$ 665,000.00	8276	0.19	960-282-003
Temecula	39812 Larkspur Ter					10/22/2025	\$ 2,193,000.00	27882	0.64	964-870-007
Temecula	32829 Stonefield Ln	3705	\$ 268.00	3	3	10/22/2025	\$ 995,000.00	8712	0.2	965-040-008
Temecula	29670 Windwood Cir	2417	\$ 335.00	3	2.5	10/22/2025	\$ 810,000.00	8276	0.19	921-781-020
Temecula	38721 Calle De Toros	3810	\$ 459.00	5	3.25	10/23/2025	\$ 1,749,000.00	262666	6.03	924-180-007
Temecula	19605 Carancho Rd	5228	\$ 237.00	3	3.5	10/23/2025	\$ 1,242,000.00	202554	4.65	933-130-046
Temecula	31661 Loma Linda Rd	1879	\$ 383.00	3	2.5	10/23/2025	\$ 720,000.00	5227	0.12	961-102-017
Temecula	29910 Mira Loma Dr	1490	\$ 429.00	4	1.75	10/23/2025	\$ 640,000.00	10454	0.24	944-080-011
Temecula	27552 Stanford Dr	2011	\$ 338.00	4	2.5	10/23/2025	\$ 680,000.00	4791	0.11	910-352-006
Temecula	36644 Summitville St	3317	\$ 648.00	3	3.25	10/23/2025	\$ 2,150,000.00	210394	4.83	915-700-003
Temecula	44632 Camino Gonzales	2023	\$ 365.00	4	3	10/24/2025	\$ 740,000.00	7840	0.18	960-150-020
Temecula	33077 Monte Dr	2648	\$ 320.00	4	2.5	10/24/2025	\$ 849,000.00	6534	0.15	962-420-011
Temecula	42064 Pine Needle St	2261	\$ 287.00	3	2.25	10/24/2025	\$ 651,000.00	4356	0.1	953-541-035
Temecula	32113 Sycamore Ct	2976	\$ 265.00	4	2.75	10/24/2025	\$ 790,000.00	5662	0.13	962-480-024
Temecula	41149 Via Halcon	900	\$ 572.00	2	1.5	10/24/2025	\$ 515,000.00	4791	0.11	953-030-002
Temecula	41402 Willow Run Rd	1489	\$ 453.00	3	1.75	10/24/2025	\$ 675,000.00	11761	0.27	953-111-001
Temecula	40636 Chantemar Way	1878	\$ 394.00	3	2	10/27/2025	\$ 740,000.00	6098	0.14	910-342-044
Temecula	32707 Dorset Ct	2324	\$ 322.00	3	2.5	10/27/2025	\$ 750,000.00	5662	0.13	962-450-049
Temecula	39824 Ninebark Ct	2207	\$ 446.00	3	2.5	10/27/2025	\$ 985,000.00	10018	0.23	964-720-032
Temecula	44035 Cindy Cir	2823	\$ 290.00	3	2.5	10/28/2025	\$ 820,000.00	7405	0.17	966-050-023
Temecula	39768 Creative Dr	904	\$ 530.00	2	1	10/28/2025	\$ 480,000.00	5662	0.13	920-032-009



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Temecula	41590 De Portola Rd	2447	\$ 449.00	5	2.75	10/28/2025	\$ 1,100,000.00	118483	2.72	924-180-011
Temecula	37251 Glenoaks Rd	2074	\$ 289.00	4	4	10/28/2025	\$ 600,000.00	91040	2.09	941-110-015
Temecula	42065 Kaffirboom Ct	1235	\$ 457.00	3	2	10/28/2025	\$ 565,000.00	6098	0.14	921-500-038
Temecula	33440 La Serena Way	1913	\$ 2,143.00		2	10/28/2025	\$ 4,100,000.00	185565	4.26	943-100-009
Temecula	43542 Modena Dr	2297	\$ 356.00	4	2.5	10/28/2025	\$ 820,000.00	6098	0.14	959-191-010
Temecula	44667 Pris Ln	2291	\$ 360.00	4	2.75	10/28/2025	\$ 825,000.00	7840	0.18	960-272-004
Temecula	32005 Calle Ballentine	1383	\$ 495.00	3	2.5	10/29/2025	\$ 685,000.00	5227	0.12	955-402-012
Temecula	40624 Calle Cancion	3660	\$ 457.00	5	3.25	10/29/2025	\$ 1,675,000.00	108900	2.5	927-500-029
Temecula	44576 Frogs Leap St	4545	\$ 461.00	5	4.5	10/29/2025	\$ 2,095,500.00	26571	0.61	966-311-008
Temecula	32066 Red Mountain Way	3024	\$ 273.00	4	2.75	10/29/2025	\$ 828,000.00	6098	0.14	962-551-007
Temecula	45114 Via Quivera	2765	\$ 298.00	5	2.75	10/29/2025	\$ 825,000.00	6969	0.16	961-113-011
Temecula	29970 Avenida Cima Del Sol	1411	\$ 386.00	3	2	10/30/2025	\$ 545,000.00	10890	0.25	921-431-015
Temecula	30861 Mead River Ct	2561	\$ 331.00	4	2.5	10/30/2025	\$ 850,000.00	22651	0.52	953-101-024
Temecula	32219 Via Almazan	2909	\$ 283.00	6	3	10/30/2025	\$ 825,000.00	6534	0.15	962-073-007
Temecula	33303 Barmetta Ln	2700	\$ 355.00	4	2.5	10/31/2025	\$ 960,000.00	7405	0.17	917-340-001
Temecula	41651 Chablis Ct	1317	\$ 440.00	3	2.25	10/31/2025	\$ 580,000.00	11325	0.26	953-073-015
Temecula	32032 Merlot Crst	1864	\$ 388.00	4	2	10/31/2025	\$ 725,000.00	9147	0.21	953-330-008
Temecula	30138 Mira Loma Dr	1299	\$ 496.00	3	1.75	10/31/2025	\$ 645,000.00	8276	0.19	944-121-011
Temecula	42107 Paseo Rayo Del Sol	1873	\$ 381.00	4	3	10/31/2025	\$ 715,000.00	10890	0.25	921-413-016
Temecula	45531 Pheasant Pl	2632	\$ 284.00	3	3.5	10/31/2025	\$ 750,000.00	5662	0.13	961-373-010
Temecula	42691 San Julian Pl	1645	\$ 398.00	4	1.75	10/31/2025	\$ 655,000.00	7405	0.17	944-121-051



Lawyers Title

Temecula

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Total Sales:	111
Average Sales Price:	\$905,279.28
Average Square Feet:	2460