



Temecula

Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	43883 Brookhaven Ct	3573	\$ 242.00	4	3	9/2/2025	\$ 865,000.00	11325	0.26	966-020-013
Temecula	31710 Corte Cardenas	1539	\$ 412.00	3	2.5	9/2/2025	\$ 635,000.00	6969	0.16	955-291-009
Temecula	32147 Corte Florecita	2526	\$ 340.00	4	2	9/2/2025	\$ 860,000.00	8276	0.19	954-312-023
Temecula	45400 Corte Progreso	2574	\$ 295.00	6	3	9/2/2025	\$ 760,000.00	6098	0.14	961-252-003
Temecula	28950 Kennebunk Ct	2778	\$ 296.00	4	2.5	9/2/2025	\$ 825,000.00	6534	0.15	916-441-010
Temecula	44397 Kingston Dr	4115	\$ 240.00	5	3.5	9/2/2025	\$ 990,000.00	6969	0.16	966-112-016
Temecula	39767 Larkspur Ter	3780	\$ 361.00	5	4.5	9/2/2025	\$ 1,365,000.00	8424	0.19	964-850-003
Temecula	45051 Oakford Ct	3279	\$ 289.00	4	2.5	9/2/2025	\$ 950,000.00	7840	0.18	966-361-002
Temecula	42096 Rubicon Cir	1404	\$ 413.00	3	2.25	9/2/2025	\$ 580,000.00	10890	0.25	921-452-011
Temecula	44051 Sheldon Ct	2333	\$ 300.00	3	2.5	9/2/2025	\$ 700,000.00	8276	0.19	944-033-017
Temecula	34150 Starpoint St	4209	\$ 350.00	4	4	9/2/2025	\$ 1,475,000.00	12196	0.28	966-410-008
Temecula	33204 Via Chapparo	1416	\$ 446.00	3	2	9/2/2025	\$ 632,000.00	7405	0.17	965-351-002
Temecula	41555 Avenida De La Reina	1267	\$ 424.00	2	1.75	9/3/2025	\$ 538,000.00	6969	0.16	954-081-009
Temecula	30880 Branford Dr	2422	\$ 304.00	4	2.5	9/3/2025	\$ 737,000.00	4791	0.11	953-531-024
Temecula	33260 Susan Grace Ct	4981	\$ 496.00	5	4.5	9/3/2025	\$ 2,475,000.00	112820	2.59	965-220-028
Temecula	27189 Rainbow Creek Dr	1383	\$ 437.00	4	2.5	9/4/2025	\$ 605,000.00	9583	0.22	920-041-008
Temecula	40277 Starling St	2558	\$ 289.00	4	2.75	9/4/2025	\$ 740,000.00	7840	0.18	910-353-003
Temecula	42059 Avenida Vista Ladera	2343	\$ 326.00	4	2.5	9/5/2025	\$ 765,000.00	8712	0.2	921-631-018
Temecula	32070 Corte Bonilio	2899	\$ 374.00	4	3.25	9/5/2025	\$ 1,085,000.00	8276	0.19	961-230-012
Temecula	45133 Fieldbrook Ct	4172	\$ 275.00	4	3.5	9/5/2025	\$ 1,150,000.00	13939	0.32	966-401-016
Temecula	42068 Humber Dr	2284	\$ 273.00	4	3	9/5/2025	\$ 625,000.00	7405	0.17	921-524-011
Temecula	39423 Kapalua Way	4150	\$ 345.00	3	4	9/5/2025	\$ 1,433,000.00	206474	4.74	924-250-003
Temecula	30030 Pechanga Dr	1083	\$ 567.00	3	2	9/5/2025	\$ 615,000.00	6534	0.15	922-331-011
Temecula	32314 Penstemon Way	2372	\$ 341.00	4	3	9/5/2025	\$ 810,000.00	4734	0.11	964-690-006
Temecula	44277 Reidel St	3143	\$ 412.00	4	3.25	9/5/2025	\$ 1,295,000.00	10890	0.25	966-491-009
Temecula	41442 Avenida De La Reina	1636	\$ 449.00	3	2.5	9/8/2025	\$ 735,000.00	8276	0.19	954-082-029
Temecula	45706 Camino Rubi	3233	\$ 259.00	4	2.75	9/8/2025	\$ 840,000.00	6534	0.15	962-351-002
Temecula	31485 Culbertson Ln	2867	\$ 293.00	5	3	9/8/2025	\$ 842,500.00	6969	0.16	953-482-057
Temecula	45363 Escalante Ct	1201	\$ 491.00	3	2	9/8/2025	\$ 590,000.00	4791	0.11	918-382-011
Temecula	33426 Fox Rd	2663	\$ 336.00	4	2.5	9/8/2025	\$ 895,000.00	7405	0.17	965-332-009

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Temecula	33546 Maplewood Ct	1454	\$ 426.00	3	2	9/8/2025	\$ 620,000.00	5662	0.13	960-172-011
Temecula	44855 Rutherford St	2056	\$ 330.00	3	2	9/8/2025	\$ 680,000.00	5662	0.13	966-261-016
Temecula	42250 Wyandotte St	3667	\$ 365.00	5	3.75	9/8/2025	\$ 1,339,000.00	16552	0.38	965-072-001
Temecula	34032 Temecula Creek Rd	3767	\$ 265.00	5	3.25	9/9/2025	\$ 1,000,000.00	7405	0.17	966-062-019
Temecula	30901 Wellington Cir	2670	\$ 322.00	5	3	9/9/2025	\$ 860,000.00	9147	0.21	957-202-003
Temecula	40037 Amberley Cir	1674	\$ 412.00	3	2.5	9/10/2025	\$ 690,000.00	7840	0.18	957-162-014
Temecula	33180 Camino Piedra Rojo	1457	\$ 480.00	3	2	9/10/2025	\$ 700,000.00	7840	0.18	960-110-018
Temecula	30562 Colina Verde St	1854	\$ 314.00	3	2.5	9/10/2025	\$ 583,500.00	10890	0.25	945-271-004
Temecula	31045 Corte Anacapa	984	\$ 604.00	2	2	9/10/2025	\$ 595,000.00	5662	0.13	954-102-008
Temecula	32716 Hupa Dr	3086	\$ 380.00	5	2.75	9/10/2025	\$ 1,175,000.00	10890	0.25	960-251-022
Temecula	31637 Loma Linda Rd	1629	\$ 454.00	3	2.5	9/10/2025	\$ 740,000.00	5227	0.12	961-102-020
Temecula	33426 Manchester Rd	3717	\$ 196.00	4	3	9/10/2025	\$ 730,000.00	4791	0.11	966-102-007
Temecula	39752 Oak Cliff Dr	1458	\$ 429.00	4	2.5	9/11/2025	\$ 626,000.00	5662	0.13	920-035-013
Temecula	31920 Pasos Pl	2004	\$ 404.00	3	2	9/11/2025	\$ 810,000.00	9583	0.22	957-570-032
Temecula	29828 Avenida Cima Del Sol	1411	\$ 355.00	3	2	9/12/2025	\$ 502,200.00	10018	0.23	921-421-012
Temecula	46287 Durango Dr	4519	\$ 281.00	5	4.25	9/12/2025	\$ 1,274,000.00	7840	0.18	962-531-005
Temecula	32096 Hyacinth Way	1850	\$ 448.00	3	2.5	9/12/2025	\$ 830,000.00	6969	0.16	964-700-045
Temecula	46332 Kohinoor Way	3301	\$ 257.00	4	2.75	9/12/2025	\$ 850,000.00	6534	0.15	962-381-014
Temecula	31832 Poole Ct	3505	\$ 279.00	5	4	9/12/2025	\$ 979,000.00	13068	0.3	957-310-026
Temecula	32314 Copper Crest Ln	3378	\$ 281.00	4	3.5	9/15/2025	\$ 950,000.00	9583	0.22	962-511-059
Temecula	31698 Corte Avalos	1539	\$ 406.00	3	2.5	9/15/2025	\$ 625,000.00	6534	0.15	955-301-029
Temecula	33512 Corte Porfirio	3099	\$ 290.00	4	2.5	9/15/2025	\$ 900,000.00	16117	0.37	965-370-033
Temecula	42215 Humber Dr	2042	\$ 310.00	4	2.75	9/15/2025	\$ 635,000.00	8712	0.2	921-461-004
Temecula	44673 Lorraine Dr	1955	\$ 421.00	3	2.75	9/15/2025	\$ 825,000.00	7840	0.18	960-223-004
Temecula	31505 Six Rivers Ct	1803	\$ 337.00	3	2.5	9/15/2025	\$ 609,000.00	3049	0.07	961-400-015
Temecula	41128 Vintage Cir	2164	\$ 302.00	4	2.75	9/15/2025	\$ 655,000.00	14810	0.34	953-172-009
Temecula	30919 Brassie Ln	2258	\$ 294.00	3	2.75	9/16/2025	\$ 665,000.00	4791	0.11	953-250-010
Temecula	39893 Calle Breve	3796	\$ 605.00	3	3.5	9/16/2025	\$ 2,300,000.00	446925	10.26	915-220-050
Temecula	44738 Corte Gutierrez	1748	\$ 294.00	4	2.25	9/16/2025	\$ 515,000.00	8276	0.19	960-142-009
Temecula	39772 Larkspur Ter					9/16/2025	\$ 2,096,500.00	28348	0.65	964-870-002



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Temecula	45478 Masters Dr	2401	\$ 333.00	4	3	9/16/2025	\$ 800,000.00	11325	0.26	922-312-004
Temecula	27468 Rosebay Ct	1834	\$ 326.00	3	2.5	9/16/2025	\$ 599,000.00	6098	0.14	920-142-075
Temecula	33886 Star Hill St	2786	\$ 240.00	4	2.5	9/18/2025	\$ 670,000.00	6534	0.15	966-252-019
Temecula	40476 Brixton Cv	2116	\$ 332.00	3	2.5	9/19/2025	\$ 703,000.00	7840	0.18	957-161-014
Temecula	43420 Calle Nuevo	2784	\$ 616.00	4	3.5	9/19/2025	\$ 1,717,500.00	262666	6.03	936-040-015
Temecula	41559 Floyd Ct	2833	\$ 548.00	3	2.5	9/19/2025	\$ 1,555,000.00	109771	2.52	951-270-012
Temecula	41910 Humber Dr	2005	\$ 56.00	4	2.25	9/19/2025	\$ 113,500.00	12196	0.28	921-512-004
Temecula	46397 Kohinoor Way	3613	\$ 309.00	4	3.25	9/19/2025	\$ 1,120,000.00	6098	0.14	962-380-008
Temecula	27026 Ravenhill Ct	1052	\$ 570.00	3	2	9/19/2025	\$ 600,000.00	6969	0.16	920-012-011
Temecula	40553 Calle Katerine	2388	\$ 341.00	5	3	9/22/2025	\$ 815,000.00	21780	0.5	957-281-006
Temecula	32402 Magenta Ct	2616	\$ 328.00	4	2.75	9/22/2025	\$ 860,000.00	6098	0.14	959-142-036
Temecula	42005 Pine Needle St	2526	\$ 285.00	4	2.25	9/22/2025	\$ 720,000.00	5227	0.12	953-542-021
Temecula	29620 Valle Olvera	2371	\$ 411.00	3	2.25	9/22/2025	\$ 975,000.00	21780	0.5	919-031-009
Temecula	41134 Via Halcon	900	\$ 555.00	2	1.5	9/22/2025	\$ 500,000.00	3920	0.09	953-030-034
Temecula	32942 Adelante St	2250	\$ 311.00	4	2.75	9/23/2025	\$ 700,000.00	8712	0.2	959-252-012
Temecula	43650 Buckeye Rd	2564	\$ 308.00	4	2.5	9/23/2025	\$ 790,000.00	9147	0.21	944-303-006
Temecula	30723 Eastgate Pkwy	3269	\$ 270.00	5	3.5	9/23/2025	\$ 885,000.00	8712	0.2	957-550-001
Temecula	29890 Mira Loma Dr	1302	\$ 495.00	3	1.75	9/23/2025	\$ 645,000.00	7840	0.18	944-080-012
Temecula	34150 Pauba Rd	3066	\$ 652.00	7	3.5	9/23/2025	\$ 2,000,000.00	237837	5.46	951-110-018
Temecula	30802 Terrace View Cir	3038	\$ 281.00	4	3.75	9/23/2025	\$ 855,000.00	8276	0.19	957-531-026
Temecula	33979 Tuscan Creek Way	2609	\$ 304.00	4	2.5	9/23/2025	\$ 795,000.00	7840	0.18	966-061-007
Temecula	31484 Britton Cir	3864	\$ 245.00	6	3.75	9/24/2025	\$ 950,000.00	10018	0.23	953-321-021
Temecula	31917 Camino Rabago	3842	\$ 331.00	5	3.25	9/24/2025	\$ 1,275,000.00	8276	0.19	959-361-015
Temecula	26710 Camino Seco	4827	\$ 295.00	3	3	9/24/2025	\$ 1,425,000.00	218235	5.01	935-270-008
Temecula	43050 De Portola Rd	2396	\$ 10.00	3	2.75	9/24/2025	\$ 25,000.00	435600	10	915-420-006
Temecula	45857 Jeronimo St	2113	\$ 352.00	4	3	9/24/2025	\$ 744,000.00	7405	0.17	918-323-021
Temecula	45383 Silverado Ln	1850	\$ 410.00	3	2.5	9/24/2025	\$ 759,000.00	10454	0.24	922-273-018
Temecula	41783 Valencia Way	4096	\$ 702.00	4	4	9/24/2025	\$ 2,877,000.00	94089	2.16	927-420-015
Temecula	30210 Cupeno Ln	902	\$ 595.00	2	2	9/25/2025	\$ 537,500.00	5227	0.12	922-332-012
Temecula	34098 Hartwell Ct	4046	\$ 302.00	4	3.5	9/25/2025	\$ 1,225,000.00	10454	0.24	966-351-013



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Temecula	39668 Roripaugh Rd	1259	\$ 530.00	3	2	9/25/2025	\$ 668,000.00	6098	0.14	920-182-037
Temecula	32476 Via Destello	2297	\$ 363.00	4	2.75	9/25/2025	\$ 835,000.00	6969	0.16	959-292-029
Temecula	31042 Bunker Dr	1425	\$ 415.00	2	1.75	9/26/2025	\$ 592,000.00	4791	0.11	953-230-007
Temecula	29911 Cactus Pl	1275	\$ 521.00	3	1.75	9/26/2025	\$ 665,000.00	10890	0.25	944-100-034
Temecula	34384 Coppola St	2601	\$ 359.00	4	2.75	9/26/2025	\$ 935,000.00	6098	0.14	966-450-009
Temecula	43072 Corte Tolosa	1761	\$ 397.00	4	2.5	9/26/2025	\$ 700,000.00	5662	0.13	955-172-029
Temecula	32409 Favara Dr	3727	\$ 299.00	6	3.75	9/26/2025	\$ 1,115,000.00	8276	0.19	959-211-024
Temecula	28885 E Vallejo Ave	2634	\$ 578.00	4	2.5	9/26/2025	\$ 1,525,000.00	90169	2.07	922-130-006
Temecula	29740 Via Las Chacras	1321	\$ 404.00	3	2	9/26/2025	\$ 535,000.00	6098	0.14	921-613-011
Temecula	31760 Corte Tortosa	1524	\$ 482.00	4	2	9/29/2025	\$ 735,000.00	9147	0.21	954-200-027
Temecula	38550 Crossover Rd	3067	\$ 371.00	4	3.25	9/29/2025	\$ 1,138,000.00	103672	2.38	915-610-017
Temecula	32167 Goldback Way	1787	\$ 458.00	2	2	9/29/2025	\$ 820,000.00	7840	0.18	964-710-016
Temecula	32872 Northshire Cir	2814	\$ 344.00	4	2.75	9/29/2025	\$ 970,000.00	6969	0.16	965-010-014
Temecula	45166 Oak Manor Ct	4768	\$ 576.00	3	5.25	9/29/2025	\$ 2,750,000.00	208652	4.79	936-270-007
Temecula	28709 Pujol St	2328	\$ 341.00	3	2.25	9/29/2025	\$ 795,000.00	16552	0.38	922-062-006
Temecula	29726 Vail Brook Dr	1901	\$ 328.00	4	2.5	9/29/2025	\$ 625,000.00	7405	0.17	921-541-019
Temecula	43049 Vista Del Rancho	1854	\$ 320.00	3	2.5	9/29/2025	\$ 595,000.00	11325	0.26	945-271-022
Temecula	26135 Calle Corveta	3076	\$ 430.00	4	3.5	9/30/2025	\$ 1,325,000.00	191228	4.39	935-290-018
Temecula	28988 Newport Rd	1991	\$ 288.00	3	2.5	9/30/2025	\$ 575,000.00	3484	0.08	916-372-017
Temecula	45242 Oakville Ct	3512	\$ 324.00	4	2.5	9/30/2025	\$ 1,140,000.00	10454	0.24	966-190-020
Temecula	41342 Pine Tree Cir	1689	\$ 405.00	2	2	9/30/2025	\$ 685,000.00	8276	0.19	953-421-002
Temecula	41756 Via El Greco	1965	\$ 409.00	4	2	9/30/2025	\$ 805,000.00	10018	0.23	954-121-025



Lawyers Title

Temecula

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<i>Total Sales:</i>	112
<i>Average Sales Price:</i>	\$915,492.86
<i>Average Square Feet:</i>	2512