



## Temecula

Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	44804 Marge Pl	1237	\$ 324.00	3	1.75	2/1/2018	\$ 402,000.00	6970	0.16	960-233-008
Temecula	46205 Via La Tranquila	2648	\$ 171.00	4	2.5	2/1/2018	\$ 455,000.00	6534	0.15	962-440-014
Temecula	31240 Calle Felicidad	1712	\$ 312.00	4	2	2/2/2018	\$ 535,000.00	40511	0.93	919-240-007
Temecula	45806 Camino Rubi	3233	\$ 175.00	4	2.75	2/2/2018	\$ 567,500.00	8276	0.19	962-351-012
Temecula	32263 Corte Gardano	1572	\$ 251.00	3	2	2/2/2018	\$ 395,000.00	6970	0.16	955-371-017
Temecula	24596 Fuerte Rd	2944	\$ 258.00	4	2.25	2/2/2018	\$ 760,000.00	217800	5	937-220-003
Temecula	30312 Sierra Madre Dr	2200	\$ 189.00	4	2.5	2/2/2018	\$ 416,500.00	6970	0.16	919-471-023
Temecula	44923 Silver Rose St	3106	\$ 170.00	5	2.5	2/2/2018	\$ 530,000.00	6098	0.14	966-210-009
Temecula	30040 Villa Alturas Dr	1526	\$ 203.00	3	1.75	2/2/2018	\$ 310,000.00	10890	0.25	944-100-022
Temecula	34269 Hourglass St	3002	\$ 191.00	4	3.25	2/5/2018	\$ 575,000.00	6098	0.14	966-460-008
Temecula	30761 Sky Terrace Dr	1975	\$ 189.00	4	2.5	2/5/2018	\$ 374,000.00	7405	0.17	945-232-007
Temecula	28835 Springfield Pl	3311	\$ 156.00	4	4	2/5/2018	\$ 517,000.00	6534	0.15	916-451-004
Temecula	42557 Drennon Ct	2294	\$ 184.00	3	2.5	2/6/2018	\$ 423,000.00	6098	0.14	965-121-010
Temecula	41869 Humber Dr	1404	\$ 279.00	3	2.25	2/6/2018	\$ 392,000.00	11325	0.26	921-523-003
Temecula	35080 Linda Rosea Rd	2949	\$ 321.00	3	3.25	2/6/2018	\$ 949,000.00	102365	2.35	927-390-040
Temecula	43178 Matera Ct	1346	\$ 70.00	2	2	2/6/2018	\$ 95,000.00	3920	0.09	959-244-005
Temecula	44928 Silver Rose St	2418	\$ 194.00	4	2.75	2/6/2018	\$ 470,000.00	6534	0.15	966-212-022
Temecula	29749 Via Las Chacras	1477	\$ 263.00	3	2	2/6/2018	\$ 389,500.00	7841	0.18	921-612-029
Temecula	31351 Britton Cir	2867	\$ 183.00	5	3	2/7/2018	\$ 525,000.00	7840	0.18	953-311-042
Temecula	44731 Corte Gutierrez	1748	\$ 238.00	4	2.5	2/7/2018	\$ 417,500.00	6970	0.16	960-141-006
Temecula	31558 Golden Lion Dr	2050	\$ 190.00	3	2.5	2/7/2018	\$ 390,000.00	7841	0.18	957-232-017
Temecula	45083 Palomar Pl	3529	\$ 168.00	5	3.5	2/7/2018	\$ 593,000.00	6969	0.16	966-393-002
Temecula	32841 Vine St	3360	\$ 147.00	4	2.5	2/7/2018	\$ 495,000.00	6534	0.15	962-400-034
Temecula	44683 Calle Hilario	1955	\$ 227.00	4	2.75	2/8/2018	\$ 445,000.00	6970	0.16	960-272-007
Temecula	43839 Barletta St	2816	\$ 186.00	4	2.5	2/9/2018	\$ 525,000.00	8276	0.19	959-211-009
Temecula	43378 Calle Carabana	2560	\$ 183.00	3	3	2/9/2018	\$ 471,000.00	5227	0.12	955-264-015
Temecula	31925 Corte Algete	1130	\$ 300.00	3	2	2/9/2018	\$ 340,000.00	4356	0.1	955-241-016
Temecula	32486 Corte Zaragoza	2581	\$ 197.00	5	2.5	2/9/2018	\$ 509,000.00	5227	0.12	962-242-016
Temecula	43384 Dodaro Dr	2787	\$ 166.00	4	2.75	2/9/2018	\$ 465,000.00	6098	0.14	955-383-003
Temecula	34035 Linda Rosea Rd	2754	\$ 290.00	3	2.5	2/9/2018	\$ 799,000.00	203425	4.67	965-270-013

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	30861 Park Vista Cir	3149	\$ 139.00	4	2.5	2/9/2018	\$ 438,000.00	10018	0.23	957-531-020
Temecula	44654 Thatcher Ct	2212	\$ 191.00	5	2.5	2/9/2018	\$ 423,000.00	6534	0.15	960-214-033
Temecula	32275 Via Bejarano	3954	\$ 156.00	5	3.5	2/9/2018	\$ 620,000.00	7405	0.17	959-341-030
Temecula	41167 Via Cielito	1754	\$ 367.00	3	2	2/9/2018	\$ 645,000.00	22651	0.52	921-130-001
Temecula	40869 Alton Ct	2763	\$ 182.00	4	3	2/13/2018	\$ 503,000.00	10890	0.25	957-310-010
Temecula	32855 Ashley Rose Ct	2709	\$ 158.00	4	3	2/13/2018	\$ 430,000.00	5662	0.13	965-130-040
Temecula	31914 Cercle Chambertin	3197	\$ 181.00	6	3	2/13/2018	\$ 579,000.00	9583	0.22	953-380-013
Temecula	40058 Hudson Ct	2202	\$ 127.00	3	2.5	2/13/2018	\$ 280,000.00	6098	0.14	916-332-014
Temecula	27482 Lark Ct	1077	\$ 258.00	2	2	2/13/2018	\$ 278,500.00	6098	0.14	920-152-018
Temecula	39280 Oak Cliff Dr	1383	\$ 267.00	4	2.5	2/13/2018	\$ 370,000.00	4356	0.1	920-074-009
Temecula	41237 Pine Tree Cir	2141	\$ 209.00	4	2.5	2/13/2018	\$ 449,000.00	11761	0.27	953-421-062
Temecula	41119 Poco Via St	1248	\$ 248.00	4	1.75	2/13/2018	\$ 310,000.00	4792	0.11	953-021-030
Temecula	20999 Rio Linda Rd	2375	\$ 336.00	3	3	2/13/2018	\$ 800,000.00	461736	10.6	933-130-053
Temecula	33690 Sattui St	3755	\$ 157.00	5	4.25	2/13/2018	\$ 590,000.00	7840	0.18	966-230-006
Temecula	30465 Shenandoah Ct	1697	\$ 243.00	4	2.25	2/13/2018	\$ 413,000.00	10018	0.23	921-501-017
Temecula	41472 Willow Run Rd	1489	\$ 258.00	3	1.75	2/13/2018	\$ 385,000.00	7841	0.18	953-111-008
Temecula	45370 Zuma Dr	1294	\$ 309.00	3	2.25	2/13/2018	\$ 400,000.00	4356	0.1	918-363-011
Temecula	43696 Alcoba Dr	2250	\$ 211.00	4	2.75	2/14/2018	\$ 475,000.00	6970	0.16	959-262-007
Temecula	34359 Lamborn St	3284	\$ 204.00	3	3.5	2/14/2018	\$ 670,000.00	10890	0.25	966-301-018
Temecula	39060 Lonesome Spur Cir	2816	\$ 178.00	3	2.5	2/14/2018	\$ 504,000.00	5227	0.12	957-750-034
Temecula	33330 Calle Alfredo	1659	\$ 262.00	4	2.75	2/15/2018	\$ 435,000.00	9148	0.21	960-233-013
Temecula	40177 Canton Ct	2037	\$ 209.00	3	2.5	2/15/2018	\$ 426,000.00	3484	0.08	916-550-048
Temecula	31224 Eona Cir	2250	\$ 186.00	3	2.5	2/15/2018	\$ 420,000.00	7405	0.17	918-330-011
Temecula	33286 Manchester Rd	4115	\$ 115.00	5	3.5	2/15/2018	\$ 477,000.00	6098	0.14	966-101-002
Temecula	27630 Morning Glory Cir	3844	\$ 299.00	4	3.25	2/15/2018	\$ 1,150,000.00	250905	5.76	939-090-015
Temecula	40280 Paseo Del Cielo	2901	\$ 239.00	3	3	2/15/2018	\$ 695,000.00	27443	0.63	919-132-004
Temecula	39520 Shadow View Ct	1143	\$ 319.00	3	2	2/15/2018	\$ 365,000.00	8276	0.19	920-042-017
Temecula	31274 Sunningdale Dr	2024	\$ 227.00	3	2	2/15/2018	\$ 460,000.00	5663	0.13	953-461-015
Temecula	41127 Via Puerta	1056	\$ 312.00	3	1.75	2/15/2018	\$ 330,000.00	6534	0.15	953-021-008
Temecula	32792 Castana Dr	1536	\$ 260.00	4	2.5	2/16/2018	\$ 400,000.00	6098	0.14	959-331-030



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Temecula	45347 Clubhouse Dr	1840	\$ 225.00	3	2.75	2/16/2018	\$ 415,000.00	10454	0.24	922-274-005
Temecula	31905 Corte Algete	1130	\$ 318.00	3	2	2/16/2018	\$ 360,000.00	4792	0.11	955-241-018
Temecula	45770 Corte Rodrigo	2321	\$ 193.00	4	3	2/16/2018	\$ 450,000.00	32670	0.75	962-081-040
Temecula	39838 N General Kearny Rd	2200	\$ 161.00	4	2.5	2/16/2018	\$ 355,000.00	6970	0.16	919-471-001
Temecula	39632 Long Ridge Dr	1052	\$ 341.00	3	2	2/16/2018	\$ 359,000.00	5662	0.13	920-041-019
Temecula	45572 Masters Dr	2068	\$ 200.00	4	3	2/16/2018	\$ 415,000.00	7405	0.17	922-312-011
Temecula	33931 Parador St	2494	\$ 222.00	3	3	2/16/2018	\$ 555,000.00	10890	0.25	966-273-001
Temecula	42004 Pine Needle St	2261	\$ 194.00	3	2.25	2/16/2018	\$ 439,000.00	4791	0.11	953-541-040
Temecula	42126 Vandamere Ct	3898	\$ 141.00	3	3	2/16/2018	\$ 550,000.00	7405	0.17	965-031-002
Temecula	44280 Via Vaquero	3628	\$ 234.00	4	3.5	2/16/2018	\$ 850,000.00	243500	5.59	936-050-021
Temecula	41767 Borealis Dr	1975	\$ 229.00	4	2.5	2/20/2018	\$ 453,000.00	13939	0.32	944-241-020
Temecula	43301 Calle Nacido	2676	\$ 190.00	4	2.5	2/20/2018	\$ 510,000.00	7841	0.18	944-313-001
Temecula	34352 Coppola St	2374	\$ 219.00	4	2.75	2/20/2018	\$ 520,000.00	5662	0.13	966-450-013
Temecula	44728 Corte Gutierrez	1345	\$ 296.00	3	2.25	2/20/2018	\$ 399,000.00	6970	0.16	960-142-007
Temecula	30235 Corte Plata	2809	\$ 249.00	5	3	2/20/2018	\$ 700,000.00	9583	0.22	921-640-026
Temecula	31839 Green Oak Way	1753	\$ 218.00	3	2.5	2/20/2018	\$ 383,000.00			962-591-029
Temecula	41816 Humber Dr	1620	\$ 237.00	3	2	2/20/2018	\$ 385,000.00	7840	0.18	921-522-006
Temecula	45776 Klamath Ct	2274	\$ 180.00	4	2.5	2/20/2018	\$ 410,000.00	3484	0.08	961-390-016
Temecula	31675 Leigh Ln	2293	\$ 187.00	4	2.75	2/20/2018	\$ 431,000.00	8276	0.19	957-362-023
Temecula	31917 Red Pine Way	1913	\$ 216.00	3	2.5	2/20/2018	\$ 415,000.00	1307	0.03	962-593-029
Temecula	32828 Tulley Ranch Rd	1315	\$ 300.00	3	1.75	2/20/2018	\$ 395,000.00	5227	0.12	960-093-035
Temecula	46480 Via Vaquero	4231	\$ 295.00	4	3.5	2/20/2018	\$ 1,250,000.00	215186	4.94	938-060-020
Temecula	40360 Calle Medusa	2670	\$ 190.00	5	3	2/21/2018	\$ 508,500.00	13504	0.31	957-242-011
Temecula	46240 Carpet Ct	3360	\$ 175.00	4	2.5	2/21/2018	\$ 590,000.00	6098	0.14	962-412-006
Temecula	31763 Leigh Ln	2763	\$ 190.00	4	3	2/21/2018	\$ 525,000.00	8276	0.19	957-362-026
Temecula	41728 Monterey Pl	2874	\$ 165.00	4	2.5	2/21/2018	\$ 477,000.00	5662	0.13	953-571-023
Temecula	45584 Olympic Way	1218	\$ 331.00	3	2	2/21/2018	\$ 404,000.00	8276	0.19	922-283-009
Temecula	42116 Vandamere Ct	2624	\$ 196.00	3	2	2/21/2018	\$ 515,000.00	7405	0.17	965-031-003
Temecula	41591 Eagle Point Way	2380	\$ 220.00	4	3	2/22/2018	\$ 525,000.00	6098	0.14	953-592-015
Temecula	32451 Hupp Dr	1364	\$ 298.00	4	2	2/22/2018	\$ 407,000.00	6534	0.15	960-051-029



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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	42838 Larry Lee Ln	2596	\$ 187.00	4	3	2/22/2018	\$ 486,000.00	6969	0.16	965-150-012
Temecula	30921 Loma Linda Rd	1597	\$ 242.00	3	2.5	2/22/2018	\$ 388,000.00	5227	0.12	918-295-009
Temecula	43373 Messina St	1790	\$ 88.00	3	2.5	2/22/2018	\$ 158,272.00	5227	0.12	955-422-007
Temecula	28976 Newport Rd	2259	\$ 194.00	4	2.5	2/22/2018	\$ 440,000.00	3484	0.08	916-372-031
Temecula	44685 Via Lucido	1192	\$ 323.00	3	2	2/22/2018	\$ 386,000.00	5663	0.13	961-063-014
Temecula	31874 Calle Ballentine	1383	\$ 297.00	3	2.5	2/23/2018	\$ 411,000.00	4792	0.11	955-412-009
Temecula	43073 Calle Camellia	4001	\$ 214.00	4	4	2/23/2018	\$ 860,000.00	20473	0.47	945-280-013
Temecula	45019 Corte Alegra	1759	\$ 256.00	3	2.25	2/23/2018	\$ 452,000.00	5227	0.12	961-124-023
Temecula	32080 Corte La Puenta	2371	\$ 187.00	4	2.75	2/23/2018	\$ 445,000.00	8276	0.19	954-161-045
Temecula	31344 Corte Talvera	1524	\$ 265.00	4	2	2/23/2018	\$ 405,000.00	4792	0.11	954-082-021
Temecula	30330 Del Rey Rd	2004	\$ 284.00	3	2.5	2/23/2018	\$ 570,000.00	21780	0.5	921-201-016
Temecula	41951 Via Del Monte	3577	\$ 265.00	5	2.75	2/23/2018	\$ 950,000.00	221284	5.08	965-260-010
Temecula	44765 Via Pino	5273	\$ 274.00	5	6.5	2/23/2018	\$ 1,450,000.00	527076	12.1	938-110-013
Temecula	42030 Via Renate	1477	\$ 253.00	3	2	2/23/2018	\$ 375,000.00	7841	0.18	921-662-006
Temecula	32448 Angelo Dr	2787	\$ 188.00	4	2.75	2/26/2018	\$ 525,000.00	6534	0.15	955-433-006
Temecula	44605 Brice Cir	2023	\$ 230.00	4	3	2/26/2018	\$ 466,500.00			960-133-030
Temecula	33367 Nicholas Cmn	1843	\$ 243.00	3	2	2/26/2018	\$ 448,000.00	6969	0.16	965-191-013
Temecula	32912 Northshire Cir	2814	\$ 199.00	4	2.75	2/26/2018	\$ 560,000.00	7840	0.18	965-010-009
Temecula	31920 Via Cordoba	1894	\$ 232.00	4	2.5	2/26/2018	\$ 440,000.00	6970	0.16	961-141-015
Temecula	30927 Wellington Cir	2585	\$ 175.00	5	3	2/26/2018	\$ 453,000.00	9583	0.22	957-202-004
Temecula	26940 Corte Manzano					2/27/2018	\$ 604,545.00	217364	4.99	936-220-007
Temecula	44919 Marge Pl	1415	\$ 303.00	3	2	2/27/2018	\$ 430,000.00	9148	0.21	960-242-007
Temecula	41925 Mesa Verdugo	3260	\$ 299.00	3	4	2/27/2018	\$ 975,000.00	232174	5.33	965-240-017
Temecula	31585 Six Rivers Ct	2274	\$ 184.00	4	2.5	2/27/2018	\$ 419,000.00	3484	0.08	961-390-033
Temecula	32878 Stonefield Ln	4098	\$ 158.00	3	3	2/27/2018	\$ 650,000.00	9148	0.21	965-041-033
Temecula	31809 Via Saltio	2693	\$ 161.00	4	2.75	2/27/2018	\$ 435,000.00	7841	0.18	961-213-002
Temecula	45526 Basswood Ct	3428	\$ 144.00	5	2.75	2/28/2018	\$ 495,000.00	8276	0.19	961-300-026
Temecula	40239 Calle Medusa	2670	\$ 181.00	5	3	2/28/2018	\$ 485,000.00	7405	0.17	957-202-030
Temecula	31005 Iron Cir	1841	\$ 235.00	4	2.75	2/28/2018	\$ 434,000.00	12197	0.28	953-240-019
Temecula	45085 Morgan Heights Rd	3794	\$ 195.00	5	3.25	2/28/2018	\$ 740,000.00	6969	0.16	966-390-018



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Temecula	43540 Nantes Ct	2444	\$ 200.00	4	2.5	2/28/2018	\$ 490,000.00	7841	0.18	959-192-013
Temecula	41905 Niblick Rd	1981	\$ 222.00	4	3	2/28/2018	\$ 440,000.00	6970	0.16	953-300-005
Temecula	32499 Puerto Oro St	1430	\$ 262.00	2	2	2/28/2018	\$ 375,000.00	4791	0.11	959-321-007
Temecula	31150 Riverton Ln	2116	\$ 221.00	3	2.5	2/28/2018	\$ 469,000.00	10019	0.23	957-242-019
Temecula	40226 Tanager Cir	1582	\$ 230.00	3	2	2/28/2018	\$ 365,000.00	5663	0.13	919-420-019
Temecula	39546 Tischa Dr	1328	\$ 279.00	3	2.5	2/28/2018	\$ 371,000.00			920-202-012
Temecula	40920 Via Los Altos	2156	\$ 294.00	3	2	2/28/2018	\$ 635,000.00	25700	0.59	919-292-003
Temecula	45331 Zuma Dr	1189	\$ 317.00	3	1.75	2/28/2018	\$ 378,000.00	6534	0.15	918-362-039
Temecula	45339 Zuma Dr	1189	\$ 306.00	3	1.75	2/28/2018	\$ 365,000.00	4356	0.1	918-362-037

<b>Total Sales:</b>	129
<b>Average Sales Price:</b>	\$499,421.06
<b>Average Square Feet:</b>	2314