

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	32430 Francisco Pl	3113	\$ 168.00	4	2.5	10/1/2018	\$ 523,000.00	8712	0.2	962-441-003
Temecula	39139 Twin Creek Dr	2389	\$ 219.00	4	2.75	10/1/2018	\$ 525,000.00	5227	0.12	957-721-007
Temecula	40720 Chaparral Dr	3068	\$ 298.00	4	3.75	10/1/2018	\$ 915,000.00	172497	3.96	927-240-003
Temecula	45422 Camino Monzon	3131	\$ 177.00	4	3.75	10/1/2018	\$ 555,000.00	4792	0.11	962-102-021
Temecula	39926 Hudson Ct	2410	\$ 206.00	4	2.75	10/1/2018	\$ 498,000.00	6969	0.16	916-331-016
Temecula	31888 Jaybee Ln	2093	\$ 190.00	4	2.5	10/1/2018	\$ 399,000.00	3049	0.07	962-580-035
Temecula	45757 Shasta Ln	2081	\$ 216.00	3	2	10/1/2018	\$ 450,000.00	5662	0.13	962-470-047
Temecula	30876 Balata Dr	2258	\$ 192.00	3	2.5	10/2/2018	\$ 435,000.00	5227	0.12	953-230-025
Temecula	31073 Corte Anza	1524	\$ 266.00	4	2	10/2/2018	\$ 406,000.00	7841	0.18	954-051-032
Temecula	31316 Strawberry Tree Ln	2389	\$ 194.00	4	2.75	10/3/2018	\$ 465,000.00	3920	0.09	961-430-008
Temecula	32142 Beaver Creek Ln	3601	\$ 154.00	4	2.75	10/3/2018	\$ 557,500.00	6534	0.15	962-501-013
Temecula	46076 Rocky Trail Ln	1913	\$ 206.00	3	2.5	10/3/2018	\$ 395,000.00			962-591-005
Temecula	31917 Oregon Ln	3024	\$ 170.00	4	2.75	10/4/2018	\$ 515,000.00	5662	0.13	962-551-025
Temecula	31775 Via Cordoba	1894	\$ 287.00	4	2.5	10/4/2018	\$ 545,000.00	9148	0.21	961-142-045
Temecula	31473 Culbertson Ln	3197	\$ 160.00	6	3	10/4/2018	\$ 512,000.00	6534	0.15	953-482-056
Temecula	34079 Tuscan Creek Way	3767	\$ 143.00	5	3.25	10/4/2018	\$ 539,500.00	7840	0.18	966-060-023
Temecula	42005 Veneto Dr	2060	\$ 194.00	3	2.5	10/4/2018	\$ 401,500.00	2613	0.06	921-790-044
Temecula	31159 Wellington Cir	2670	\$ 161.00	5	3	10/5/2018	\$ 430,000.00	9148	0.21	957-202-016
Temecula	33878 Linda Rosea Rd	4230	\$ 354.00	4	3.25	10/5/2018	\$ 1,500,000.00	267894	6.15	965-290-007
Temecula	42786 Agena St	1975	\$ 207.00	4	2.5	10/5/2018	\$ 410,000.00	8276	0.19	945-231-001
Temecula	42904 Cinnamon Ln	2284	\$ 221.00	3	2	10/5/2018	\$ 505,000.00	14810	0.34	965-151-025
Temecula	45578 Merona Ct	3138	\$ 151.00	4	3	10/5/2018	\$ 476,000.00	8276	0.19	962-142-002
Temecula	32911 Rovato St	1346	\$ 293.00	2	2	10/5/2018	\$ 395,000.00	4356	0.1	959-241-008
Temecula	32231 Corte Gabaiva	2321	\$ 205.00	4	3	10/5/2018	\$ 478,000.00	8276	0.19	962-091-020
Temecula	30586 Southern Cross Rd	1431	\$ 303.00	3	2.5	10/5/2018	\$ 435,000.00	12632	0.29	945-211-003
Temecula	39573 Tischa Dr	1571	\$ 241.00	4	2.75	10/5/2018	\$ 380,000.00	3485	0.08	920-204-013
Temecula	32432 Angelo Dr	2643	\$ 192.00	5	2.75	10/9/2018	\$ 510,000.00	7405	0.17	955-433-008
Temecula	31490 Sunningdale Dr	1802	\$ 245.00	2	2	10/9/2018	\$ 443,000.00	5227	0.12	953-470-007
Temecula	32223 Via Almazan	2587	\$ 167.00	5	3	10/9/2018	\$ 433,000.00	6534	0.15	962-073-006
Temecula	30260 Ynez Rd	4115	\$ 309.00	3	3.75	10/9/2018	\$ 1,275,000.00	136778	3.14	922-200-016

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	43942 Country Ridge Ct	3127	\$ 178.00	4	2.5	10/9/2018	\$ 558,000.00	12632	0.29	966-040-002
Temecula	46298 Yellowstone Ln	3024	\$ 172.00	4	2.75	10/9/2018	\$ 523,000.00	5662	0.13	962-570-005
Temecula	32108 Paseo Parallon	2761	\$ 181.00	4	2.75	10/9/2018	\$ 502,500.00	8712	0.2	961-162-009
Temecula	41805 Corte Montia	3075	\$ 167.00	4	3	10/9/2018	\$ 515,000.00	8712	0.2	954-280-040
Temecula	31125 Lahontan St	2344	\$ 213.00	4	2.5	10/9/2018	\$ 500,000.00	7840	0.18	918-340-005
Temecula	31130 Bunker Dr	1425	\$ 289.00	2	1.75	10/10/2018	\$ 412,000.00	6098	0.14	953-240-059
Temecula	46203 Drymen Ave	2839	\$ 174.00	4	2.5	10/10/2018	\$ 495,000.00	6534	0.15	962-410-005
Temecula	32307 Alpine Ct	3733	\$ 168.00	6	4.25	10/10/2018	\$ 630,000.00	8276	0.19	962-520-070
Temecula	40346 Carmelita Cir	4933	\$ 136.00	6	3.25	10/10/2018	\$ 675,000.00	28314	0.65	919-082-008
Temecula	32260 Corte Zamora	2328	\$ 178.00	4	2.5	10/10/2018	\$ 415,000.00	7841	0.18	954-402-001
Temecula	31406 Heitz Ln	1550	\$ 260.00	3	2.5	10/10/2018	\$ 404,000.00	6098	0.14	953-311-003
Temecula	29830 Ynez Rd	3184	\$ 329.00	3	2.5	10/10/2018	\$ 1,050,000.00	126324	2.9	922-200-007
Temecula	39400 Canyon Rim Cir	1143	\$ 301.00	3	2	10/10/2018	\$ 345,000.00	11325	0.26	920-061-012
Temecula	31055 Corte Anacapa	1267	\$ 256.00	2	1.75	10/10/2018	\$ 325,000.00	6970	0.16	954-102-009
Temecula	45089 Vine Cliff St	4046	\$ 152.00	4	3.5	10/11/2018	\$ 617,500.00	8712	0.2	966-362-003
Temecula	44734 Calle Hilario	1687	\$ 240.00	4	1.75	10/11/2018	\$ 406,000.00	6970	0.16	960-271-037
Temecula	39948 Sweetbrier Cir	2145	\$ 247.00	4	2.75	10/12/2018	\$ 531,000.00	21780	0.5	920-170-008
Temecula	31024 Corte Alamar	1788	\$ 243.00	3	2.5	10/12/2018	\$ 435,000.00	6970	0.16	954-072-014
Temecula	41730 Gilwood Ct	1901	\$ 223.00	4	2.5	10/12/2018	\$ 425,000.00	10890	0.25	921-541-043
Temecula	29831 Corte Castille	2809	\$ 186.00	5	3	10/12/2018	\$ 525,000.00	9583	0.22	921-632-004
Temecula	46194 Rocky Trail Ln	1913	\$ 201.00	3	2.5	10/12/2018	\$ 385,000.00	2178	0.05	962-594-013
Temecula	44130 De Luz Rd	3809	\$ 294.00	3	2.5	10/12/2018	\$ 1,120,000.00	273992	6.29	935-190-014
Temecula	31716 Abruzzo St	2888	\$ 198.00	4	4.25	10/12/2018	\$ 572,000.00	4791	0.11	957-770-005
Temecula	45551 Gleneagles Ct	1840	\$ 230.00	3	2.75	10/15/2018	\$ 425,000.00	9583	0.22	922-312-037
Temecula	43484 Fassano Ct	2444	\$ 204.00	4	2.5	10/15/2018	\$ 500,000.00	6534	0.15	959-162-001
Temecula	27250 Carancho Rd	3262	\$ 303.00	4	3	10/15/2018	\$ 990,000.00	710027	16.3	918-020-023
Temecula	45651 Muirfield Dr	1342	\$ 309.00	3	2	10/15/2018	\$ 416,000.00	9147	0.21	922-312-022
Temecula	44997 Dolce St	3106	\$ 203.00	5	2.5	10/15/2018	\$ 632,000.00	6969	0.16	966-212-009
Temecula	28915 Davenport Ct	2202	\$ 208.00	3	2.5	10/15/2018	\$ 460,000.00	5227	0.12	916-353-012
Temecula	42979 Via Alhama	2000	\$ 228.00	4	2	10/16/2018	\$ 457,500.00	7405	0.17	955-111-005



## Temecula

Sales Comparables - October 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	40296 Pasadena Dr	1866	\$ 239.00	3	2	10/16/2018	\$ 447,000.00	4356	0.1	916-490-005
Temecula	42001 Delmonte St	2749	\$ 178.00	4	3.5	10/16/2018	\$ 490,000.00	4791	0.11	953-551-011
Temecula	32004 Corte Soledad	1835	\$ 244.00	4	2.5	10/17/2018	\$ 449,500.00	7841	0.18	954-231-034
Temecula	46433 Vianne Ct	3113	\$ 170.00	4	2.5	10/17/2018	\$ 530,000.00	10018	0.23	962-400-047
Temecula	45850 Daviana Way	2203	\$ 183.00	4	2.5	10/18/2018	\$ 405,000.00	4356	0.1	962-580-009
Temecula	32214 Corte Illora	1594	\$ 244.00	3	2	10/18/2018	\$ 390,000.00	5663	0.13	955-371-007
Temecula	43825 Barletta St	3432	\$ 167.00	5	2.75	10/18/2018	\$ 575,000.00	8276	0.19	959-211-008
Temecula	33359 Nicholas Cmn	2931	\$ 204.00	4	2.5	10/18/2018	\$ 600,000.00	10018	0.23	965-191-012
Temecula	45255 Tomasito Cir	840	\$ 419.00	1	1	10/18/2018	\$ 352,000.00	297950	6.84	936-250-014
Temecula	32409 Castle Ct	3667	\$ 193.00	5	3.75	10/19/2018	\$ 710,000.00	10890	0.25	965-090-010
Temecula	36195 Travis Ct	2646	\$ 302.00	3	3	10/19/2018	\$ 800,000.00	82328	1.89	924-370-015
Temecula	29683 Valle Olvera	2042	\$ 288.00	4	1.75	10/19/2018	\$ 590,000.00	22651	0.52	919-041-001
Temecula	29742 Calle Pantano	1321	\$ 302.00	3	2	10/19/2018	\$ 400,000.00	7841	0.18	921-614-028
Temecula	31199 Kahwea Rd	2770	\$ 279.00	4	2.5	10/19/2018	\$ 775,000.00	37461	0.86	919-440-004
Temecula	43928 Brookhaven Ct	3136	\$ 135.00	4	3	10/19/2018	\$ 424,977.00	7405	0.17	966-020-007
Temecula	42063 Avenida Vista Ladera	2052	\$ 221.00	3	2	10/19/2018	\$ 455,000.00	9583	0.22	921-631-016
Temecula	31730 Seville St	2888	\$ 203.00	4	4.25	10/19/2018	\$ 589,000.00	7405	0.17	957-770-027
Temecula	29738 Vail Brook Dr	2018	\$ 205.00	4	3	10/19/2018	\$ 415,000.00	7405	0.17	921-541-018
Temecula	29816 Corte Granada	3049	\$ 191.00	5	3	10/22/2018	\$ 585,000.00	16988	0.39	921-631-024
Temecula	43986 Larino Ct	2816	\$ 212.00	4	2.5	10/22/2018	\$ 599,000.00	11326	0.26	959-212-001
Temecula	42160 Delmonte St	2673	\$ 169.00	5	2.25	10/22/2018	\$ 453,000.00	5227	0.12	953-551-039
Temecula	34222 Pauba Rd	4092	\$ 260.00	4	4	10/22/2018	\$ 1,066,000.00	101930	2.34	951-130-016
Temecula	30462 Spica Ct	1132	\$ 340.00	3	2	10/22/2018	\$ 386,000.00	10018	0.23	945-211-014
Temecula	45889 Corte Orizaba	2581	\$ 187.00	5	2.5	10/22/2018	\$ 485,000.00	10890	0.25	962-203-011
Temecula	27041 Rock Bluff Ave	1458	\$ 264.00	4	2.5	10/23/2018	\$ 385,000.00	5227	0.12	920-046-012
Temecula	43738 Buckeye Rd	2564	\$ 185.00	4	2.5	10/23/2018	\$ 476,500.00	9148	0.21	944-051-019
Temecula	40288 Bellevue Dr	2101	\$ 207.00	4	2.5	10/23/2018	\$ 435,000.00	3920	0.09	916-501-001
Temecula	40139 Roshani Dr	1710	\$ 239.00	4	2	10/23/2018	\$ 410,000.00	10454	0.24	919-362-020
Temecula	31482 Calle Los Padres	1330	\$ 296.00	3	2	10/23/2018	\$ 395,000.00	5663	0.13	961-051-009
Temecula	29734 Windwood Cir	1429	\$ 276.00	3	2	10/23/2018	\$ 395,000.00	7405	0.17	921-541-047

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	32230 Camino Guarda	2450	\$ 196.00	4	2.5	10/23/2018	\$ 481,000.00	8712	0.2	961-183-017
Temecula	44394 Short Ct	2301	\$ 195.00	3	2.5	10/24/2018	\$ 450,000.00	10018	0.23	966-120-017
Temecula	30367 Milky Way Dr	1659	\$ 229.00	4	2	10/24/2018	\$ 380,000.00	16117	0.37	944-241-013
Temecula	26525 Skyrocket Dr	3336	\$ 238.00	5	3.25	10/24/2018	\$ 794,000.00	233481	5.36	936-230-015
Temecula	31421 Heitz Ln	1389	\$ 302.00	4	2	10/24/2018	\$ 420,000.00	6970	0.16	953-313-004
Temecula	45339 Via Jaca	2665	\$ 189.00	4	2.75	10/24/2018	\$ 505,000.00	8712	0.2	962-102-009
Temecula	31250 Mangrove Dr	2389	\$ 198.00	4	2.75	10/25/2018	\$ 475,000.00	5227	0.12	961-430-060
Temecula	41480 Luz Del Sol	3198	\$ 234.00	4	3.25	10/25/2018	\$ 750,000.00	43560	1	921-112-005
Temecula	41417 Avenida De La Reina	1524	\$ 245.00	4	2	10/25/2018	\$ 374,000.00	6098	0.14	954-090-006
Temecula	32046 Corte Montoya	2049	\$ 228.00	4	2.5	10/25/2018	\$ 469,000.00	5227	0.12	961-261-013
Temecula	36855 Mesa Rd	1478	\$ 409.00	2	1.75	10/25/2018	\$ 605,000.00	186872	4.29	924-120-026
Temecula	41555 Corte Seda	2524	\$ 209.00	4	3	10/25/2018	\$ 530,000.00	8712	0.2	954-242-015
Temecula	27512 Parkside Dr	1104	\$ 298.00	3	2	10/25/2018	\$ 329,000.00			920-194-024
Temecula	31060 Corte Arroyo Vis	2050	\$ 231.00	4	2.5	10/25/2018	\$ 475,000.00	6970	0.16	954-071-007
Temecula	41393 Avenida De La Reina	1267	\$ 284.00	2	1.75	10/25/2018	\$ 360,000.00	18731	0.43	954-090-010
Temecula	34402 Champoux Ct	3047	\$ 201.00	5	3.25	10/26/2018	\$ 615,000.00	4791	0.11	966-451-037
Temecula	32330 Corte Zamora	2328	\$ 216.00	4	2.5	10/26/2018	\$ 505,000.00	7841	0.18	954-402-008
Temecula	45349 Tejon Ct	1468	\$ 254.00	3	2	10/26/2018	\$ 373,000.00	6970	0.16	918-371-006
Temecula	42795 Jolle Ct	2566	\$ 176.00	3	2	10/26/2018	\$ 453,500.00	8276	0.19	965-141-017
Temecula	32886 Adelante St	2250	\$ 221.00	4	2.75	10/26/2018	\$ 498,000.00	14375	0.33	959-252-006
Temecula	31680 Sweetwater Cir	2402	\$ 215.00	4	3.25	10/29/2018	\$ 518,000.00	6534	0.15	957-760-005
Temecula	44623 Woltner Ct	3159	\$ 178.00	4	2.5	10/29/2018	\$ 565,000.00	5662	0.13	966-292-014
Temecula	27461 Blackstone Rd	1890	\$ 231.00	3	2.5	10/29/2018	\$ 437,000.00	3920	0.09	916-700-025
Temecula	39220 Calle Conejo	2536	\$ 168.00	3	3	10/29/2018	\$ 427,000.00	215621	4.95	924-140-012
Temecula	38135 Via Estado	2217	\$ 245.00	3	2	10/29/2018	\$ 545,000.00	209959	4.82	924-100-030
Temecula	41761 Corte Camara	2415	\$ 207.00	4	2.5	10/29/2018	\$ 500,000.00	12632	0.29	954-271-025
Temecula	31010 Pescado Dr	3985	\$ 250.00	4	3	10/29/2018	\$ 1,000,000.00	104979	2.41	945-150-001
Temecula	44749 Mumm St	2056	\$ 272.00	3	2	10/29/2018	\$ 560,000.00	4791	0.11	966-220-032
Temecula	42970 Corte Abanilla	2348	\$ 242.00	4	3	10/29/2018	\$ 570,000.00	7405	0.17	955-181-009
Temecula	28523 Plymouth Way	1936	\$ 230.00	3	2.5	10/30/2018	\$ 447,000.00	3920	0.09	916-531-032



## Temecula

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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	27256 Avon Ln	2034	\$ 258.00	3	2.25	10/30/2018	\$ 525,000.00	5662	0.13	916-671-002
Temecula	44555 Kornell St	3284	\$ 172.00	3	3.5	10/30/2018	\$ 565,000.00	8712	0.2	966-300-001
Temecula	31734 Paseo De Las Olas	1636	\$ 243.00	3	2.5	10/30/2018	\$ 399,000.00	6098	0.14	954-261-031
Temecula	32370 Pensador St	2140	\$ 221.00	3	2.5	10/30/2018	\$ 475,000.00	9583	0.22	959-311-013
Temecula	32153 Corte Gardano	2301	\$ 186.00	5	2.5	10/30/2018	\$ 429,000.00	4792	0.11	955-371-027
Temecula	30943 Medinah Way	1689	\$ 236.00	2	2	10/31/2018	\$ 399,000.00	4791	0.11	953-533-007
Temecula	33878 Madrigal Ct	2902	\$ 172.00	5	3	10/31/2018	\$ 500,000.00	4791	0.11	966-261-033
Temecula	41905 Humber Dr	1095	\$ 333.00	3	1.75	10/31/2018	\$ 365,000.00	9583	0.22	921-511-005
Temecula	45731 Corte Rodrigo	1931	\$ 232.00	3	2	10/31/2018	\$ 449,000.00	5227	0.12	962-081-048
Temecula	29657 Via Norte	2856	\$ 306.00	4	2.5	10/31/2018	\$ 875,000.00	24394	0.56	919-062-001
Temecula	30350 Santa Cecilia Dr	1132	\$ 340.00	3	2	10/31/2018	\$ 385,000.00	7840	0.18	944-263-002

<b>Total Sales:</b>	131
<b>Average Sales Price:</b>	\$525,171.58
<b>Average Square Feet:</b>	2389