

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	40567 Chantemar Way	Peter	Tam	2011	\$ 202.00	6	2	3/1/2017	\$ 408,000.00	4791	0.11	910-341-011
Temecula	30409 Bogart Pl	Julio	Aviles	2219	\$ 168.00	4	3	3/1/2017	\$ 375,000.00	5227	0.12	919-462-014
Temecula	31040 Camino Del Este	Reynado	Villega	1440	\$ 177.00	4	2	3/1/2017	\$ 255,000.00	9583	0.22	953-022-019
Temecula	41574 Eagle Point Way	Sergio	Raya	3123	\$ 166.00	5	3	3/1/2017	\$ 520,000.00	9147	0.21	953-593-001
Temecula	31404 Corte Talvera	Robert	Viach	1524	\$ 275.00	4	2	3/1/2017	\$ 420,000.00	18731	0.43	954-090-016
Temecula	44049 Terraza Ct	Joseph	Orozco	2297	\$ 187.00	4	2	3/1/2017	\$ 430,000.00	7405	0.17	959-292-054
Temecula	32689 Hupa Dr	Michael	Korby	2476	\$ 174.00	5	2	3/1/2017	\$ 433,000.00	5227	0.12	960-181-008
Temecula	45792 Klamath Ct	Shu	Shi	1803	\$ 206.00	3	2	3/1/2017	\$ 372,000.00	3049	0.07	961-390-020
Temecula	45831 Corte Carmello	Javier	Rodriguez	3145	\$ 143.00	4	3	3/1/2017	\$ 451,000.00	6970	0.16	962-223-004
Temecula	45360 Escalante Ct	Rebecca	Shear Ree	1201	\$ 259.00	3	2	3/2/2017	\$ 312,000.00	6970	0.16	918-382-007
Temecula	39336 Oak Cliff Dr	Brian	Johnson	1383	\$ 241.00	4	2	3/2/2017	\$ 333,500.00	5227	0.12	920-074-014
Temecula	45662 Hawk Ct	Ramiro	Rodriguez	2905	\$ 154.00	4	3	3/2/2017	\$ 450,000.00	6098	0.14	961-341-036
Temecula	45734 Corte Rodrigo	Frank	Barra	2482	\$ 169.00	4	2	3/2/2017	\$ 420,000.00	6970	0.16	962-081-036
Temecula	46281 Grass Meadow Way	Clayton	Hallford	3024	\$ 157.00	4	2	3/2/2017	\$ 475,000.00	6098	0.14	962-561-002
Temecula	29853 Gateview Ct	Brandon	Johnson	2583	\$ 203.00	4	2	3/3/2017	\$ 525,000.00	9148	0.21	944-302-010
Temecula	32542 Campo Dr	Garrett	Sadowski	2595	\$ 168.00	4	3	3/3/2017	\$ 437,000.00	5662	0.13	955-461-005
Temecula	31729 Country View Rd	David	Jaskulke	3668	\$ 166.00	4	2	3/3/2017	\$ 612,000.00	5662	0.13	957-760-045
Temecula	31505 Loma Linda Rd	Dana	Bonwell	1639	\$ 231.00	3	1	3/3/2017	\$ 380,000.00	6970	0.16	961-092-014
Temecula	45522 Peacock Pl	Seeyen	Tsang	3627	\$ 139.00	6	3	3/3/2017	\$ 505,000.00	6534	0.15	961-382-007
Temecula	45423 Calle Los Mochis	Jian	Navarro	2810	\$ 188.00	4	2	3/3/2017	\$ 529,000.00	9583	0.22	962-122-007
Temecula	39889 Longleaf St	Jesus	Espinoza	3400	\$ 130.00	5	2	3/6/2017	\$ 445,000.00	7840	0.18	916-320-037
Temecula	31135 Corte Anza	Ryan	Hucks	1636	\$ 244.00	3	2	3/6/2017	\$ 400,000.00	13939	0.32	954-051-022
Temecula	31844 Corte Pollensa	Amory	Benavente	1339	\$ 250.00	3	2	3/6/2017	\$ 336,000.00	4356	0.1	955-223-014
Temecula	42382 Lyles Dr	Kyle	Rapoza	3213	\$ 186.00	4	2	3/6/2017	\$ 600,000.00	9147	0.21	955-490-008
Temecula	31894 Via Seron	Duane	Baker	3248	\$ 180.00	5	3	3/6/2017	\$ 585,000.00	8712	0.2	961-151-013
Temecula	44193 Nighthawk Pass	Chao	Zhai	2877	\$ 191.00	4	2	3/6/2017	\$ 550,000.00	6098	0.14	966-441-025
Temecula	40184 Tanager Cir	Shriniwas	Keskar	2178	\$ 168.00	4	2	3/8/2017	\$ 368,000.00	6534	0.15	919-420-016
Temecula	39459 Oak Cliff Dr	Jaime	Cortes	1143	\$ 269.00	3	2	3/8/2017	\$ 307,500.00	10018	0.23	920-053-008
Temecula	44255 Cabo St	Gary	Marshman	3064	\$ 239.00	4	3	3/8/2017	\$ 735,000.00	69696	1.6	922-130-010
Temecula	41234 Sea Island Ct	Jayson	Oliva	2422	\$ 185.00	4	2	3/8/2017	\$ 449,000.00	6970	0.16	953-430-031

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Temecula	42090 Pacific Grove Way	Neil	Sommer	2261	\$ 186.00	3	1	3/8/2017	\$ 421,000.00	5227	0.12	953-542-013
Temecula	32080 Corte La Puente	Vahid	Sarcheshmeh	2371	\$ 172.00	4	2	3/8/2017	\$ 410,000.00	8276	0.19	954-161-045
Temecula	31946 Calle Novelda	Simon	Alcantara	1395	\$ 254.00	4	3	3/8/2017	\$ 354,500.00	4356	0.1	955-242-061
Temecula	33320 Shayna Cir	Kirk	Schaeffer	1659	\$ 238.00	4	2	3/8/2017	\$ 396,500.00	9583	0.22	960-234-010
Temecula	44889 Corte Sierra	Devon	Lucas	1491	\$ 274.00	3	1	3/8/2017	\$ 410,000.00	8276	0.19	961-091-005
Temecula	45077 Corte Bravo	Marcus	Levine	1759	\$ 236.00	3	1	3/8/2017	\$ 415,500.00	7405	0.17	961-124-046
Temecula	27550 Nellie Ct	Matthew	Yow	1513	\$ 251.00	4	2	3/9/2017	\$ 380,500.00	5227	0.12	910-353-034
Temecula	30600 E Loma Linda Rd	Heather	Jolly	919	\$ 310.00	2	1	3/9/2017	\$ 285,000.00	6534	0.15	918-294-012
Temecula	40237 Tanager Cir	Christopher	Stanford	1834	\$ 206.00	3	2	3/9/2017	\$ 379,000.00	5663	0.13	919-420-028
Temecula	39863 Knollridge Dr	Vicente	Ayala	1245	\$ 261.00	3	2	3/9/2017	\$ 325,000.00	6098	0.14	920-022-009
Temecula	41380 La Sierra Rd	Ej	Ditata	3746	\$ 250.00	3	3	3/9/2017	\$ 936,500.00	56192	1.29	921-180-004
Temecula	41538 Avenida Ortega	Nancy	Grider	3005	\$ 272.00	3	2	3/9/2017	\$ 820,000.00	154202	3.54	927-300-008
Temecula	30675 Southern Cross Rd	Benjamin	Cummings	1975	\$ 197.00	4	2	3/9/2017	\$ 390,000.00	7840	0.18	945-202-002
Temecula	30681 Links Ct	Karey	Boatright	2584	\$ 172.00	4	2	3/9/2017	\$ 445,000.00	8712	0.2	953-360-026
Temecula	45663 Pheasant Pl	Carla	Nejo	2141	\$ 197.00	3	2	3/9/2017	\$ 422,500.00	5662	0.13	961-342-014
Temecula	40150 Canton Ct	William	Mcneal Jr	2037	\$ 208.00	3	2	3/10/2017	\$ 425,000.00	3920	0.09	916-550-020
Temecula	33444 Pauba Rd	Brian	Telesz	2544	\$ 343.00	3	1	3/10/2017	\$ 875,000.00	202118	4.64	951-280-001
Temecula	31430 Cala Carrasco	Nicola	Lewis	2214	\$ 192.00	4	2	3/10/2017	\$ 427,000.00	6534	0.15	955-164-005
Temecula	33343 Calle Alfredo	Jose	Varela	1520	\$ 246.00	4	2	3/10/2017	\$ 375,000.00	9148	0.21	960-234-005
Temecula	45136 Willowick St	Stephanie	Becerra	3545	\$ 150.00	4	3	3/10/2017	\$ 535,000.00	13068	0.3	962-310-021
Temecula	27093 Rainbow Creek Dr	Emerico	Dy	1143	\$ 297.00	3	2	3/13/2017	\$ 340,000.00	6969	0.16	920-054-025
Temecula	30135 Via Monterey	Gerald	Green	2190	\$ 319.00	3	2	3/13/2017	\$ 700,000.00	44866	1.03	921-232-006
Temecula	42024 Calabria Dr	Daniel	Torres Jr	1855	\$ 180.00	3	2	3/13/2017	\$ 335,000.00	2613	0.06	921-790-003
Temecula	42355 Chaparral Dr	Steven	West	3537	\$ 235.00	5	5	3/13/2017	\$ 832,500.00	305355	7.01	927-300-001
Temecula	41339 Yuba Cir	Jerry	Godnick	2561	\$ 186.00	4	2	3/13/2017	\$ 477,000.00	7841	0.18	953-130-019
Temecula	40612 Chantemar Way	Victor	Kpeyibor	2427	\$ 173.00	4	2	3/14/2017	\$ 420,000.00	5227	0.12	910-342-040
Temecula	29923 Corte Castille	Michael	Crichton	1803	\$ 222.00	3	2	3/14/2017	\$ 402,000.00	9583	0.22	921-624-007
Temecula	40140 Meng Asbury Rd	John	James	1261	\$ 432.00	2	2	3/14/2017	\$ 545,000.00	97138	2.23	941-180-033
Temecula	31193 Camino Del Este	Placido	Aquino Jr	1120	\$ 267.00	4	2	3/14/2017	\$ 300,000.00	5663	0.13	953-042-009
Temecula	31115 Dog Leg Cir	Cao	Li	2689	\$ 161.00	4	2	3/14/2017	\$ 435,000.00	5227	0.12	953-281-062

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Temecula	45324 Aguila Ct	Frank	Liu	2668	\$ 164.00	4	2	3/14/2017	\$ 438,000.00	5227	0.12	962-270-037
Temecula	32079 Beaver Creek Ln	Ahshay	Sura	3378	\$ 145.00	4	3	3/14/2017	\$ 493,000.00	7840	0.18	962-501-008
Temecula	31866 Domenoe Way	Harold	Rich	2093	\$ 187.00	4	2	3/14/2017	\$ 393,000.00	3049	0.07	962-580-061
Temecula	34240 Regusci Ct	Dennis	Dembik	2601	\$ 192.00	4	2	3/14/2017	\$ 500,000.00	6969	0.16	966-440-001
Temecula	45319 Esmerado Ct	Takami	Narotta	1841	\$ 200.00	3	3	3/15/2017	\$ 370,000.00	6969	0.16	918-303-004
Temecula	41640 Avenida Barca	Molly	Thornock	1828	\$ 213.00	4	1	3/15/2017	\$ 390,000.00	25265	0.58	921-231-008
Temecula	42718 Tierra Robles Pl	Stefano	Gutierrez	1061	\$ 301.00	2	1	3/15/2017	\$ 320,000.00	7841	0.18	944-121-036
Temecula	42608 Remora St	Peter	Pincoski	2636	\$ 170.00	5	2	3/15/2017	\$ 450,000.00	10890	0.25	944-191-018
Temecula	41211 Pine Tree Cir	Matthew	Dohman	2141	\$ 168.00	4	2	3/15/2017	\$ 360,000.00	5662	0.13	953-421-066
Temecula	32850 Naples Ct	Brent	Wahl	1790	\$ 243.00	4	2	3/15/2017	\$ 435,000.00	5662	0.13	955-421-051
Temecula	43143 Bassano Dr	Spencer	Murphy	1600	\$ 237.00	4	2	3/15/2017	\$ 380,000.00	3920	0.09	959-331-021
Temecula	44671 Corte San Gabriel	Robert	Rosenberg	1192	\$ 281.00	3	2	3/15/2017	\$ 335,000.00	4792	0.11	961-062-005
Temecula	32094 Tall Oak Ct	Francisco	Ramirez	3133	\$ 154.00	4	2	3/15/2017	\$ 485,000.00	5662	0.13	962-573-012
Temecula	45061 Vine Cliff St	Melissa	Beeson Holmes	3128	\$ 190.00	3	2	3/15/2017	\$ 595,000.00	9583	0.22	966-360-001
Temecula	25751 El Chaval Pl	Wyatt	Humphrey	1529	\$ 414.00	3	2	3/16/2017	\$ 634,000.00	225640	5.18	935-360-016
Temecula	44079 Highlander Dr	Scott	Stiles	2245	\$ 204.00	3	2	3/16/2017	\$ 458,000.00	8276	0.19	944-031-009
Temecula	31380 Santiago Rd	Colbey	Groom	3653	\$ 239.00	4	3	3/16/2017	\$ 875,000.00	87120	2	945-110-014
Temecula	42928 Corte Abanilla	Alfred	Leal	2205	\$ 201.00	4	3	3/16/2017	\$ 445,000.00	6970	0.16	955-181-002
Temecula	31959 Calle Ballentine	Cory	Westropp	1664	\$ 222.00	3	2	3/16/2017	\$ 370,000.00	4792	0.11	955-402-018
Temecula	44016 Terraza Ct	Ronald	Charest	2297	\$ 187.00	4	2	3/16/2017	\$ 430,000.00	6098	0.14	959-292-044
Temecula	32307 Via Destello	Robert	Nunn	2344	\$ 185.00	3	2	3/16/2017	\$ 435,000.00	5227	0.12	959-301-006
Temecula	40252 Cape Charles Dr	Rodney	Bolinger	1890	\$ 214.00	3	2	3/21/2017	\$ 405,000.00	3920	0.09	916-700-063
Temecula	30276 Via Val Verde	Randall	Ream	2478	\$ 225.00	4	2	3/21/2017	\$ 560,000.00	22651	0.52	919-131-004
Temecula	30127 Corte Carrizo	Juan	Espinoza	2809	\$ 163.00	5	3	3/21/2017	\$ 460,000.00	9583	0.22	921-570-030
Temecula	44490 Via Vaquero	Benjamin	Torres	3302	\$ 363.00	3	2	3/21/2017	\$ 1,200,000.00	203425	4.67	936-270-013
Temecula	31376 Corte Montiel	Luana	Vulpe	3087	\$ 180.00	5	3	3/21/2017	\$ 557,500.00	7841	0.18	954-140-011
Temecula	32681 Bodley Ct	Blake	Dornan	2224	\$ 210.00	3	2	3/21/2017	\$ 469,000.00	6098	0.14	955-541-021
Temecula	32994 Embassy Ave	Stephanie	Nehrlich	2939	\$ 188.00	4	3	3/21/2017	\$ 555,000.00	6534	0.15	962-280-033
Temecula	46159 Jon William Way	David	Nelson	3301	\$ 169.00	4	2	3/21/2017	\$ 560,000.00	11761	0.27	962-370-004
Temecula	46249 Jon William Way	David	Maties	2962	\$ 162.00	4	2	3/21/2017	\$ 480,000.00	6969	0.16	962-370-027

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Temecula	43040 Calle Camellia	Cheryl	Williams	3550	\$ 183.00	5	2	3/22/2017	\$ 650,000.00	26136	0.6	945-280-003
Temecula	31920 Vineyard Ave	Michael	Shine	1846	\$ 197.00	4	2	3/22/2017	\$ 365,500.00	10890	0.25	953-073-024
Temecula	42980 Calle Jeminez	Robert	Gates	1300	\$ 264.00	3	2	3/22/2017	\$ 343,500.00	4792	0.11	955-194-005
Temecula	31965 Calle Espinosa	Nathan	Officer	1300	\$ 258.00	3	2	3/22/2017	\$ 336,500.00	5227	0.12	955-194-046
Temecula	43046 Via Jumilla	Matthew	Myberger	2072	\$ 188.00	4	3	3/22/2017	\$ 391,000.00	4791	0.11	955-381-032
Temecula	33288 Corte Yaca	Bryan	Bale	2047	\$ 190.00	4	2	3/22/2017	\$ 390,000.00	6970	0.16	965-341-027
Temecula	34200 Stage Rd	Kevin	Sadler	1266	\$ 383.00	2	2	3/24/2017	\$ 485,000.00	971387	22.3	470-360-018
Temecula	40056 Pasadena Dr	Randy	Evans	2249	\$ 180.00	4	2	3/24/2017	\$ 407,000.00	3484	0.08	916-510-038
Temecula	41858 Corte Selva	Isaura	Miller	2809	\$ 167.00	5	3	3/24/2017	\$ 470,000.00	9583	0.22	921-602-031
Temecula	27495 Capricho Cir	Mary	Tawfik	2118	\$ 205.00	3	1	3/24/2017	\$ 435,000.00	432550	9.93	939-020-009
Temecula	41802 Corte Montia	Abel	Perez	3075	\$ 162.00	4	3	3/24/2017	\$ 500,500.00	8276	0.19	954-280-043
Temecula	32080 Cala Gerona	Adam	Nelson	2000	\$ 240.00	4	2	3/24/2017	\$ 480,000.00	8712	0.2	955-122-054
Temecula	31875 Calle Novelda	Calvin	Steria	1339	\$ 265.00	3	2	3/24/2017	\$ 355,000.00	4356	0.1	955-243-001
Temecula	39574 Meadow View Cir	Burton	Goldman	2811	\$ 179.00	3	2	3/24/2017	\$ 505,000.00	14374	0.33	957-540-027
Temecula	31919 Avenida Enrique	Lawrence	Siler	2648	\$ 211.00	3	3	3/24/2017	\$ 560,000.00	18295	0.42	957-561-041
Temecula	43725 Altamura Ct	Beth	Alix	2616	\$ 167.00	4	2	3/24/2017	\$ 438,000.00	6534	0.15	959-141-042
Temecula	45573 Via Jaca	William	Feaster	3131	\$ 172.00	4	3	3/24/2017	\$ 540,000.00	6970	0.16	962-111-003
Temecula	33267 Fox Rd	Edelmira	Banuelos	2378	\$ 221.00	3	3	3/24/2017	\$ 527,000.00	6969	0.16	965-180-001
Temecula	33330 Fox Rd	Hanhua	Liu	3420	\$ 160.00	3	3	3/24/2017	\$ 550,000.00	11325	0.26	965-330-001
Temecula	40219 Pasadena Dr	Zachary	Velez	2528	\$ 178.00	4	2	3/28/2017	\$ 450,000.00	4356	0.1	916-491-009
Temecula	29974 Jon Christian Pl	Tommas	Alvarado	2178	\$ 176.00	4	2	3/28/2017	\$ 385,000.00	6534	0.15	919-420-002
Temecula	40293 Mimulus Way	Jason	Hanes	1487	\$ 232.00	3	2	3/28/2017	\$ 345,000.00	5663	0.13	920-152-017
Temecula	42375 Carino Pl	Narcie	Ferreira	1444	\$ 6.00	3	2	3/28/2017	\$ 10,000.00	10018	0.23	944-274-002
Temecula	42987 Via Alhama	Charlie	Kim	2708	\$ 187.00	4	2	3/28/2017	\$ 507,500.00	7405	0.17	955-111-004
Temecula	43470 Corte Almeria	Bryant	Elliott	1133	\$ 315.00	3	2	3/28/2017	\$ 357,000.00	5663	0.13	955-361-003
Temecula	32152 Corte Gardano	Douglas	Robarge	1594	\$ 240.00	3	2	3/28/2017	\$ 384,000.00	4356	0.1	955-372-002
Temecula	32076 Calle Balareza	Charles	Henley Iii	2417	\$ 198.00	3	2	3/28/2017	\$ 480,000.00	6534	0.15	959-371-009
Temecula	32701 Hupa Dr	Anthony	Pruett	2476	\$ 187.00	5	2	3/28/2017	\$ 465,000.00	5227	0.12	960-181-009
Temecula	44656 Lorraine Dr	Jeremy	Copeland	1553	\$ 244.00	3	2	3/28/2017	\$ 379,500.00	6098	0.14	960-221-015
Temecula	45799 Honeysuckle Ct	Zhijie	Zhu	2739	\$ 162.00	4	2	3/28/2017	\$ 445,000.00	6098	0.14	961-361-011



## Temecula

Sales Comparables - March 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Temecula	33715 Sattui St	Guangqing	Liu	3599	\$ 155.00	4	4	3/28/2017	\$ 559,000.00	7405	0.17	966-231-019
Temecula	40246 Cape Charles Dr	Ryan	Morgan	2010	\$ 186.00	3	2	3/30/2017	\$ 375,000.00	4356	0.1	916-700-064
Temecula	45275 Esplendor Ct	Sayed	Najafi	1841	\$ 201.00	3	3	3/30/2017	\$ 370,500.00	6098	0.14	918-301-021
Temecula	30130 Cabrillo Ave	Deborah	Jones	3475	\$ 264.00	3	1	3/30/2017	\$ 920,000.00	103237	2.37	922-140-015
Temecula	31485 Congressional Dr	Kyle	Drob	2475	\$ 182.00	3	2	3/30/2017	\$ 451,000.00	8276	0.19	953-442-020
Temecula	40524 Chantilly Cir	Korxinskee	Frazier	1405	\$ 260.00	3	2	3/30/2017	\$ 366,000.00	8276	0.19	957-282-004
Temecula	32894 Paterno St	Windy	Loritsch	1750	\$ 231.00	4	2	3/30/2017	\$ 405,000.00	5663	0.13	959-182-025
Temecula	44630 Corte Veranos	Jamie	Sandoval	1330	\$ 274.00	3	2	3/30/2017	\$ 365,000.00	5663	0.13	961-052-010

<b>Total Sales:</b>	128
<b>Average Sales Price:</b>	\$462,644.53
<b>Average Square Feet:</b>	2273