

Between NEIGHBORS

SEPTEMBER 2026

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LABOR DAY

Your Local Market SnapShot

AVERAGE DAYS ON MARKET

24 (TEMECULA)

24 (MURRIETA)

MEDIAN HOME SALE PRICE

\$799,000 (TEMECULA)

\$672,500 (MURRIETA)

ACTIVE LISTINGS

509 (TEMECULA)

443 (MURRIETA)

*FIGURES FROM INFOSPARKS BASED ON AUGUST 2026

September in Temecula & Surrounding Cities

Featured Events in and around Temecula (with Dates):

- *September 5* - National Preparedness Fair @ Promenade Temecula 12-4 pm (A free, family-friendly event with local emergency service organizations, preparedness information and kids' activities)
- *September 12* - 4th Annual Seafood Boil @ Danza del Sol Winery 4:30-6:30 PM (Seafood, wine and a fun evening)
- *September 19* - Tacos & Tequila Festival @ Pechanga Resort Casino (Pechanga's annual food and drink festival featuring unlimited tacos, tequila, live entertainment and more)
- *September 19* - Great Taste of Europa Wine & Food Festival @ Europa Village 11 AM-4 PM (A celebration of European wines, food, beer, spirits and entertainment)
- *September 19* - Peltzer Pumpkin Farm & Harvest Festival Opening Day (Peltzer kicks off its fall season)
- *September 20* - Somerset Winery's 8th Annual Grape Stomp (Grape stomping, wine and entertainment)
- *September 24* - 25th Anniversary Celebration & GrapeStomp @ South Coast Winery (South Coast Winery's 25th anniversary)
- *September 26* - TEDxTemecula: WHAT IF? @ Old Town Temecula Community Theater 10 AM-4 PM (A full day of inspiring speakers, performances and thought-provoking ideas)

Seasonal & Family Highlights:

- *All Month* - Temecula Valley Wine Month (Harvest season brings grape stomps, winery events, special tastings, live music and wine-country experiences throughout the valley)
- *All Month* - Live Music & Concerts at Local Wineries — Thornton Winery, Wilson Creek, Lorimar, South Coast and other wineries have concerts and live entertainment throughout the month.

Weekly & Ongoing Experiences:

- *Saturdays* - Temecula Certified Farmers' Market @ Old Town Temecula 8:00am-12:30pm
- *Tuesdays* - Wanderlust Food Truck Festival @ Murrieta Hot Springs Resort 4pm - 9pm
- *Wednesdays* - Temecula Certified Farmers' Markets @ Promenade Temecula 9am-1pm (Great for produce, crafts, etc.)
- *1st and 3rd Thursdays of the Month* - Murrieta Market Nights @ Murrieta 5pm - 9pm

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SEPTEMBER QUIZ QUESTION

Which Temecula Valley attraction is home to the famous giant rocking chair?

- A. Old Town Temecula
- B. Temecula Valley Museum
- C. Temecula Creek Inn
- D. Temecula Stampede

LOOK FOR THE ANSWER IN NEXT MONTH'S NEWSLETTER.

AUGUST QUIZ ANSWER: C) ABOUT 200 ITEMS

SEPTEMBER WORD SEARCH

S E P T E M B E R L
F O O T B A L L A E
A U T U M N P S P A
L E A V E S U C P V
L H A R V E S T L E
S C H O O L F A E S
U N F L O W E R A P
N P U M P K I N F A
F A L L T E M P L C
A P P L E S U N X Y

SEPTEMBER
FALL
AUTUMN
HARVEST
PUMPKIN
FOOTBALL
SCHOOL
APPLE
LEAVES
SUNFLOWER

Temecula Real Estate Market Update

So, what does the Temecula real estate market actually look like right now?

If you've been wondering whether now is a good time to buy or sell, you're not alone. The Temecula market has changed quite a bit from the frenzy we experienced a few years ago. Buyers have more choices, while sellers need to be more strategic about pricing, preparation, and presentation.

For Buyers

Today's buyers have something they didn't have during the height of the market: more breathing room. You have more opportunities to compare homes, neighborhoods, monthly payments, and overall value before making a decision. Depending on the property, there may also be opportunities to negotiate on price, repairs, or other terms. That doesn't mean every home is a bargain. Homes that are priced correctly and show well are still attracting attention, so being pre-approved and prepared to act when the right home comes along is important. Most importantly, don't feel pressured to buy simply because you think you might miss out. Take the time to make sure the home, neighborhood, and numbers actually work for you.

For Sellers

Today's buyers are informed and selective, which makes pricing your home correctly from the beginning more important than ever. Buyers are comparing your home with everything else currently available, looking at recent sales, and paying close attention to condition and value. A home that is priced appropriately, prepared well, and marketed strategically can still attract strong buyer interest. On the other hand, overpricing a home can lead to more time on the market and eventually having to make a price reduction. Before listing, I recommend looking at your home's condition, your competition, recent comparable sales, and what improvements—if any—could help your home stand out.

My Take

The Temecula market is fairly balanced, but every neighborhood and price range is different. Local, property-specific information matters far more than national headlines.

Want To Know More?

I've shared a more in-depth look at the Temecula market and what current conditions mean for buyers and sellers.

Read the full article at vallethomes.com

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