



TOMLINSON
GROUP

Real Estate Professionals

Over 32 Years In Business Serving Temecula Valley

Our Recently Sold Homes In Southern California Show The Power Of Today's Market!

Don't Miss Out On This Opportunity To Sell For Top Dollar!



Brokered by First Team Real Estate

ACTIVE



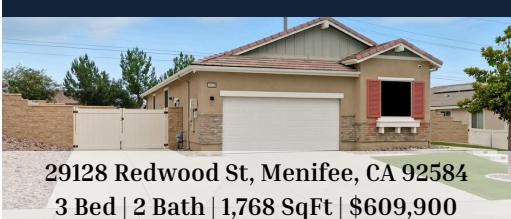
27962 Palm Villa Dr, Menifee, CA 92584
2 Bed | 2 Bath | 1,299 SqFt | \$449,900

ACTIVE



30256 Moon Star Circle, Menifee, CA 92584
3 Bed | 2 Bath | 1,651 SqFt | \$549,900

ACTIVE



29128 Redwood St, Menifee, CA 92584
3 Bed | 2 Bath | 1,768 SqFt | \$609,900

IN ESCROW



31934 Hollyhock Way, Lake Elsinore, CA 92582
3 Bed | 3 Bath | 2,117 SqFt | \$699,900

IN ESCROW



32066 Red Mountain Way, Temecula, CA, 92592
4 Bed | 2 Bath | 3,024 SqFt | \$818,747

IN ESCROW



804 Toulon Ct, San Diego, CA 92109
2 Bed | 2 Bath | 1,305 SqFt | \$1,888,000

CLOSED - OCT 2025



29377 Branwin St, Murrieta, CA 92563
5 Bed | 4 Bath | 3,613 SqFt | \$799,000

CLOSED - OCT 2025



26671 Mark Twain Ct, Sun City, CA 92586
5 Bed | 4 Bath | 3,376 SqFt | \$699,900

CLOSED - OCT 2025



31794 Corte Rosario, Temecula, CA 92592
4 Bed | 3 Bath | 2,622 SqFt | \$818,000

Testimonial

From The Beginning, Eric And His Team Were The Epitome Of Professionalism And Expertise. Eric Came Prepared With Documentation On Our Home That Went Above And Beyond Anything My Wife And I Had Ever Seen From Any Realtor We'd Worked With In The Past. Eric Will Work Tirelessly To Sell Your Home And In A Difficult Market To Sell, That Made All The Difference. I Highly, Highly, Highly Recommend Going With The Tomlinson Realty Group. You Will Not Regret It And Truly Be Satisfied On All Fronts.



~ Jonathan Perkins
October 2025

SCAN FOR WEBSITE



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FT First Team.

LP LUXURY
PORTFOLIO
INTERNATIONAL®

44025 MARGARITA ROAD #100 TEMECULA CA 92592

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	Active	Pending	Sold	Average Sale Price	Days on Market
Sept. 2025	379	88	101	\$928,972	61
3 Mo. Ago	481	109	88	\$953,640	42
6 Mo. Ago	383	109	109	\$909,747	29
12 Mo. Ago	289	87	93	\$915,416	26

IS THE MARKET COOLING... OR SIMPLY SHIFTING?

AN UPDATE FROM ERIC & SERINA TOMLINSON
THE TOMLINSON GROUP, FIRST TEAM REAL ESTATE

As we move into fall, many are asking: "Is the market cooling down?" The truth is, the Temecula Valley market isn't cooling – it's normalizing after years of record growth.

- 🏡 Inventory is up slightly, giving buyers more options.
- 💰 Prices are stabilizing as motivated sellers adjust.
- ⌚ Days on market are stretching, creating breathing room for buyers.
- ↗ Fewer bidding wars, but well-presented homes still attract strong offers.

This isn't a slowdown, it's a healthy market shift toward balance and opportunity.

Sellers who price and present strategically continue to achieve great results, and buyers benefit from more choice and less competition. We're here to help you navigate what this means for your goals – whether you're buying, selling, or simply planning your next move.

Eric & Serina Tomlinson
The Tomlinson Group | First Team Real Estate
DRE #01428634 | DRE #01375252

