

Taylor's Top 5 Neighborhoods in Temple, Texas

A buyer's field guide built on one reviewed set of closed sales - with the worksheet to make it yours.

- 01 All five compared on the same closed-sale measurements
- 02 Taylor's opinions clearly separated from the statistics
- 03 A shortlist worksheet you can fill in over a weekend
- 04 A verify-before-you-offer checklist with named primary sources

Closed sales: September 2, 2025 - September 1, 2026. Source export observed September 2, 2026. MLS statistics reviewed September 14, 2026.

Read This First: What These Numbers Are

The table describes recorded closed sales during one defined twelve-month window. All five neighborhoods use the same filters and dates, but the homes differ in size, age, condition and phase. Compare these historical summaries as a starting point; they do not describe what is for sale today or what a current seller is asking.

The ranking and the picks are Taylor Dasch's stated opinions, and they are marked as opinion wherever they appear; the statistics are not opinion. Small samples and unlike homes make these figures descriptive comparisons, not valuations of any property - you are allowed to read the same numbers and rank the five differently. The worksheet near the end helps you do exactly that.

CLOSED-SALE WINDOW: SEPTEMBER 2, 2025 - SEPTEMBER 1, 2026

NEIGHBORHOOD	N	MEDIAN CLOSED PRICE	MIDDLE 60% CLOSED PRICES	AVG DAYS ON MARKET	AVG SOLD PRICE / SQ FT
1. Canyon Creek	41	\$250,000	\$210,000 - \$390,000	121	\$146
2. Hills of Westwood	44	\$333,250	\$273,000 - \$372,000	263	\$170
3. Lake Pointe	55	\$265,000	\$240,800 - \$311,000	68	\$138
4. Legacy Ranch	14	\$454,500	\$435,400 - \$548,000	140	\$188
5. Bella Terra	24	\$380,000	\$332,600 - \$437,600	120	\$181

READ THE NUMBERS

N is the number of recorded closed sales. Median price is the middle recorded price. The middle 60% band uses interpolated 20th and 80th percentiles; it is not a current asking range or a budget floor.

Days on market and sold price per square foot are arithmetic means. Each eligible per-sale price/square-foot value is averaged; size must exceed 400 square feet. It is not total dollars divided by total area. Each metric has the same N in this source.

Taylor's order is editorial opinion. These are mixed homes and phases, not matched properties. Averages describe this closed sample, not today's availability, a home's condition or negotiating room.

Start with the home you need.

01 Canyon Creek - Taylor's Personal Favorite

MEDIAN CLOSED PRICE

\$250,000

CLOSED RECORDS

41

AVG DAYS / AVG \$/SQ FT

121 days / \$146

Taylor's opinion: his personal favorite of the five, for its established character and block-to-block architectural variety.

The statistics cover the whole area, including Canyon Creek West and Cliffs of Canyon Creek, so the averages blend older phases and varied home sizes and conditions. Use them to place the neighborhood on your budget map, then judge each home on its own condition and comparable closed sales.

CHECK THE SPECIFIC HOME: Order a full inspection and read the seller's disclosure early; confirm any association or deed restrictions from the governing documents, not from listings.

02 Hills of Westwood - Judge the Phase, Not the Average

MEDIAN CLOSED PRICE

\$333,250

CLOSED RECORDS

44

AVG DAYS / AVG \$/SQ FT

263 days / \$170

Buyer lens: compare the specific phase and property, then use the broader sample for context.

This sample blends resale and newer construction in a single population, so the printed figures describe the mix, not either tier. Treat them as a rough budget signal, then ask what has actually closed near the specific home and phase you are considering.

CHECK THE SPECIFIC HOME: Request the full listing history for any home you are considering; for new construction, get current written pricing, included features, and terms for that exact property.

Compare the specific homes.

03 Lake Pointe - Taylor's Value Pick

MEDIAN CLOSED PRICE

\$265,000

CLOSED RECORDS

55

AVG DAYS / AVG \$/SQ FT

68 days / \$138

Taylor's opinion: his value pick of the five. Verify what ownership actually costs before you agree.

The sample includes Lake Pointe Terrace sections. The figures describe recorded sales across that scope, not the price or condition of a current listing. Compare homes of similar size, age and condition before treating a lower per-square-foot figure as a better buy.

CHECK THE SPECIFIC HOME: Verify every recurring ownership cost for the exact address - association dues from the resale certificate, current taxes, and an insurance quote - before writing an offer.

04 Legacy Ranch - Taylor's Premium Pick

MEDIAN CLOSED PRICE

\$454,500

CLOSED RECORDS

14

AVG DAYS / AVG \$/SQ FT

140 days / \$188

Taylor's opinion: his premium pick within this shortlist.

This is the smallest sample of the five, so treat its averages as rough estimates rather than precise ones. The figures do not establish a current price floor or what is available now; comparable closed sales for the specific plan and street carry more weight than the neighborhood numbers.

CHECK THE SPECIFIC HOME: Ask for relevant comparable closed sales for the specific home. If considering new construction, obtain current written pricing and terms for that property.

Turn five names into a shortlist.

05 Bella Terra - The Semi-Luxury Sweet Spot

MEDIAN CLOSED PRICE

\$380,000

CLOSED RECORDS

24

AVG DAYS / AVG \$/SQ FT

120 days / \$181

Buyer lens: the step between the value tier and the premium tier in this shortlist; the exact home and its full costs matter more than the label.

The averages describe recorded closed sales in the reviewed window, not current builder pricing or availability. Where your budget overlaps Legacy Ranch, compare the specific homes head-to-head rather than the two neighborhoods' summary numbers.

CHECK THE SPECIFIC HOME: Confirm the school district assignment for the exact address with the applicable district before offering - do not rely on the subdivision name, a listing, or this guide.

Canyon Creek or Lake Pointe?

Taylor's personal favorite against his value pick. Their statistics share a reporting window, but the homes in each sample differ. Compare two specific properties on condition, relevant closed comparables, and full ownership costs before deciding what either neighborhood average means for you.

Legacy Ranch or Bella Terra?

If specific homes in both areas fit your budget, compare their layouts, condition, lots and full ownership costs. The samples are small and describe different homes. Ask for relevant closed comparables and current written terms for each finalist; a neighborhood median is not a property valuation.

Make the next tour count.

Use this sheet to organize what you know and what still needs checking. For finalist homes, replace preliminary estimates with written, address-specific information. Leave unverified items open rather than guessing.

HOME A ADDRESS: _____ HOME B ADDRESS: _____

Lender quote: monthly principal and interest, plus mortgage insurance if applicable?

Home A: _____ Home B: _____

Taxes and insurance: how much, and inside escrow or paid separately? Count each once.

Home A: _____ Home B: _____

Association dues, assessments and other recurring costs: amount and billing frequency?

Home A: _____ Home B: _____

Score after checking the homes and driving your actual route.

NEIGHBORHOOD	PRICE FIT	LAYOUT	CONDITION	ROUTE	KEEP?
Canyon Creek					
Hills of Westwood					
Lake Pointe					
Legacy Ranch					
Bella Terra					

- ☐ Discuss a comfortable budget and financing readiness with your lender.
- ☐ Drive shortlisted routes at the times you would actually travel.
- ☐ Choose two areas to start; expand the search if they do not meet your needs.
- ☐ For each finalist, record the documents and inspections still needed with your agent.

Verify each finalist.

SCHOOL ATTENDANCE ASSIGNMENT

Confirm district and campus assignment for the exact address with the applicable district. Temple ISD publishes information at tisd.org. A subdivision name or listing is not address-level confirmation.

PROPERTY TAXES

Pull the current-year property record and its taxing entities for the exact address at the Bell Central Appraisal District, bellcad.org, instead of assuming one neighborhood-wide rate.

FINANCING COSTS

Ask your lender for a written, address-specific Loan Estimate. Use the CFPB explainer below to distinguish principal and interest, mortgage insurance, escrow and costs paid separately.

HOA AND DEED RESTRICTIONS

Order the resale certificate and governing documents through the title company or the association; those documents state the actual dues, transfer fees, and rules.

CONDITION

Review the seller's disclosure and arrange appropriate inspections with your agent and a licensed inspector. Confirm the timing for the actual contract.

INSURANCE AND FLOOD STATUS

Obtain an insurance quote for the specific home. Ask the insurer and lender what flood information and coverage requirements apply to that address.

SOURCE & SCOPE

CTXMLS Residential records: Temple, Closed, price at least \$25,000, September 2, 2025 - September 1, 2026. Export observed September 2, 2026; MLS statistics reviewed September 14, 2026. Each neighborhood uses its stated subdivision scope and sample size.

Counts describe recorded sales, not all homes in each neighborhood. The samples mix sizes, ages and conditions; they do not establish current availability, valuation, HOA charges, school assignments or builder terms. Canyon includes West and Cliffs; Lake Pointe includes Terrace. For later editions, visit templetxhomes.net/top-5-neighborhoods/.

[Bell CAD property records](#)

[CFPB: understand your written Loan Estimate](#)

Want help narrowing your search? Bring this worksheet, even half-finished, and discuss your budget, timing and priorities with Taylor. Downloading the guide does not submit a request; asking for help is a separate, optional step.

Talk with Taylor: calendly.com/dealswithdasch

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