

Los Ranchitos

Neighborhood · CA · California > Riverside County > Temecula

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

-22.6%

1-YR CHANGE

5

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

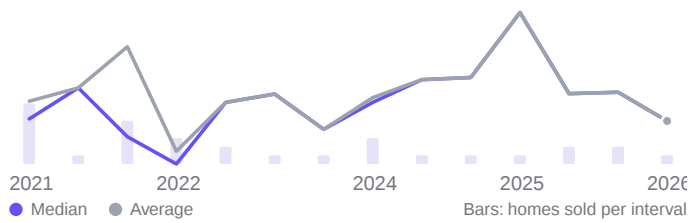
MARKET TRENDS (5 YEARS)

Sale prices

Median \$1.4M · Average \$1.4M

Growth (year over year)

Price -22.6% · Sales +25.0%



Price per square foot

\$373/ft²

Sale premium vs estimated value

-0.3%



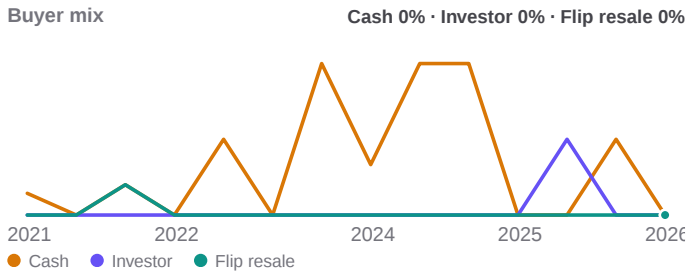
Annual turnover (share of homes sold)

3.0%



BUYERS & OUTCOMES

Buyer mix



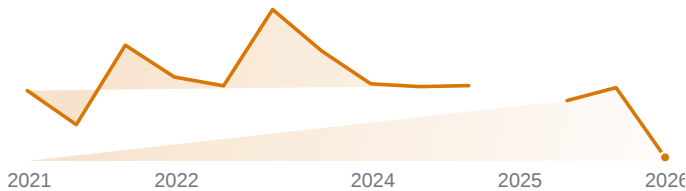
Sellers who sold at a gain

100%

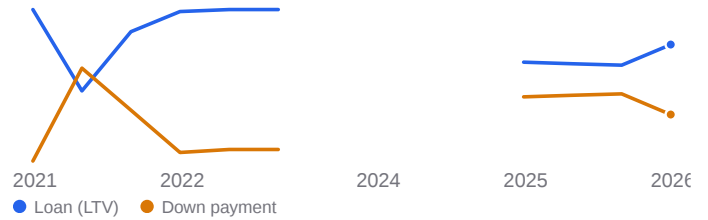
2021 2022 2024 2025 2026

Median annualized return at resale

+0.4%

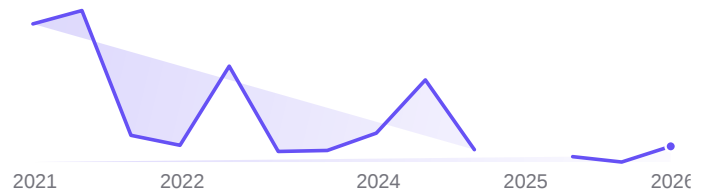


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	166
Median value (AVM)	\$1.3M
Median size	3,112 ft²
Median bedrooms	4
Median year built	1978
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.5%
Owner occupied	75%
Company owned	34%
Median loan-to-value	45%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	858
Density	917 / mi²
Median household income	\$121K
Average household income	\$173K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	454
Homes occupied	98%
Bachelor's or higher	20%
Poverty rate	4.9%
Unemployment	1.5%
Average temp	63°F
Annual precip	17 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.