

Santiago Ranchos

Neighborhood · CA · California > Riverside County > Temecula

BALANCED MARKET

\$1.4M

MEDIAN SALE PRICE

5

SALES (12 MO)

\$1.7M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



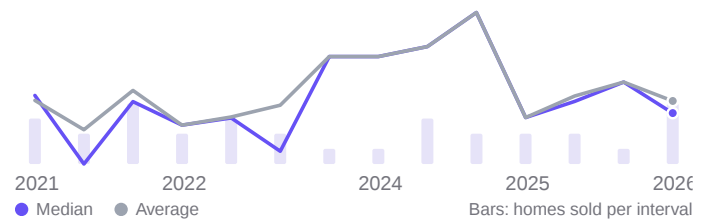
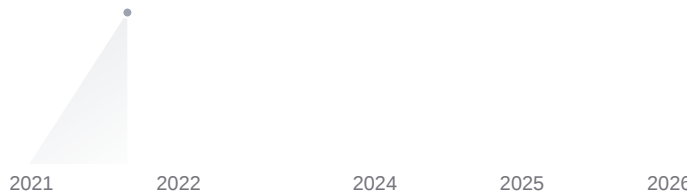
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$1.4M · Average \$1.6M



Growth (year over year)

Price +4.5% · Sales +100.0%

Price per square foot

\$247/ft²



Sale premium vs estimated value

-29.4%

Annual turnover (share of homes sold)

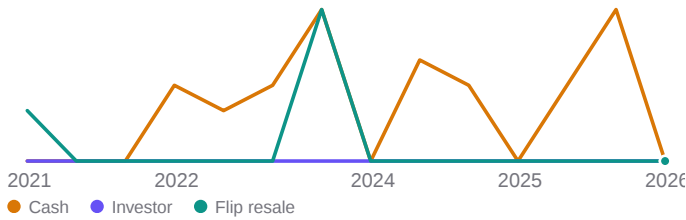
2.9%



BUYERS & OUTCOMES

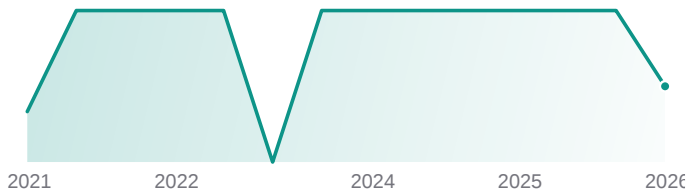
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



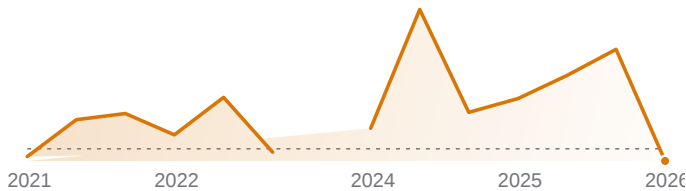
Sellers who sold at a gain

75%

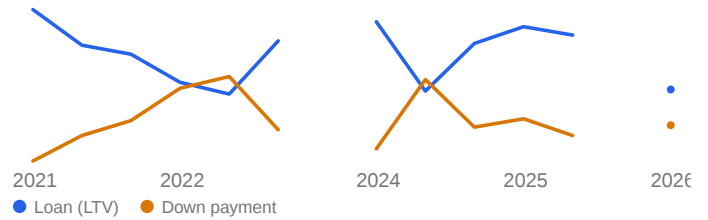


Median annualized return at resale

-2.4%

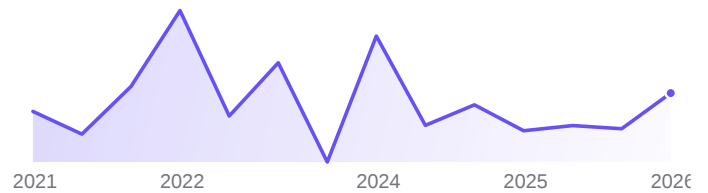


Financing (share of purchase price) Loan (LTV) 47% · Down payment 26%



Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	172
Median value (AVM)	\$1.7M
Median size	4,200 ft²
Median bedrooms	4
Median year built	2002
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0%
Owner occupied	75%
Company owned	39%
Median loan-to-value	45%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	741
Density	910 / mi²
Median household income	\$122K
Average household income	\$175K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	454
Homes occupied	98%
Bachelor's or higher	21%
Poverty rate	4.8%
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.