

Morongo Valley 92256

ZIP code · CA · California > San Bernardino County > Morongo Valley

SELLER'S MARKET

\$297K

MEDIAN SALE PRICE

-1.8%

1-YR CHANGE

88

SALES (12 MO)

\$318K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

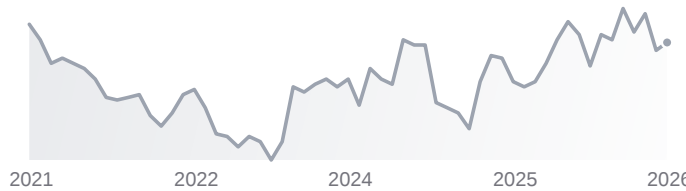
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

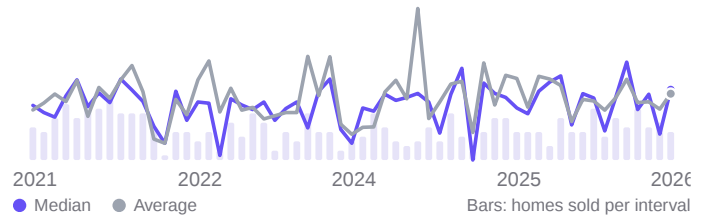
Market temperature (0-100)

68 / 100



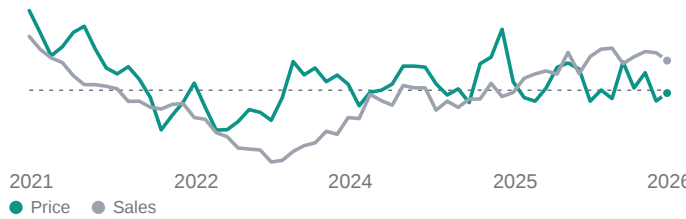
Sale prices

Median \$350K · Average \$337K



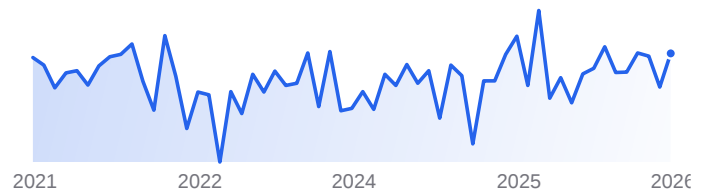
Growth (year over year)

Price -1.8% · Sales +18.9%



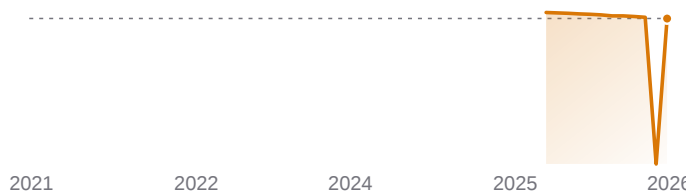
Price per square foot

\$306/ft²



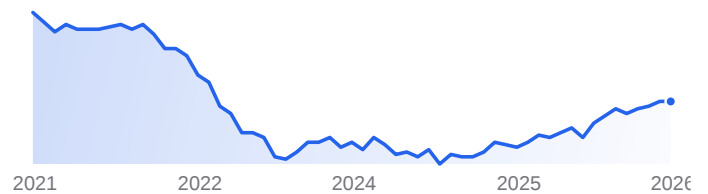
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

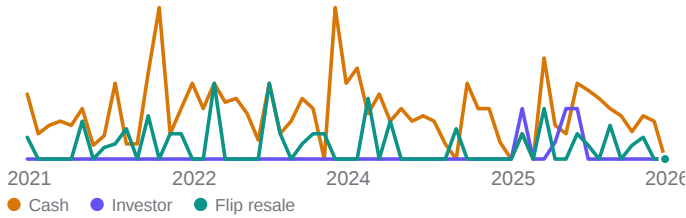
4.8%



BUYERS & OUTCOMES

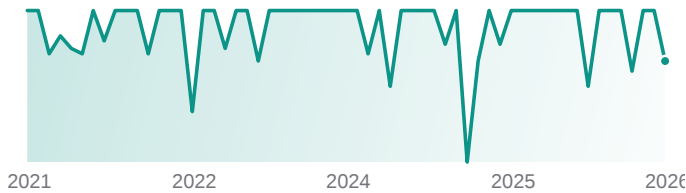
Buyer mix

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



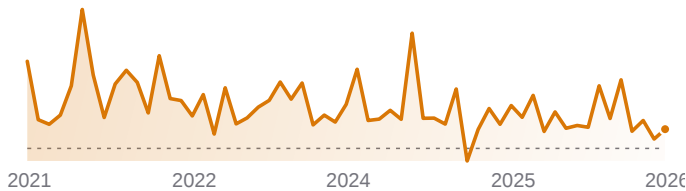
Sellers who sold at a gain

83%

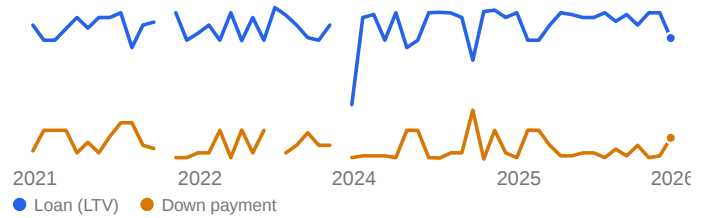


Median annualized return at resale

+4.1%

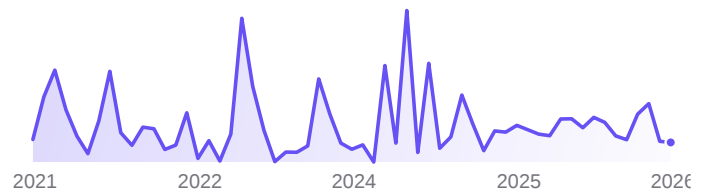


Financing (share of purchase price) Loan (LTV) 81% · Down payment 15%



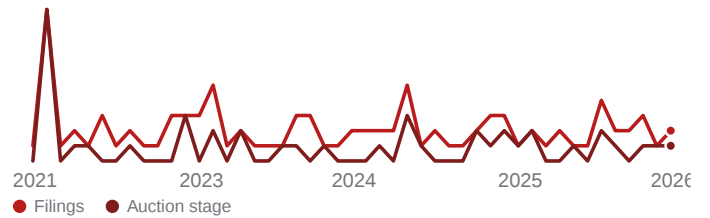
Typical hold before selling

4.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,827
Median value (AVM)	\$318K
Median size	1,212 ft²
Median bedrooms	2
Median year built	1964
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.7%
Owner occupied	55%
Company owned	28%
Median loan-to-value	32%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	4,011
Density	34 / mi²
Median household income	\$50K
Average household income	\$63K
Crime index (US avg 100)	186
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	429
Homes occupied	82%
Bachelor's or higher	10%
Poverty rate	21.9%
Unemployment	1.6%
Average temp	55°F
Annual precip	14 in
Sunshine	68%

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