

Whitewater 92282

ZIP code · CA · California > Riverside County > Whitewater

STRONG SELLER'S MARKET

\$340K

MEDIAN SALE PRICE

+27.5%

1-YR CHANGE

30

SALES (12 MO)

\$345K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 87 / 100

Buyer's market

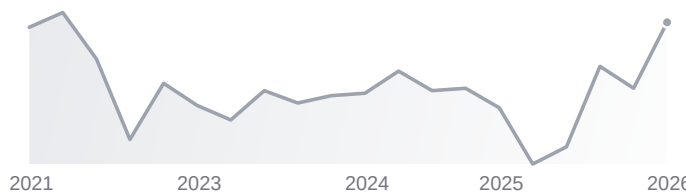
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

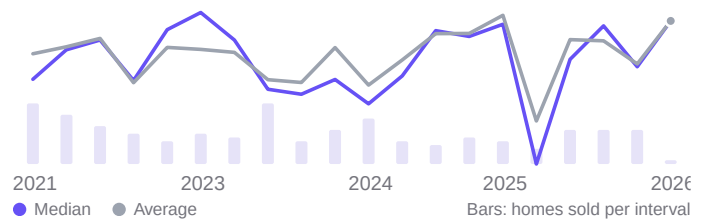
Market temperature (0–100)

87 / 100



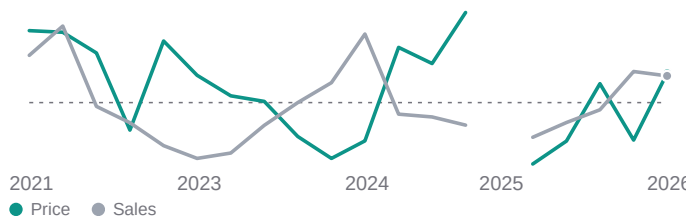
Sale prices

Median \$405K · Average \$405K



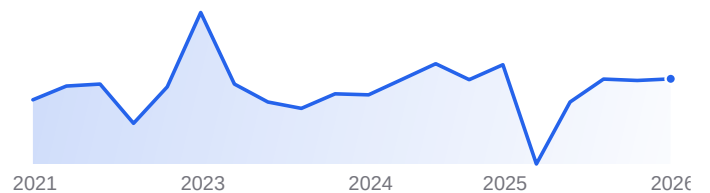
Growth (year over year)

Price +27.5% · Sales +25.0%



Price per square foot

\$224/ft²



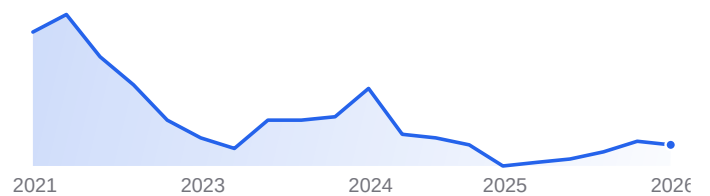
Sale premium vs estimated value

-0.2%



Annual turnover (share of homes sold)

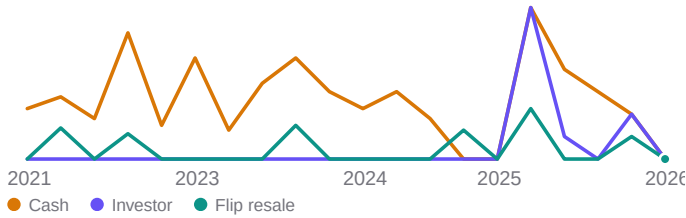
4.9%



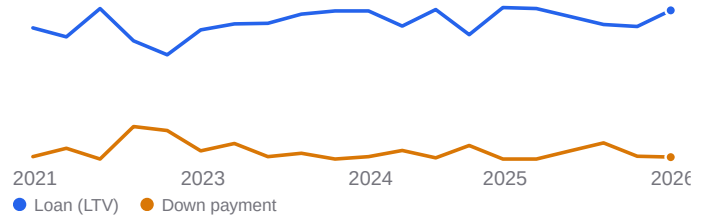
BUYERS & OUTCOMES

Buyer mix

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

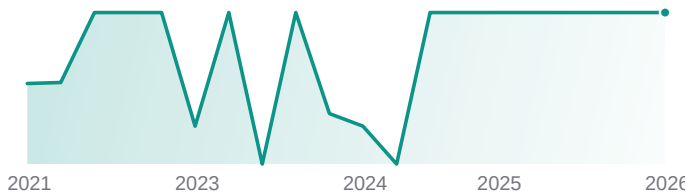


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



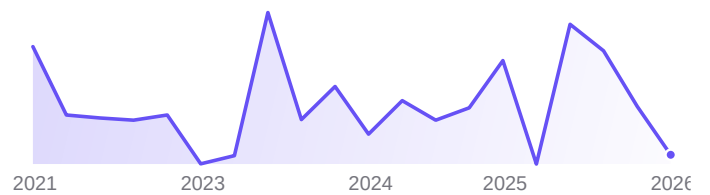
Sellers who sold at a gain

100%



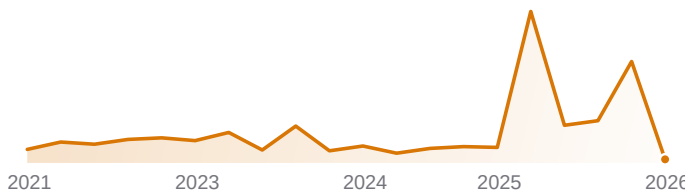
Typical hold before selling

2.8 yrs



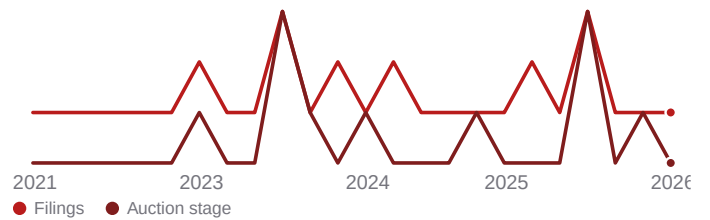
Median annualized return at resale

+2.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	616
Median value (AVM)	\$345K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1993
Single family	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.5%
Owner occupied	60%
Company owned	16%
Median loan-to-value	41%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	2,703
Density	24 / mi²
Median household income	\$73K
Average household income	\$88K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	622
Homes occupied	75%
Bachelor's or higher	17%
Poverty rate	18.2%
Unemployment	1.8%
Average temp	60°F
Annual precip	18 in
Sunshine	68%

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