

Lake Elsinore 92530

ZIP code · CA · California > Riverside County > Lake Elsinore

BALANCED MARKET

\$554K

MEDIAN SALE PRICE

-5.5%

1-YR CHANGE

788

SALES (12 MO)

\$533K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



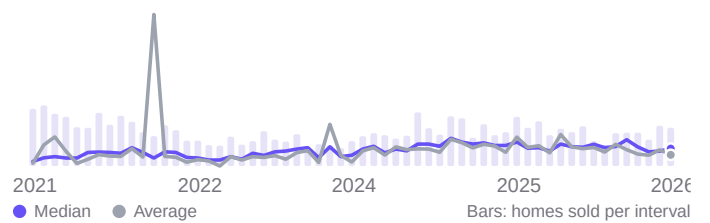
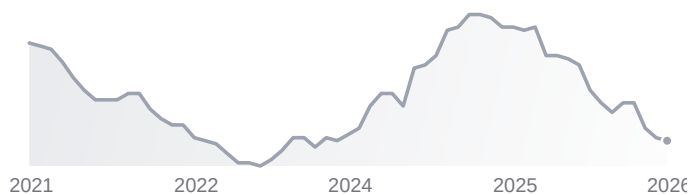
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$568K · Average \$523K

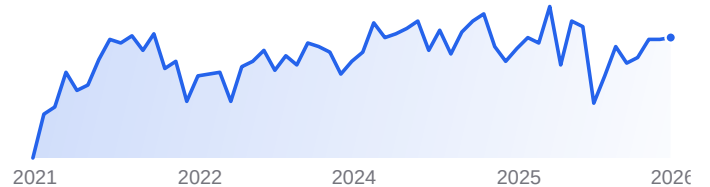
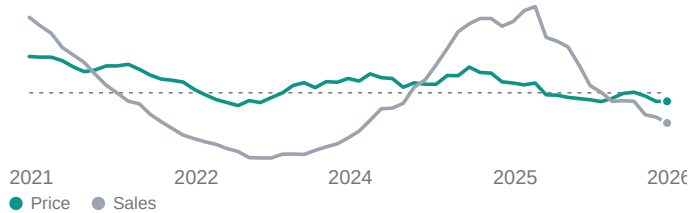


Growth (year over year)

Price -5.5% · Sales -19.6%

Price per square foot

\$310/ft²

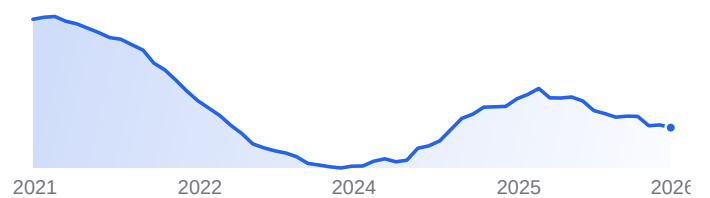
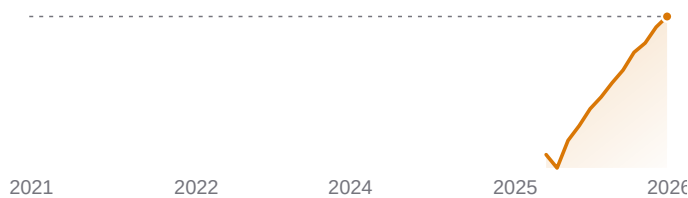


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

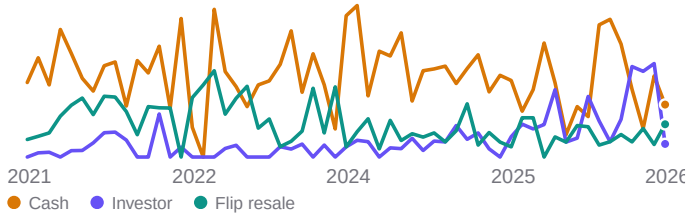
4.5%



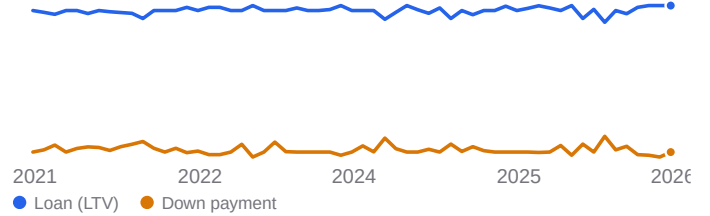
BUYERS & OUTCOMES

Buyer mix

Cash 10% · Investor 2.6% · Flip resale 6.5%

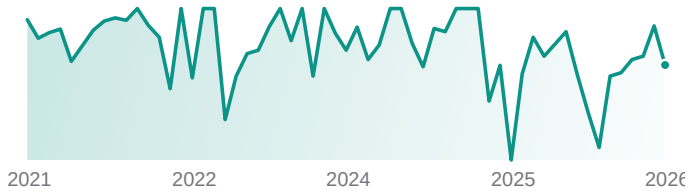


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



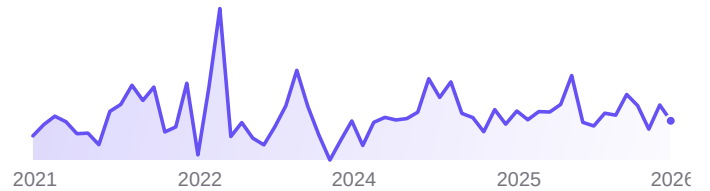
Sellers who sold at a gain

93%



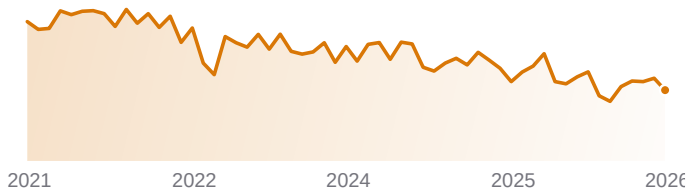
Typical hold before selling

6.7 yrs



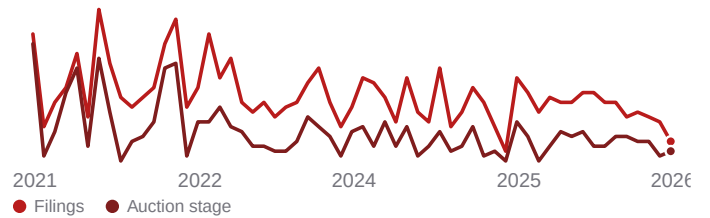
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	17,367
Median value (AVM)	\$533K
Median size	1,704 ft²
Median bedrooms	3
Median year built	1991
Single family	86%
Condos	4.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.3%
Owner occupied	73%
Company owned	19%
Median loan-to-value	55%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	63,052
Density	585 / mi²
Median household income	\$77K
Average household income	\$94K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	525
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	10.4%
Unemployment	1.7%
Average temp	63°F
Annual precip	17 in
Sunshine	69%

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.