

Lake Elsinore 92532

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

BUYER'S MARKET

\$618K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

294

SALES (12 MO)

\$583K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



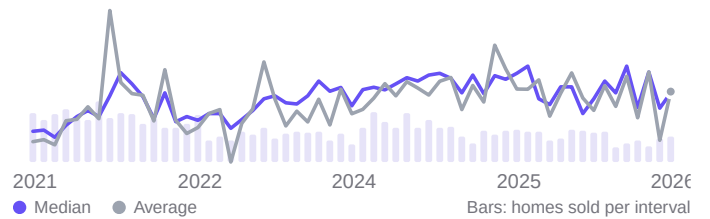
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$615K · Average \$617K

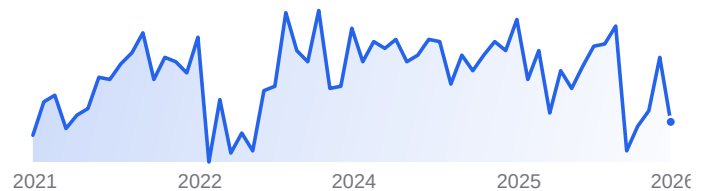
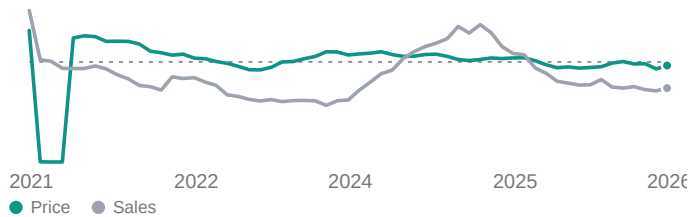


Growth (year over year)

Price -3.1% · Sales -22.8%

Price per square foot

\$237/ft²

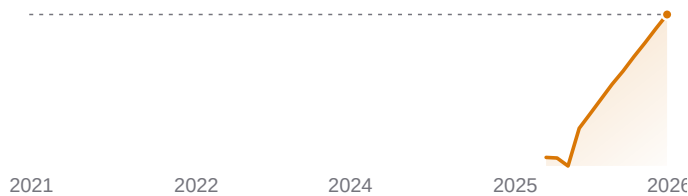


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

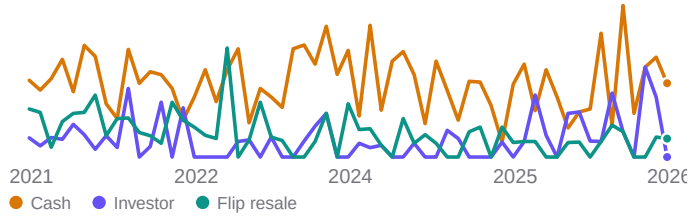
3.8%



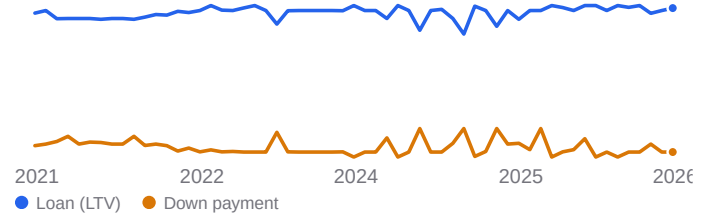
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 0% · Flip resale 3.8%

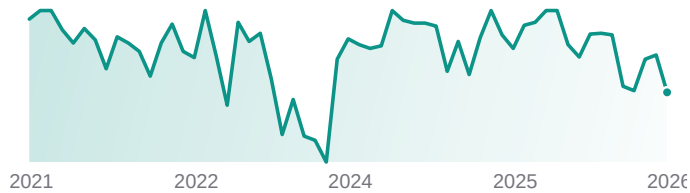


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



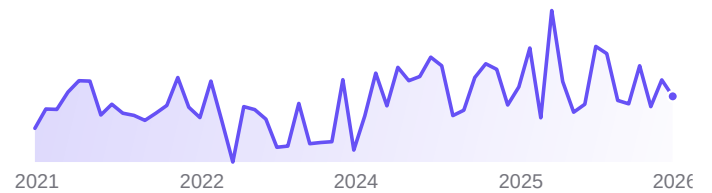
Sellers who sold at a gain

76%



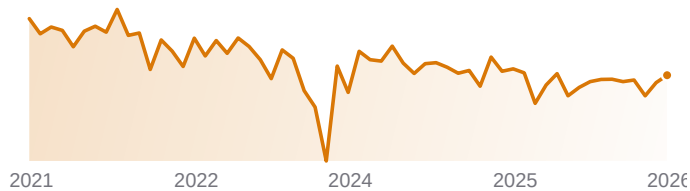
Typical hold before selling

6.3 yrs



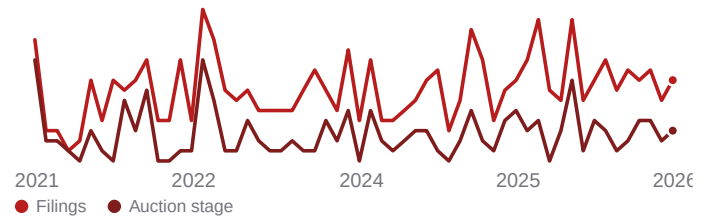
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 8 · Auction stage 3



HOUSING STOCK

Homes	7,811
Median value (AVM)	\$583K
Median size	2,434 ft²
Median bedrooms	4
Median year built	2006
Single family	82%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	0.9%
Owner occupied	82%
Company owned	16%
Median loan-to-value	60%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	24,809
Density	1,314 / mi²
Median household income	\$104K
Average household income	\$138K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	409
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	7.7%
Unemployment	1.8%
Average temp	63°F
Annual precip	13 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.