

Aguanga 92536

ZIP code · CA · California > Riverside County > Aguanga

BALANCED MARKET

\$531K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

59

SALES (12 MO)

\$590K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



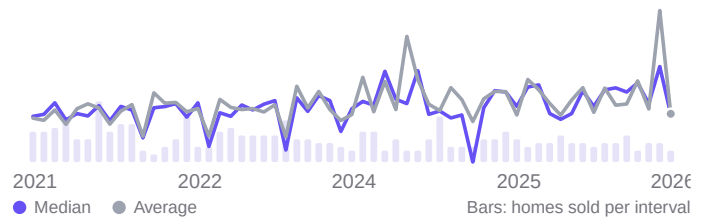
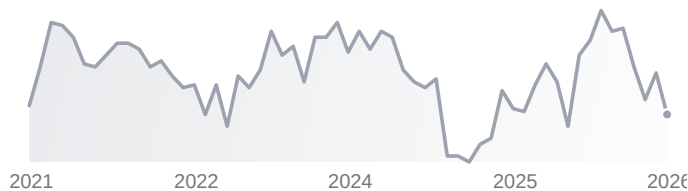
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$395K · Average \$398K

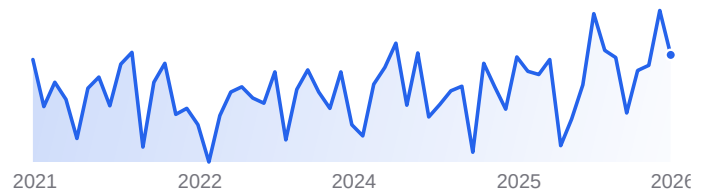
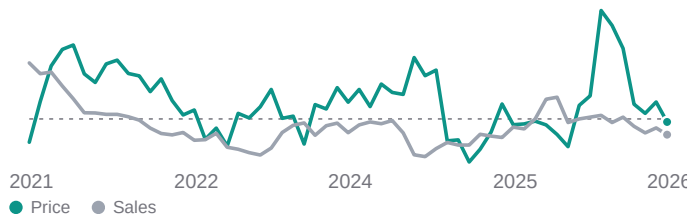


Growth (year over year)

Price -2.5% · Sales -13.2%

Price per square foot

\$312/ft²

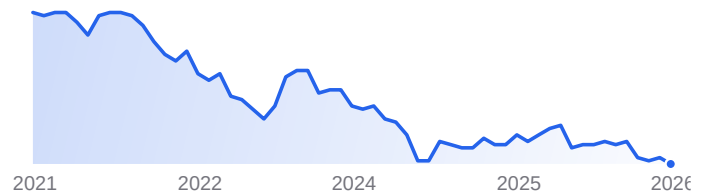
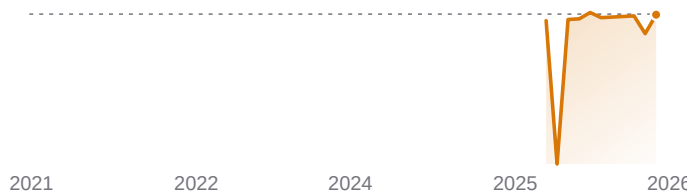


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

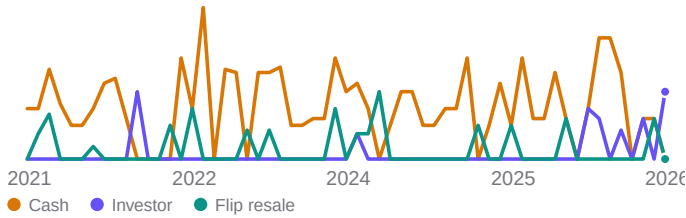
4.8%



BUYERS & OUTCOMES

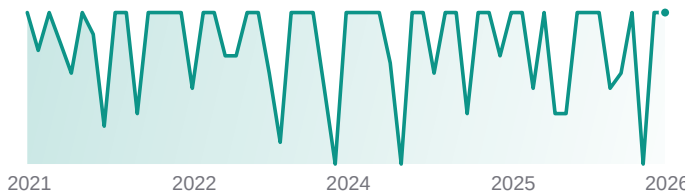
Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



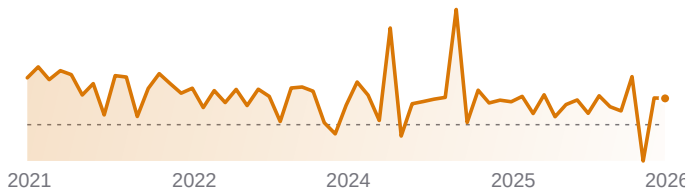
Sellers who sold at a gain

100%

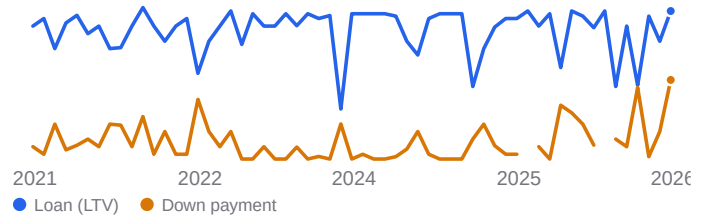


Median annualized return at resale

+6.5%

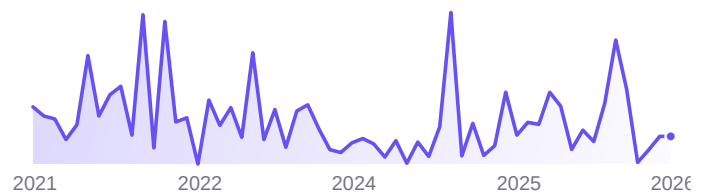


Financing (share of purchase price) Loan (LTV) 100% · Down payment 54%



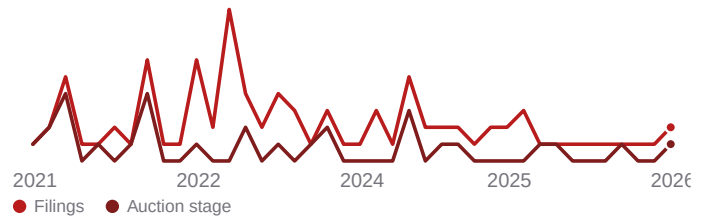
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,237
Median value (AVM)	\$590K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1992
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.0%
Owner occupied	65%
Company owned	17%
Median loan-to-value	52%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	4,272
Density	34 / mi²
Median household income	\$77K
Average household income	\$93K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	316
Homes occupied	84%
Bachelor's or higher	15%
Poverty rate	12.9%
Unemployment	1.9%
Average temp	60°F
Annual precip	17 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.