

# Idyllwild 92549

ZIP code · CA · California > Riverside County

**SELLER'S MARKET**

**\$488K**

MEDIAN SALE PRICE

**-0.1%**

1-YR CHANGE

**208**

SALES (12 MO)

**\$451K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 65 / 100**

Buyer's market

Balanced

Seller's market

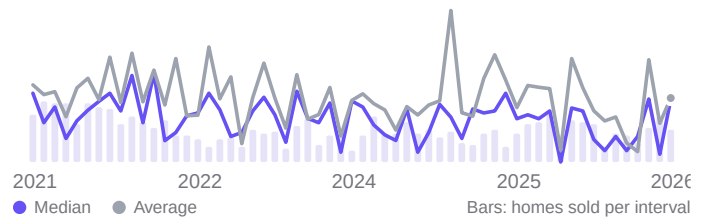
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**65 / 100**

Sale prices

**Median \$534K · Average \$538K**

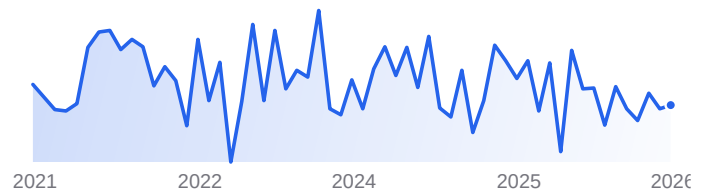
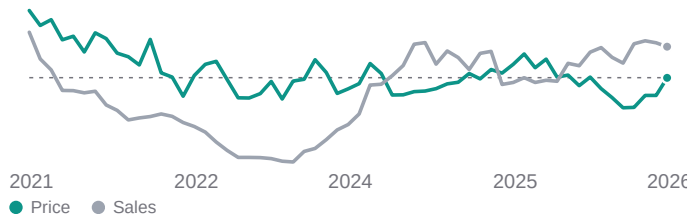


Growth (year over year)

**Price -0.1% · Sales +18.2%**

Price per square foot

**\$363/ft²**

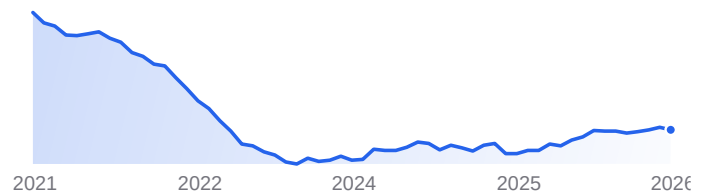
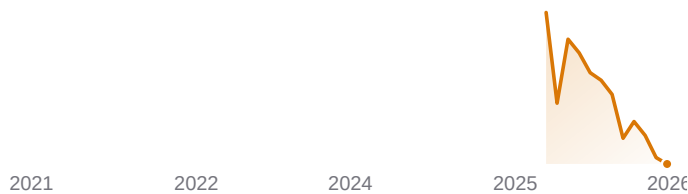


Sale premium vs estimated value

**+0.0%**

Annual turnover (share of homes sold)

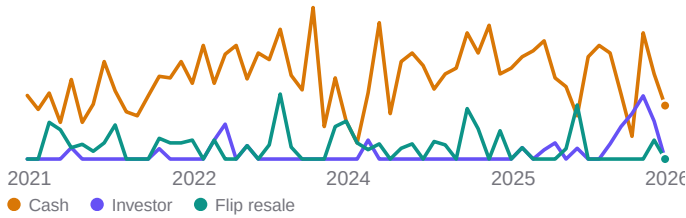
**5.5%**



## BUYERS & OUTCOMES

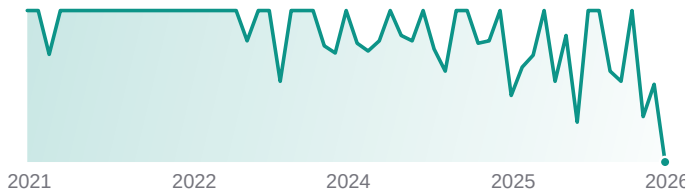
### Buyer mix

Cash 24% · Investor 0% · Flip resale 0%



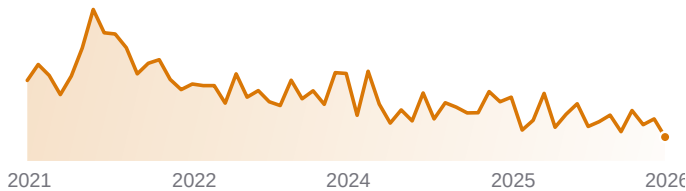
### Sellers who sold at a gain

64%

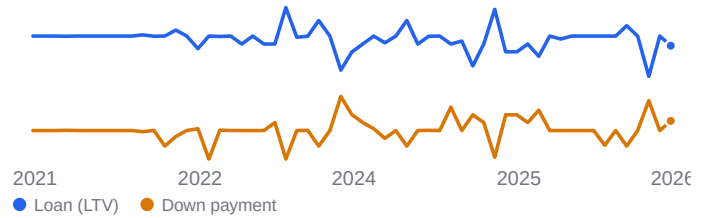


### Median annualized return at resale

+2.4%

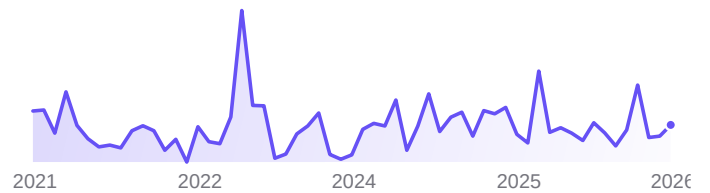


### Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



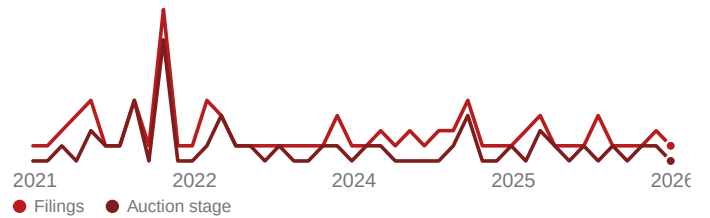
### Typical hold before selling

7.5 yrs



### Preforeclosure filings

Filings 1 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,800     |
| Median value (AVM) | \$451K    |
| Median size        | 1,222 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1967      |
| Single family      | 97%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 63%      |
| Underwater (LTV 125% or more) | 1.7%     |
| Owner occupied                | 23%      |
| Company owned                 | 33%      |
| Median loan-to-value          | 34%      |
| Typical ownership tenure      | 11.0 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,319    |
| Density                          | 47 / mi² |
| Median household income          | \$81K    |
| Average household income         | \$109K   |
| Crime index (US avg 100)         | 191      |
| Air pollution index (US avg 100) | 92       |
| Earthquake index (US avg 100)    | 338      |
| Homes occupied                   | 56%      |
| Bachelor's or higher             | 24%      |
| Poverty rate                     | 8.6%     |
| Unemployment                     | 1.5%     |
| Average temp                     | 49°F     |
| Annual precip                    | 28 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.