

Moreno Valley 92553

ZIP code · CA · California · Riverside County · Moreno Valley

BALANCED MARKET

\$512K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

325

SALES (12 MO)

\$482K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



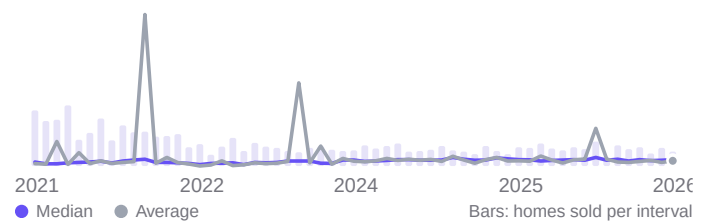
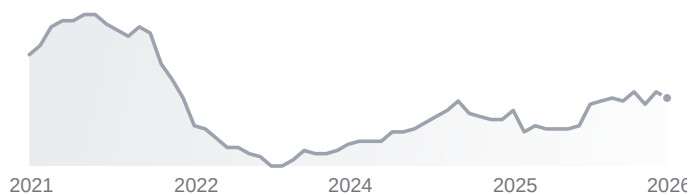
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$520K · Average \$503K

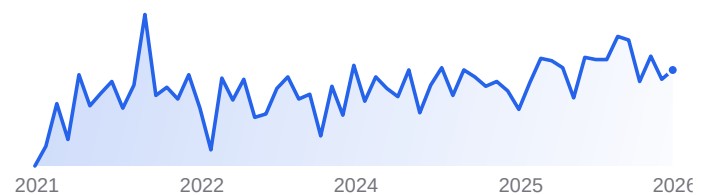
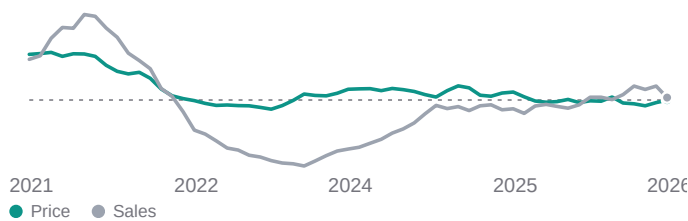


Growth (year over year)

Price -0.1% · Sales +1.9%

Price per square foot

\$350/ft²

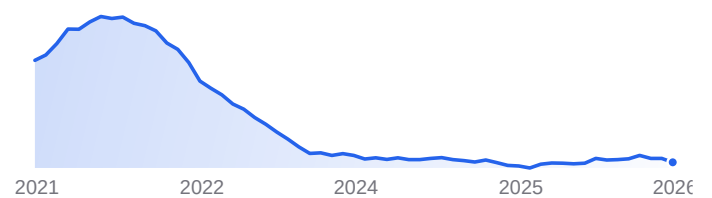
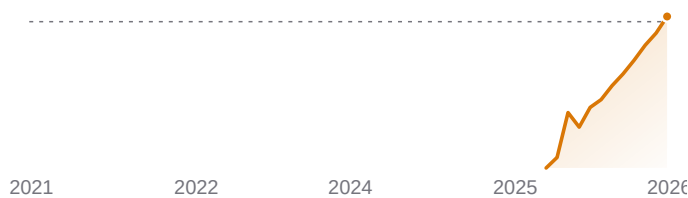


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

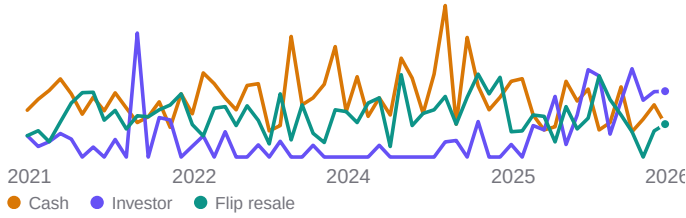
2.2%



BUYERS & OUTCOMES

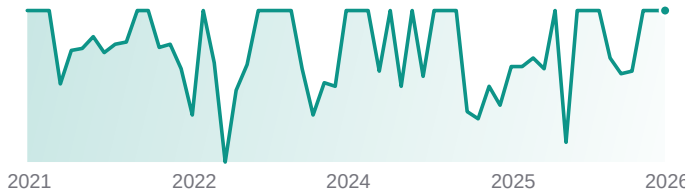
Buyer mix

Cash 8.7% · Investor 17% · Flip resale 8.7%



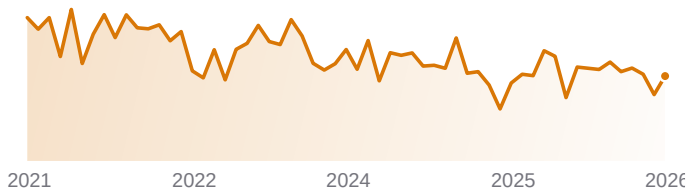
Sellers who sold at a gain

100%

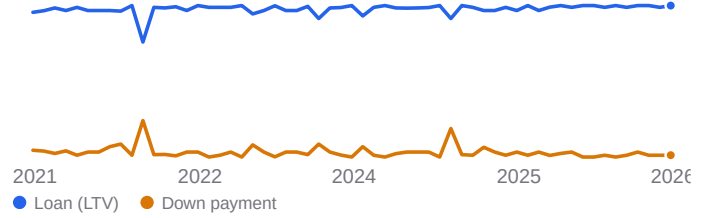


Median annualized return at resale

+6.6%

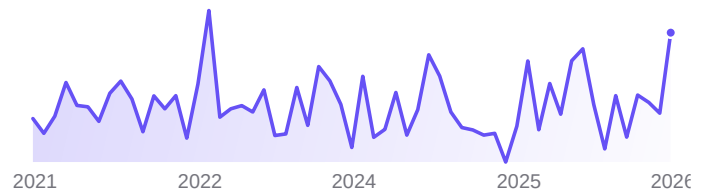


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



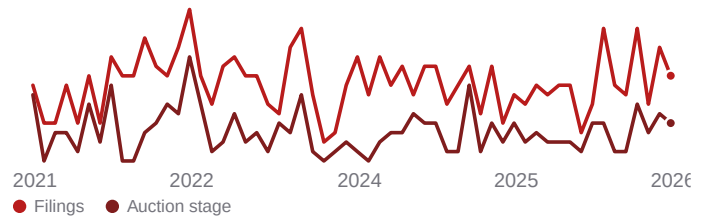
Typical hold before selling

17.7 yrs



Preforeclosure filings

Filings 9 · Auction stage 4



HOUSING STOCK

Homes	14,834
Median value (AVM)	\$482K
Median size	1,466 ft²
Median bedrooms	3
Median year built	1984
Single family	93%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	19%
Median loan-to-value	42%

Typical ownership tenure

16.1 yrs

COMMUNITY

Population	78,779
Density	7,617 / mi²
Median household income	\$61K
Average household income	\$76K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	485
Homes occupied	98%
Bachelor's or higher	10%
Poverty rate	13.9%
Unemployment	1.8%
Average temp	63°F
Annual precip	11 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.