

Moreno Valley 92555

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

BUYER'S MARKET

\$561K

MEDIAN SALE PRICE

-7.7%

1-YR CHANGE

381

SALES (12 MO)

\$564K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



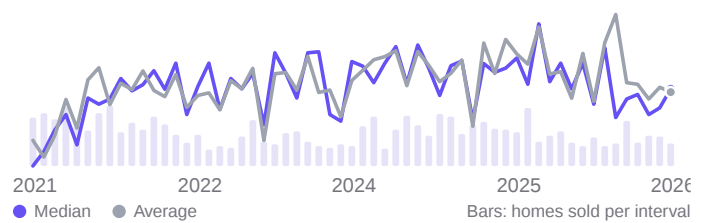
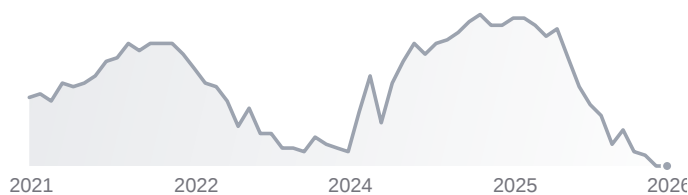
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$575K · Average \$572K

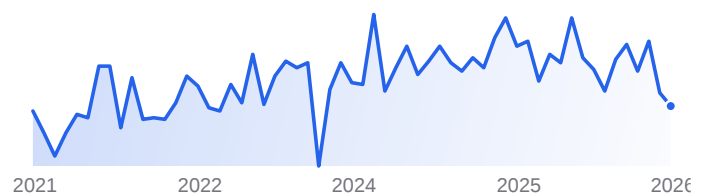
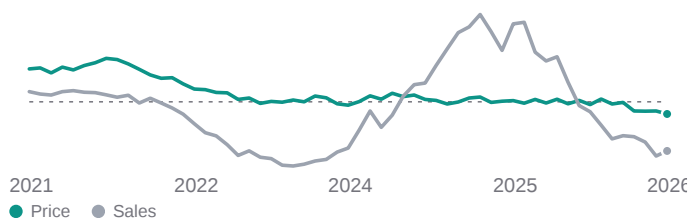


Growth (year over year)

Price -7.7% · Sales -31.1%

Price per square foot

\$258/ft²

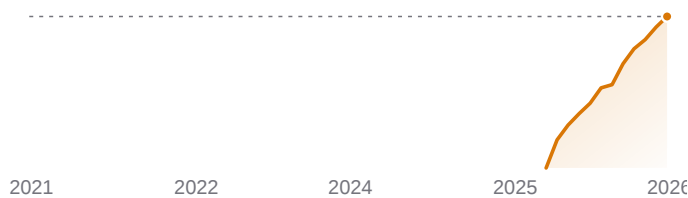


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

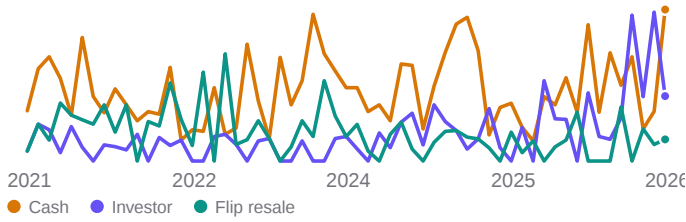
3.1%



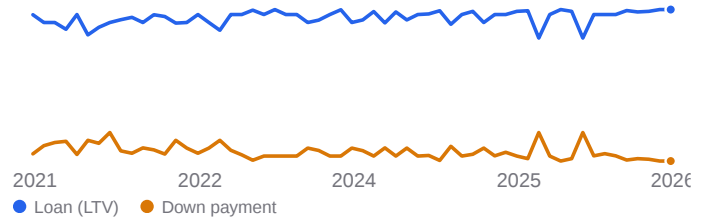
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 12% · Flip resale 3.8%

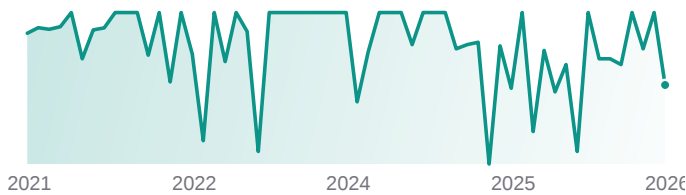


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



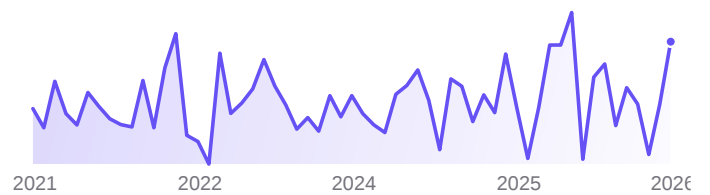
Sellers who sold at a gain

91%



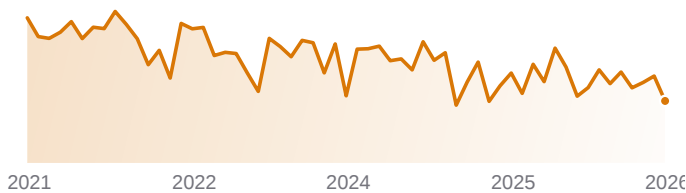
Typical hold before selling

13.3 yrs



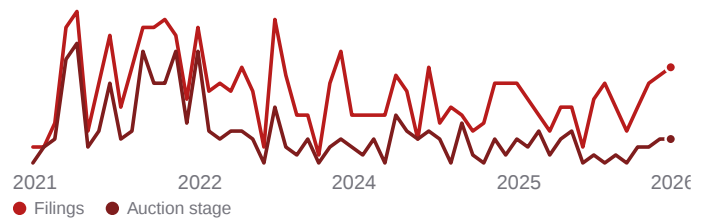
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 12 · Auction stage 3



HOUSING STOCK

Homes	12,209
Median value (AVM)	\$564K
Median size	2,230 ft²
Median bedrooms	4
Median year built	2004
Single family	96%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.1%
Owner occupied	78%
Company owned	20%
Median loan-to-value	53%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	46,518
Density	645 / mi²
Median household income	\$98K
Average household income	\$126K
Crime index (US avg 100)	33
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	553
Homes occupied	97%
Bachelor's or higher	16%
Poverty rate	6.2%
Unemployment	1.8%
Average temp	63°F
Annual precip	14 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.