

Murrieta 92562

ZIP code · CA · California > Riverside County > Murrieta

BALANCED MARKET

\$674K

MEDIAN SALE PRICE

-5.1%

1-YR CHANGE

823

SALES (12 MO)

\$666K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



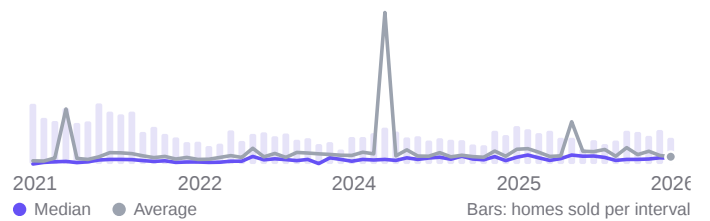
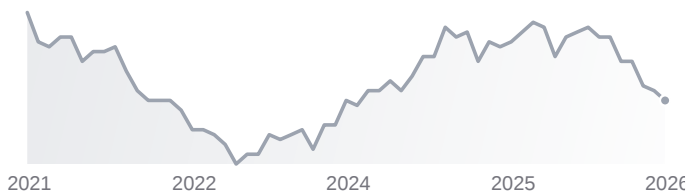
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$675K · Average \$710K

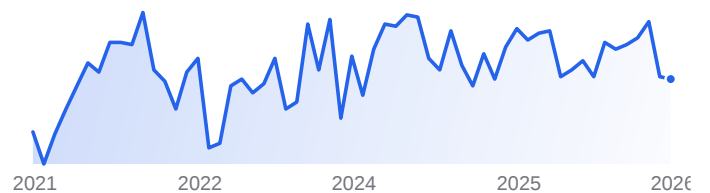
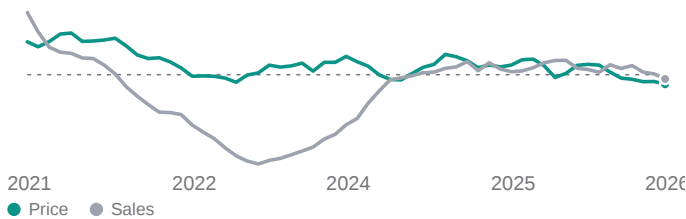


Growth (year over year)

Price -5.1% · Sales -2.3%

Price per square foot

\$312/ft²

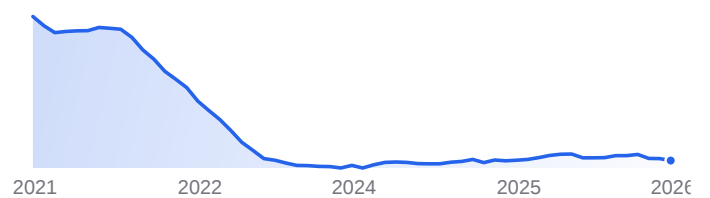
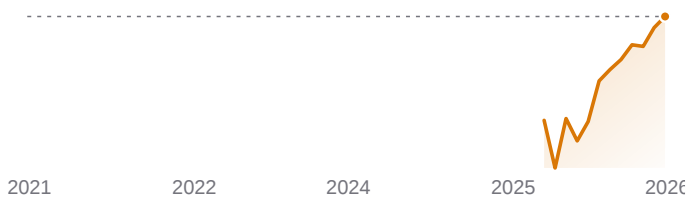


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

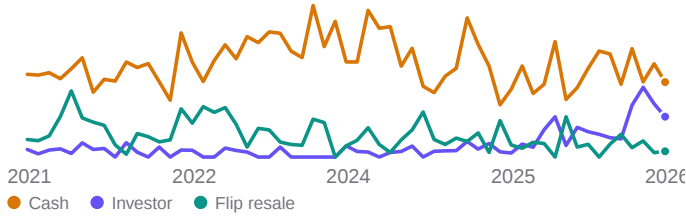
4.3%



BUYERS & OUTCOMES

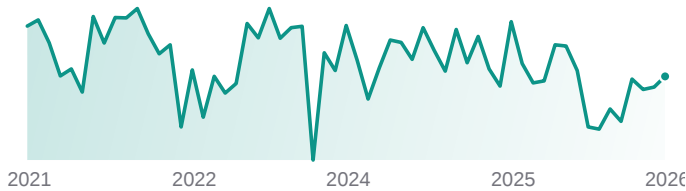
Buyer mix

Cash 19% · Investor 10% · Flip resale 1.5%



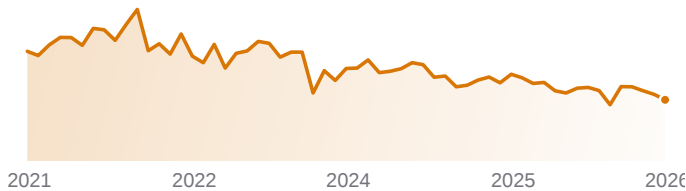
Sellers who sold at a gain

94%

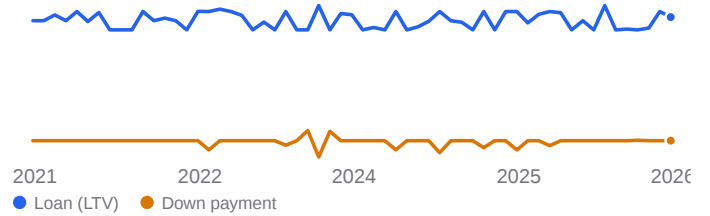


Median annualized return at resale

+4.3%

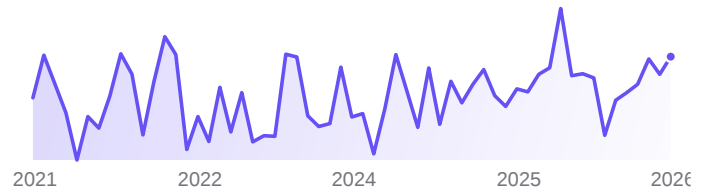


Financing (share of purchase price) Loan (LTV) 87% · Down payment 20%



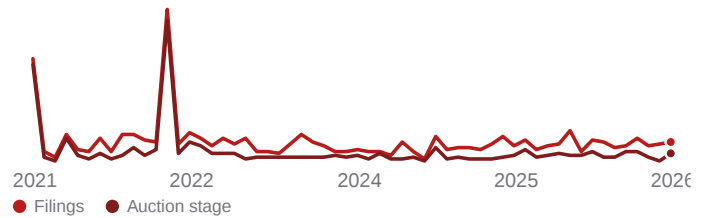
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 10 · Auction stage 4



HOUSING STOCK

Homes	19,159
Median value (AVM)	\$666K
Median size	2,230 ft²
Median bedrooms	4
Median year built	1998
Single family	88%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	28%
Median loan-to-value	49%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	66,406
Density	719 / mi²
Median household income	\$107K
Average household income	\$126K
Crime index (US avg 100)	42
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	462
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	5.8%
Unemployment	1.7%
Average temp	63°F
Annual precip	16 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.