

Murrieta 92563

ZIP code · CA · California > Riverside County > Murrieta

BALANCED MARKET

\$670K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

781

SALES (12 MO)

\$679K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



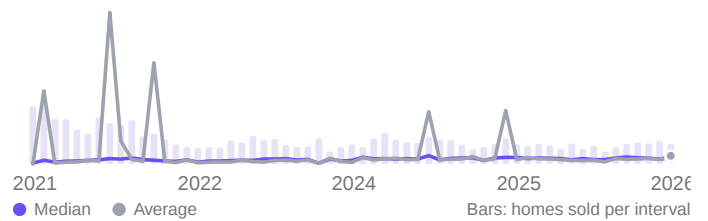
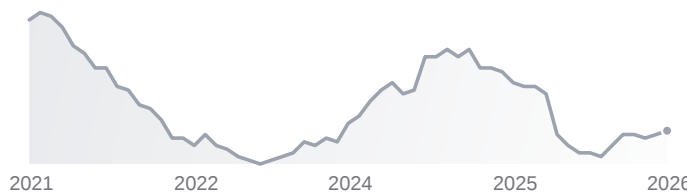
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$675K · Average \$722K

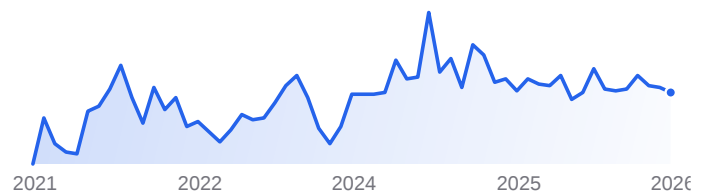
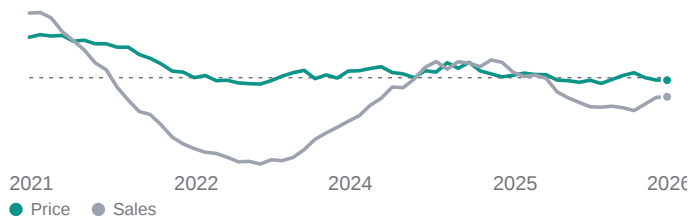


Growth (year over year)

Price -1.5% · Sales -11.5%

Price per square foot

\$288/ft²

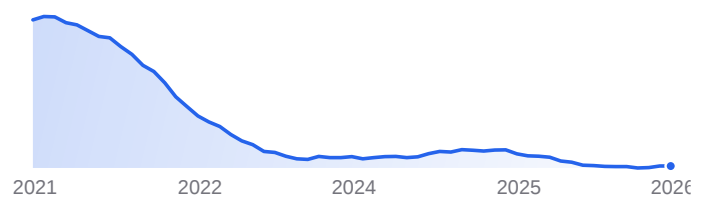
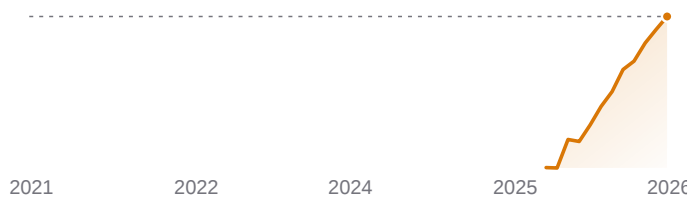


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

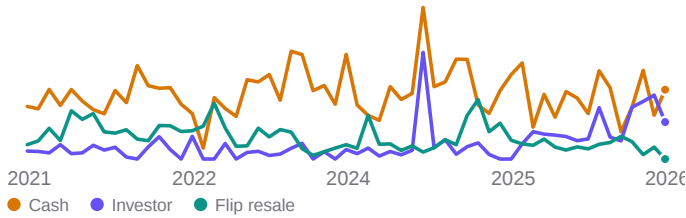
3.6%



BUYERS & OUTCOMES

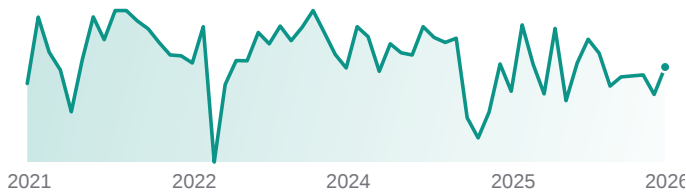
Buyer mix

Cash 21% · Investor 11% · Flip resale 0%



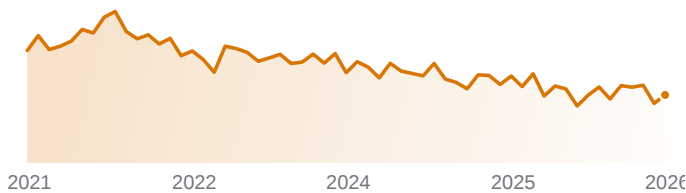
Sellers who sold at a gain

94%

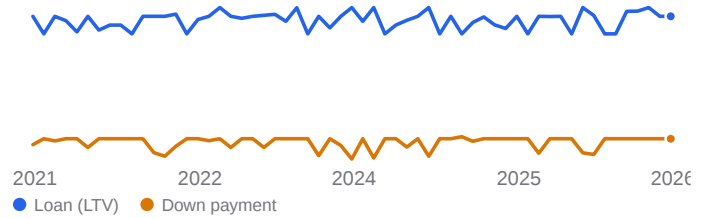


Median annualized return at resale

+5.1%

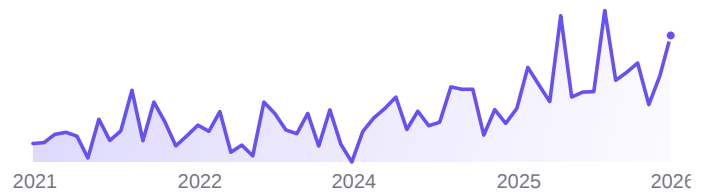


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



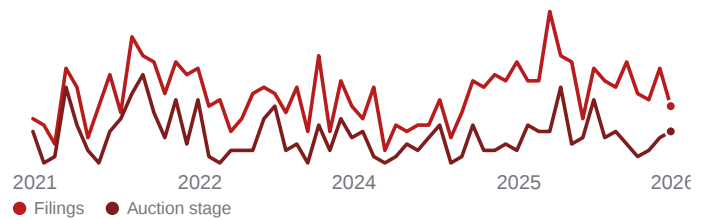
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 9 · Auction stage 5



HOUSING STOCK

Homes	21,939
Median value (AVM)	\$679K
Median size	2,361 ft²
Median bedrooms	4
Median year built	2003
Single family	83%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.8%
Owner occupied	77%
Company owned	24%
Median loan-to-value	53%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	71,379
Density	3,455 / mi²
Median household income	\$105K
Average household income	\$129K
Crime index (US avg 100)	30
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	378
Homes occupied	98%
Bachelor's or higher	22%
Poverty rate	4.9%
Unemployment	1.6%
Average temp	64°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.