

# San Jacinto 92582

ZIP code · CA · California > Riverside County > San Jacinto

**SELLER'S MARKET**

**\$542K**

MEDIAN SALE PRICE

**+5.0%**

1-YR CHANGE

**430**

SALES (12 MO)

**\$499K**

MEDIAN VALUE (AVM)

Market temperature

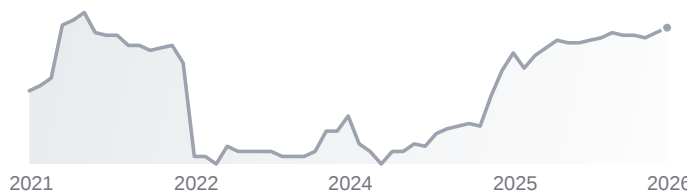
**Seller's market · 79 / 100**



## MARKET TRENDS (5 YEARS)

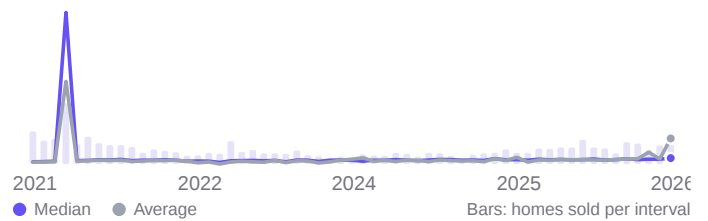
Market temperature (0–100)

**79 / 100**



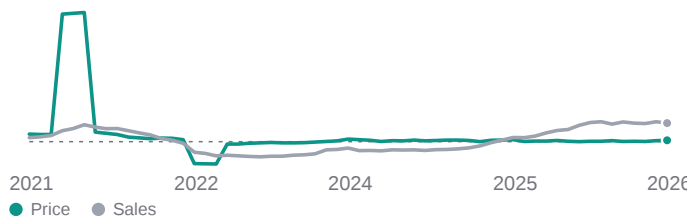
Sale prices

**Median \$565K · Average \$1.2M**



Growth (year over year)

**Price +5.0% · Sales +64.8%**



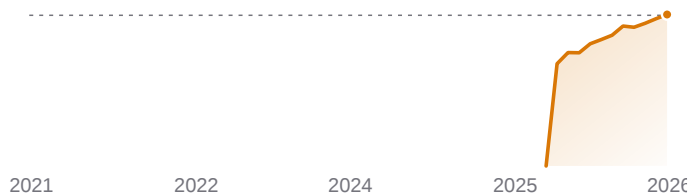
Price per square foot

**\$247/ft²**



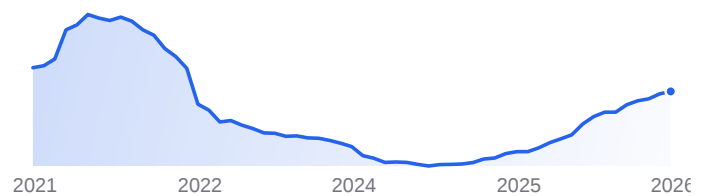
Sale premium vs estimated value

**+0.0%**



Annual turnover (share of homes sold)

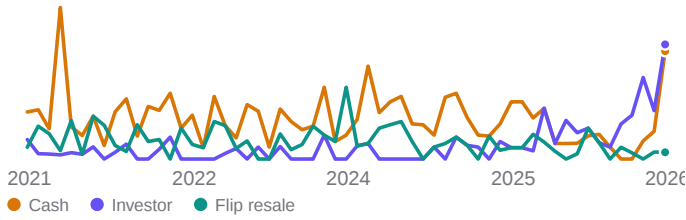
**6.6%**



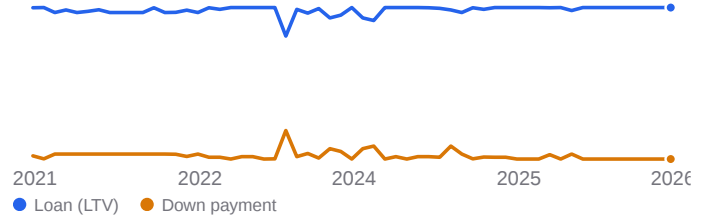
## BUYERS & OUTCOMES

### Buyer mix

Cash 41% · Investor 44% · Flip resale 2.6%

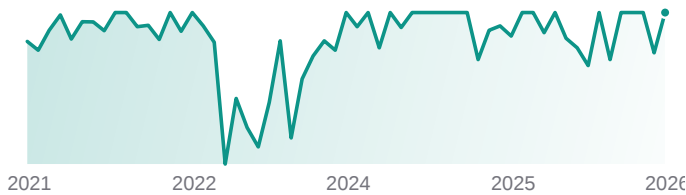


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



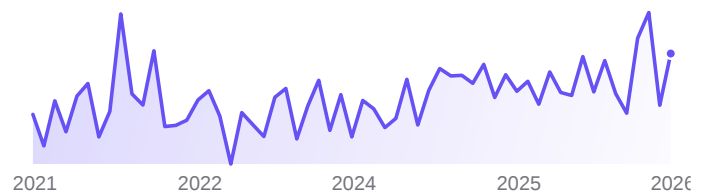
### Sellers who sold at a gain

100%



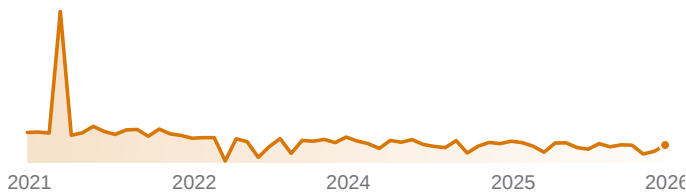
### Typical hold before selling

8.8 yrs



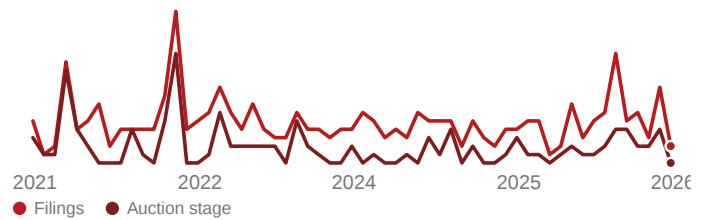
### Median annualized return at resale

+6.4%



### Preforeclosure filings

Filings 2 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 6,562     |
| Median value (AVM) | \$499K    |
| Median size        | 2,103 ft² |
| Median bedrooms    | 4         |
| Median year built  | 2006      |
| Single family      | 92%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 41%     |
| Underwater (LTV 125% or more) | 1.1%    |
| Owner occupied                | 79%     |
| Company owned                 | 17%     |
| Median loan-to-value          | 58%     |
| Typical ownership tenure      | 9.3 yrs |

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>19,688</b>      |
| Density                          | <b>1,043 / mi²</b> |
| Median household income          | <b>\$80K</b>       |
| Average household income         | <b>\$107K</b>      |
| Crime index (US avg 100)         | <b>54</b>          |
| Air pollution index (US avg 100) | <b>105</b>         |
| Earthquake index (US avg 100)    | <b>695</b>         |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>12%</b>         |
| Poverty rate                     | <b>11.7%</b>       |
| Unemployment                     | <b>1.8%</b>        |
| Average temp                     | <b>63°F</b>        |
| Annual precip                    | <b>13 in</b>       |
| Sunshine                         | <b>68%</b>         |

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.