

Menifee 92584

ZIP code · CA · California > Riverside County > Menifee

BUYER'S MARKET

\$636K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

972

SALES (12 MO)

\$611K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



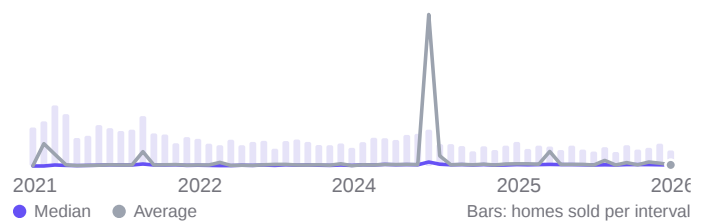
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$629K · Average \$631K

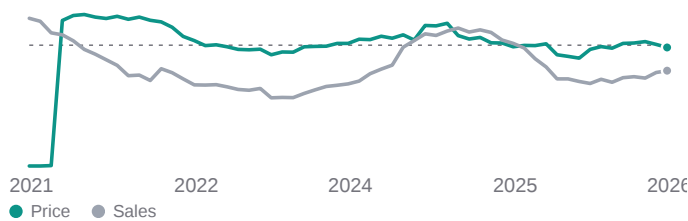


Growth (year over year)

Price -1.7% · Sales -19.5%

Price per square foot

\$273/ft²

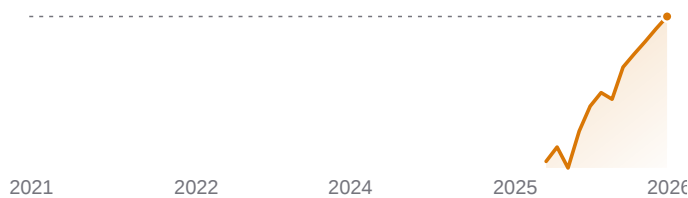


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

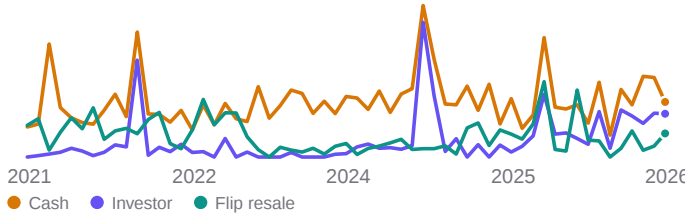
4.6%



BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 15% · Flip resale 8.5%



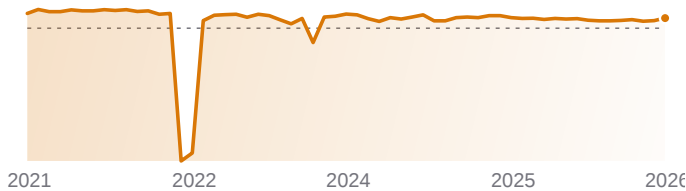
Sellers who sold at a gain

87%

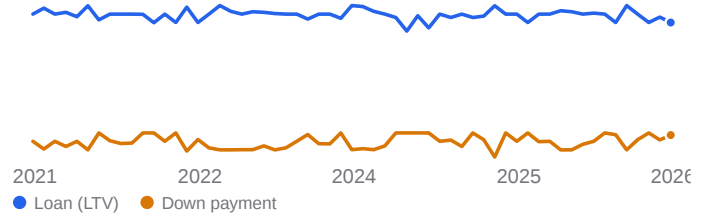


Median annualized return at resale

+5.5%

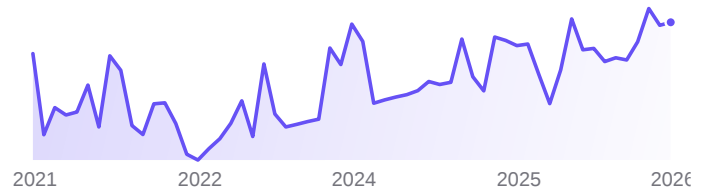


Financing (share of purchase price) Loan (LTV) 85% · Down payment 19%



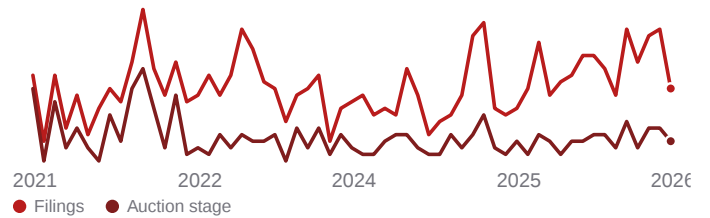
Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 11 · Auction stage 3



HOUSING STOCK

Homes	20,998
Median value (AVM)	\$611K
Median size	2,257 ft²
Median bedrooms	4
Median year built	2006
Single family	93%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	1.3%
Owner occupied	81%
Company owned	22%
Median loan-to-value	61%

Typical ownership tenure

8.0 yrs

COMMUNITY

Population	62,499
Density	1,984 / mi²
Median household income	\$106K
Average household income	\$126K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	302
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	4.9%
Unemployment	1.7%
Average temp	63°F
Annual precip	13 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.