

Menifee 92585

ZIP code · CA · California > Riverside County > Menifee

SELLER'S MARKET

\$606K

MEDIAN SALE PRICE

-0.1%

1-YR CHANGE

601

SALES (12 MO)

\$585K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

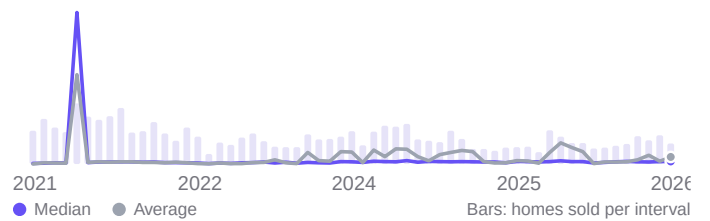
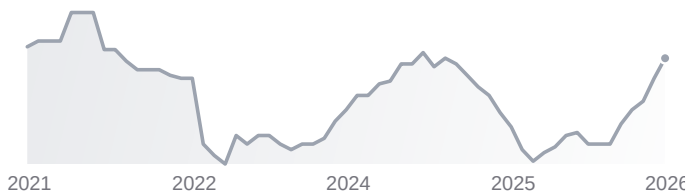
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

69 / 100

Sale prices

Median \$615K · Average \$811K

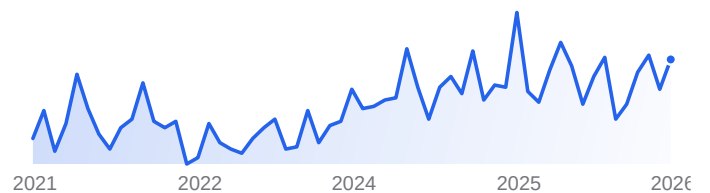
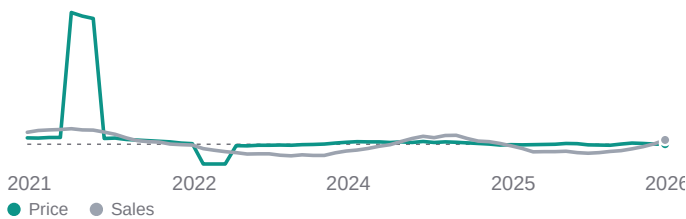


Growth (year over year)

Price -0.1% · Sales +17.2%

Price per square foot

\$289/ft²

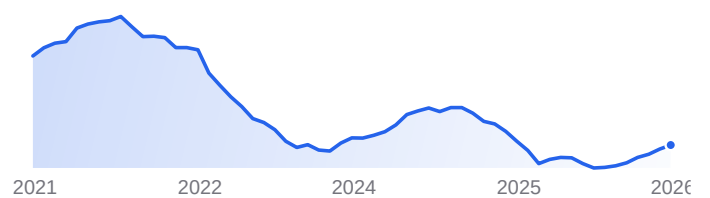
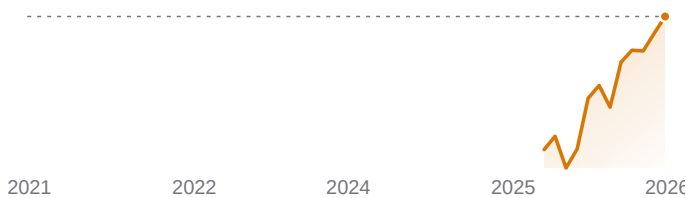


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

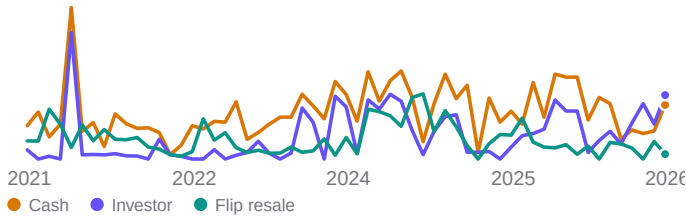
5.6%



BUYERS & OUTCOMES

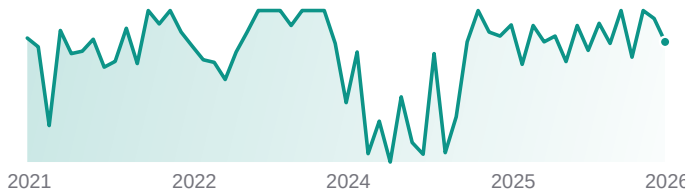
Buyer mix

Cash 24% · Investor 29% · Flip resale 2.2%



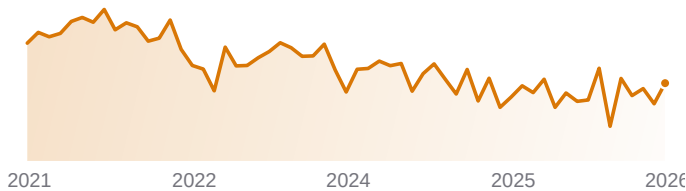
Sellers who sold at a gain

91%

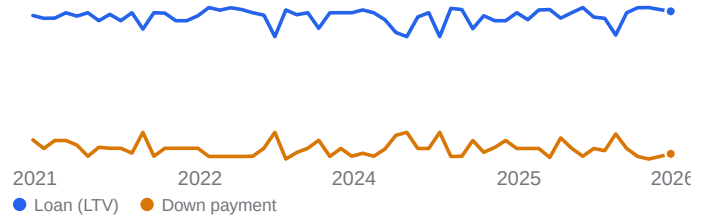


Median annualized return at resale

+5.9%

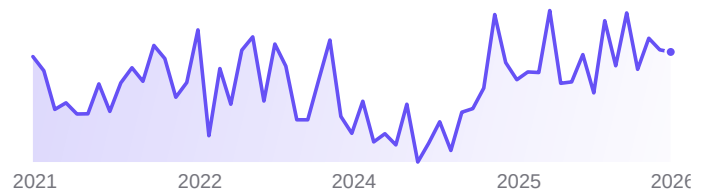


Financing (share of purchase price) Loan (LTV) 96% · Down payment 6.6%



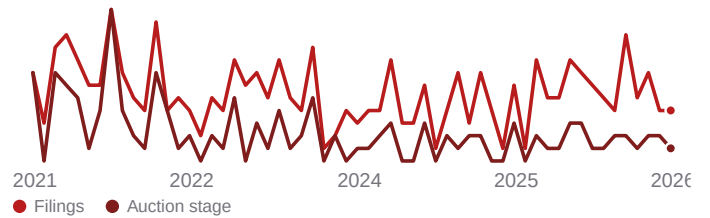
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	10,754
Median value (AVM)	\$585K
Median size	2,100 ft²
Median bedrooms	4
Median year built	2006
Single family	90%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	22%
Median loan-to-value	61%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	24,439
Density	1,266 / mi²
Median household income	\$97K
Average household income	\$114K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	308
Homes occupied	97%
Bachelor's or higher	11%
Poverty rate	9.5%
Unemployment	1.6%
Average temp	63°F
Annual precip	12 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.