

Menifee 92586

ZIP code · CA · California > Riverside County > Menifee

BALANCED MARKET

\$396K

MEDIAN SALE PRICE

-2.2%

1-YR CHANGE

501

SALES (12 MO)

\$398K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



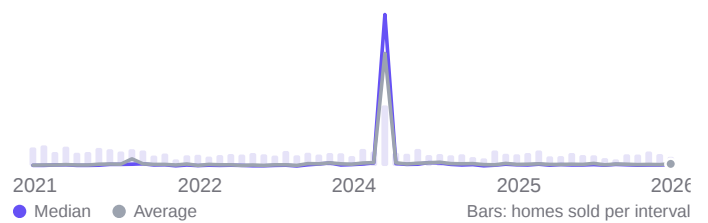
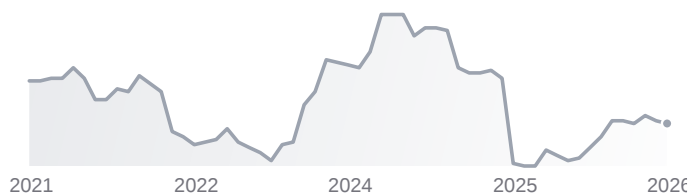
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$410K · Average \$445K

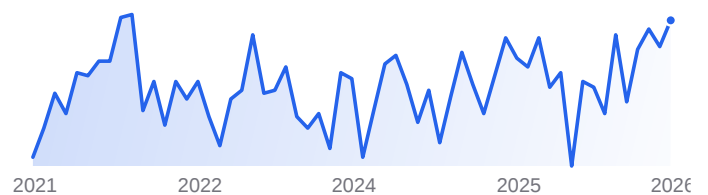
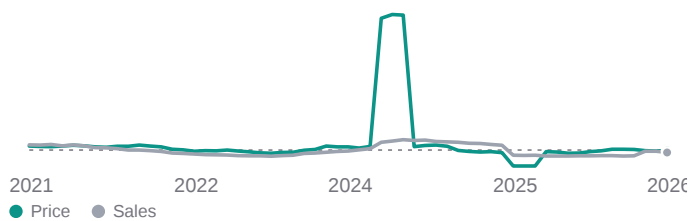


Growth (year over year)

Price -2.2% · Sales -13.2%

Price per square foot

\$303/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

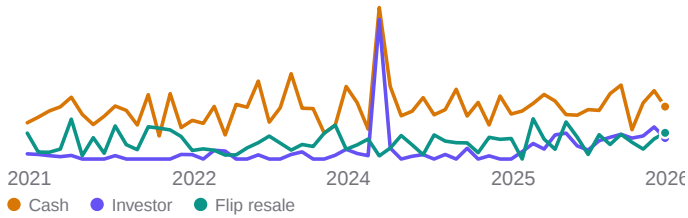
4.7%



BUYERS & OUTCOMES

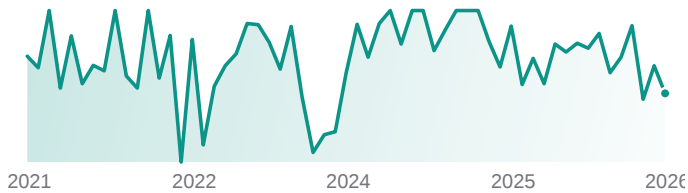
Buyer mix

Cash 28% · Investor 11% · Flip resale 14%



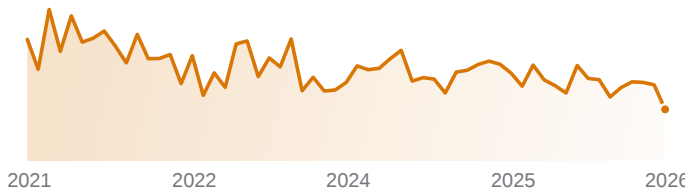
Sellers who sold at a gain

87%

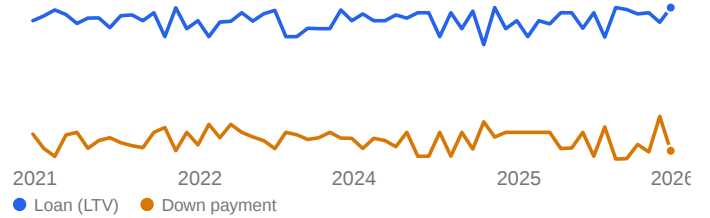


Median annualized return at resale

+3.7%

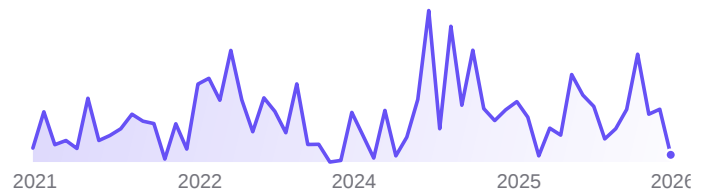


Financing (share of purchase price) Loan (LTV) 98% · Down payment 8.5%



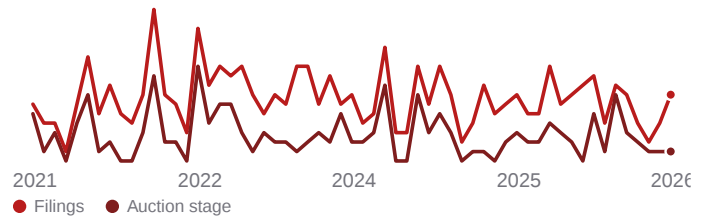
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 7 · Auction stage 1



HOUSING STOCK

Homes	10,552
Median value (AVM)	\$398K
Median size	1,393 ft²
Median bedrooms	2
Median year built	1980
Single family	82%
Condos	8.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.7%
Owner occupied	73%
Company owned	27%
Median loan-to-value	45%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	22,997
Density	3,298 / mi²
Median household income	\$58K
Average household income	\$70K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	291
Homes occupied	95%
Bachelor's or higher	9%
Poverty rate	7.8%
Unemployment	1.2%
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.