

Menifee 92587

ZIP code · CA · California > Riverside County > Menifee

SELLER'S MARKET

\$683K

MEDIAN SALE PRICE

+10.7%

1-YR CHANGE

299

SALES (12 MO)

\$594K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

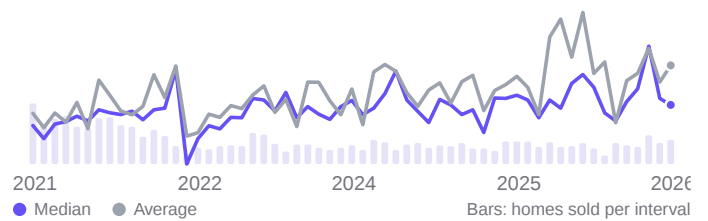
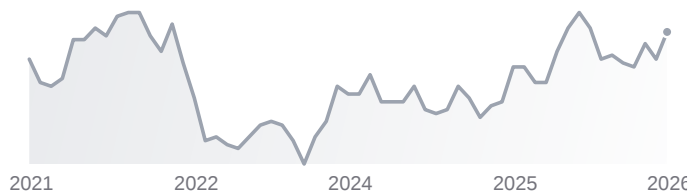
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

68 / 100

Sale prices

Median \$615K · Average \$738K

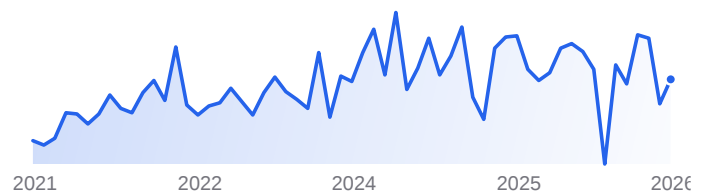
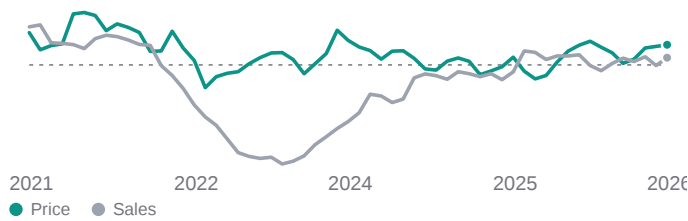


Growth (year over year)

Price +10.7% · Sales +3.8%

Price per square foot

\$335/ft²

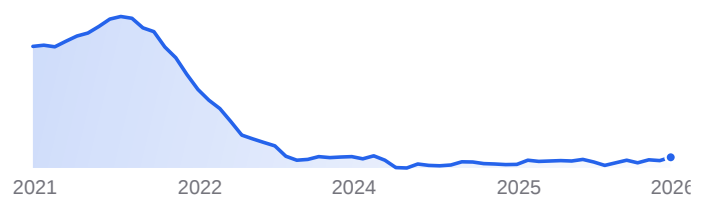
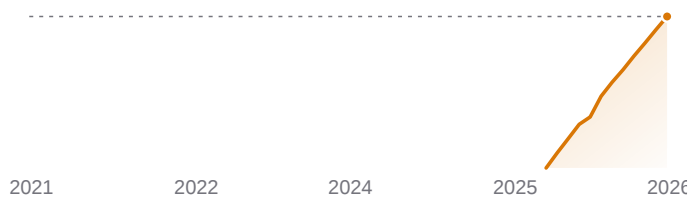


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

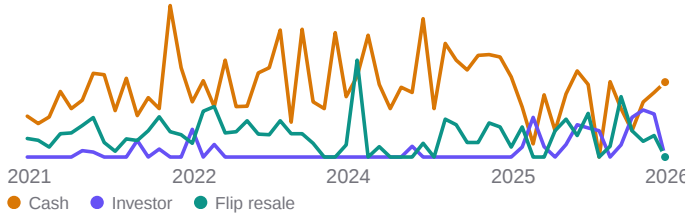
4.5%



BUYERS & OUTCOMES

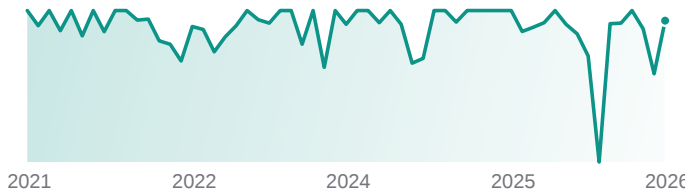
Buyer mix

Cash 26% · Investor 0% · Flip resale 0%



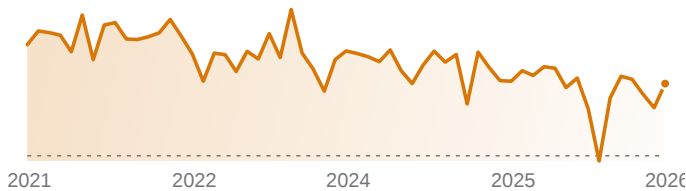
Sellers who sold at a gain

97%

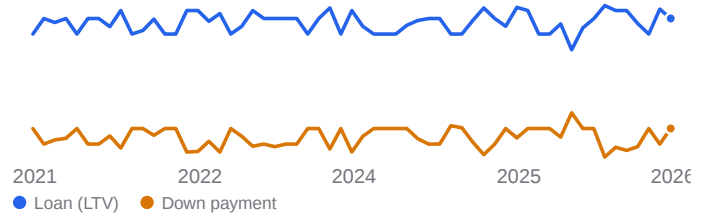


Median annualized return at resale

+5.7%

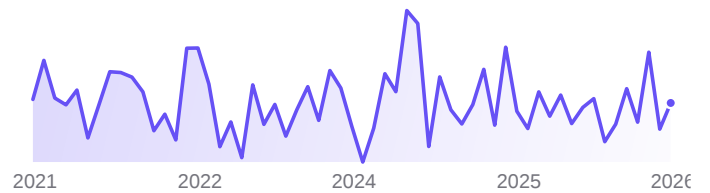


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



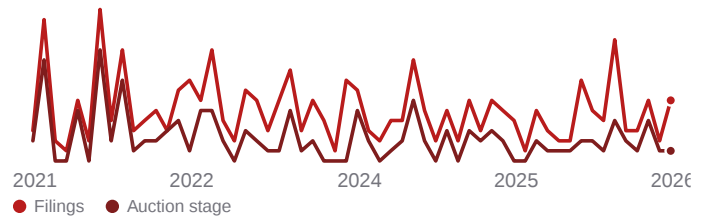
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 6 · Auction stage 1



HOUSING STOCK

Homes	6,637
Median value (AVM)	\$594K
Median size	1,854 ft²
Median bedrooms	3
Median year built	1985
Single family	89%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.1%
Owner occupied	75%
Company owned	24%
Median loan-to-value	49%

Typical ownership tenure

10.6 yrs

COMMUNITY

Population	20,765
Density	2,395 / mi²
Median household income	\$110K
Average household income	\$137K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	341
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	9.3%
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.