

Temecula 92590

ZIP code · CA · California > Riverside County > Temecula

BALANCED MARKET

\$1.2M

MEDIAN SALE PRICE

+14.0%

1-YR CHANGE

31

SALES (12 MO)

\$1.4M

MEDIAN VALUE (AVM)

Market temperature

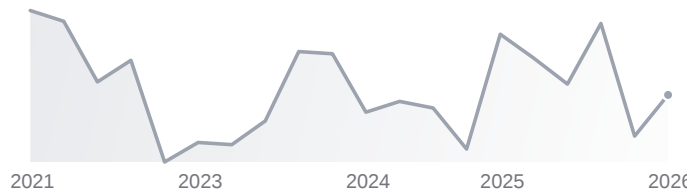
Balanced market · 49 / 100



MARKET TRENDS (5 YEARS)

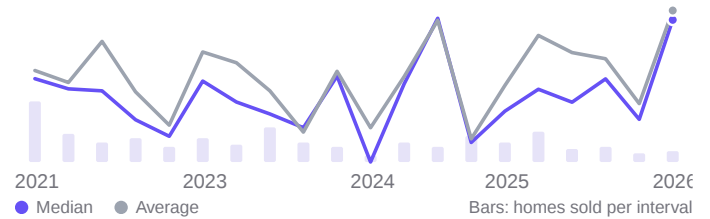
Market temperature (0–100)

49 / 100



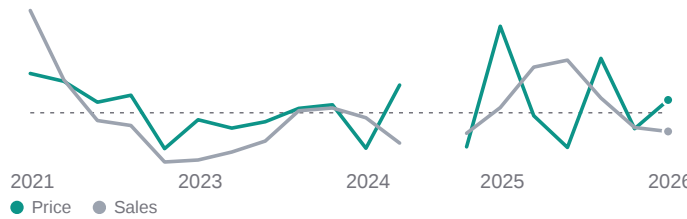
Sale prices

Median \$1.8M · Average \$1.9M



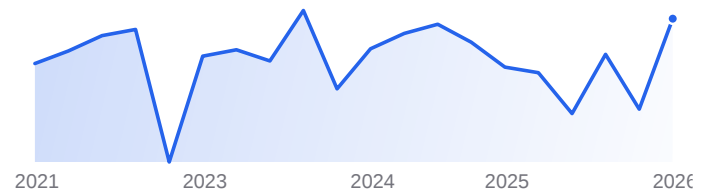
Growth (year over year)

Price +14.0% · Sales -20.5%



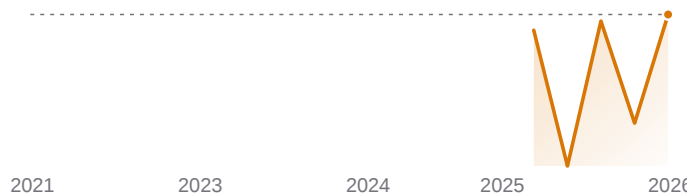
Price per square foot

\$501/ft²



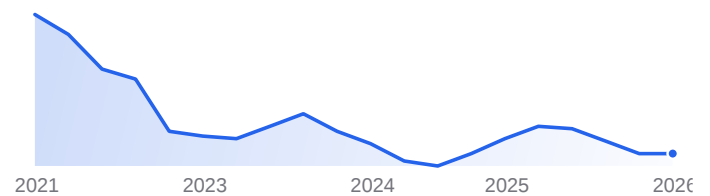
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

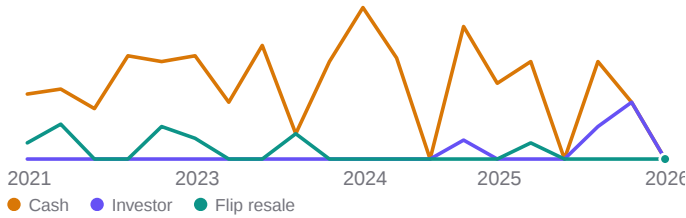
4.1%



BUYERS & OUTCOMES

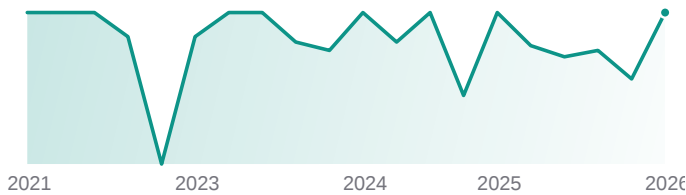
Buyer mix

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



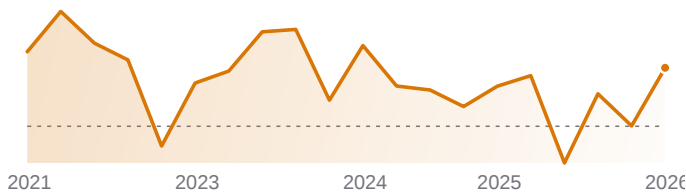
Sellers who sold at a gain

100%

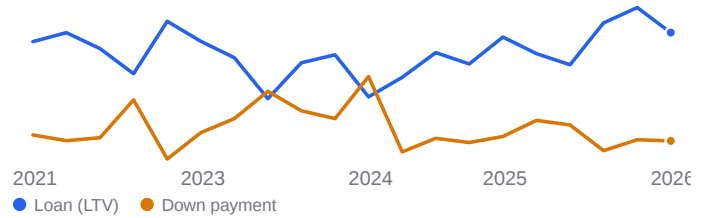


Median annualized return at resale

+6.9%

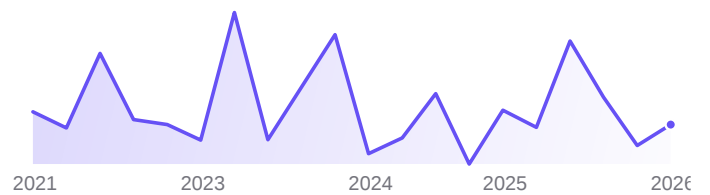


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



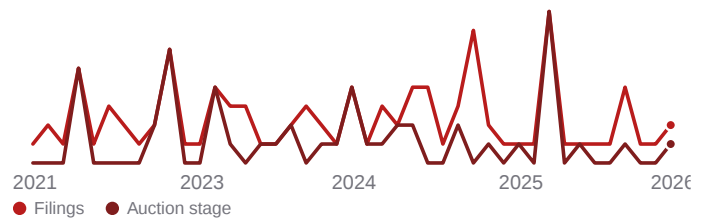
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	748
Median value (AVM)	\$1.4M
Median size	3,434 ft²
Median bedrooms	4
Median year built	1998
Single family	93%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.2%
Owner occupied	57%
Company owned	39%
Median loan-to-value	36%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	6,248
Density	118 / mi²
Median household income	\$83K
Average household income	\$131K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	481
Homes occupied	92%
Bachelor's or higher	23%
Poverty rate	11.4%
Unemployment	1.6%
Average temp	63°F
Annual precip	18 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.