

Temecula 92591

ZIP code · CA · California > Riverside County > Temecula

BALANCED MARKET

\$740K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

509

SALES (12 MO)

\$747K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

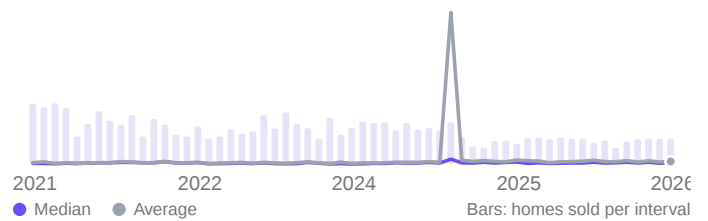
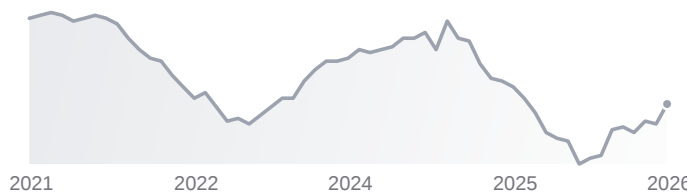
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$740K · Average \$841K

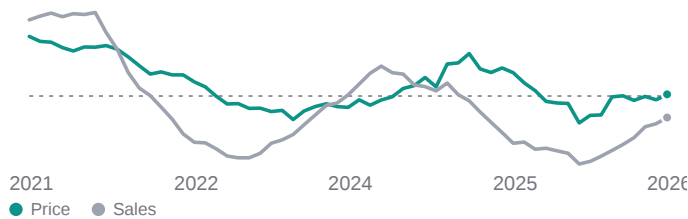


Growth (year over year)

Price +0.9% · Sales -12.1%

Price per square foot

\$344/ft²

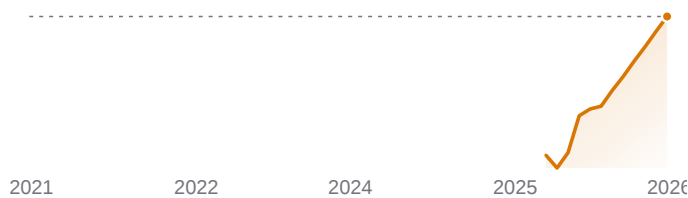


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

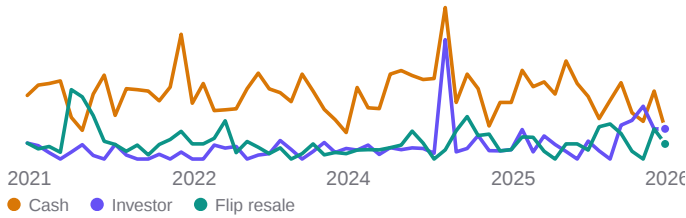
4.0%



BUYERS & OUTCOMES

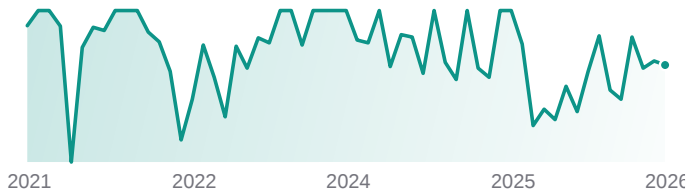
Buyer mix

Cash 8.9% · Investor 8.9% · Flip resale 4.4%



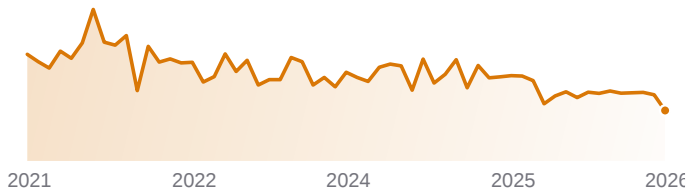
Sellers who sold at a gain

95%

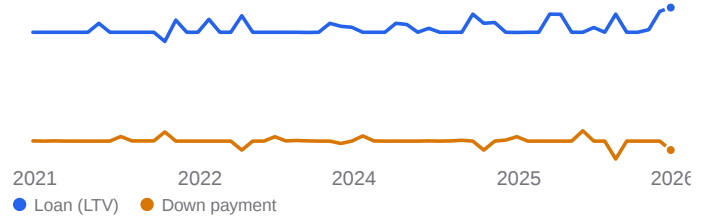


Median annualized return at resale

+4.1%

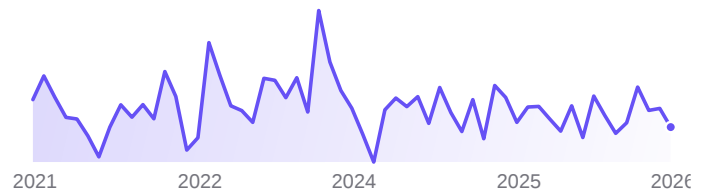


Financing (share of purchase price) Loan (LTV) 94% · Down payment 15%



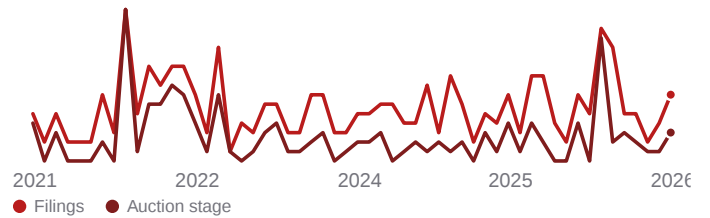
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	12,735
Median value (AVM)	\$747K
Median size	2,103 ft²
Median bedrooms	4
Median year built	1999
Single family	89%
Condos	9.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.9%
Owner occupied	74%
Company owned	29%
Median loan-to-value	48%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	45,177
Density	2,978 / mi²
Median household income	\$98K
Average household income	\$116K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	447
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	7.5%
Unemployment	1.8%
Average temp	63°F
Annual precip	16 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.