

Temecula 92592

ZIP code · CA · California > Riverside County > Temecula

SELLER'S MARKET

\$765K

MEDIAN SALE PRICE

+3.4%

1-YR CHANGE

855

SALES (12 MO)

\$753K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

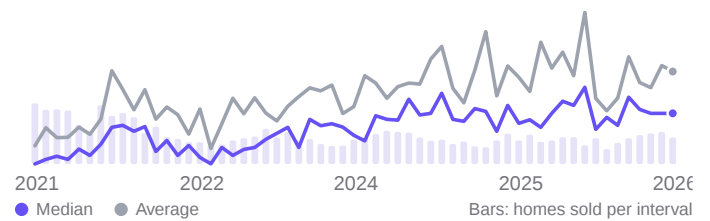
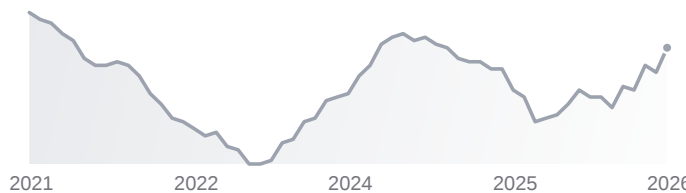
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$765K · Average \$869K

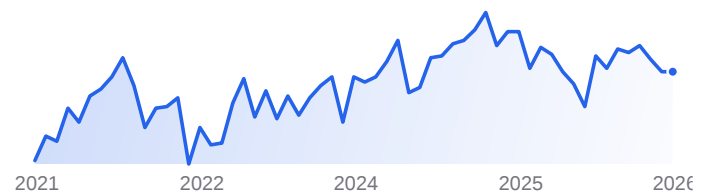
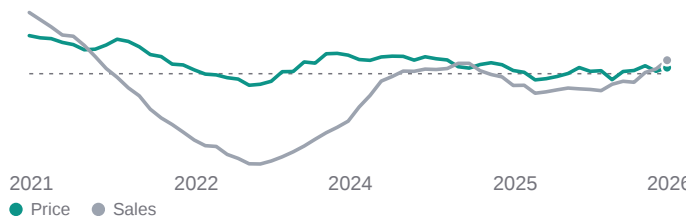


Growth (year over year)

Price +3.4% · Sales +7.5%

Price per square foot

\$352/ft²

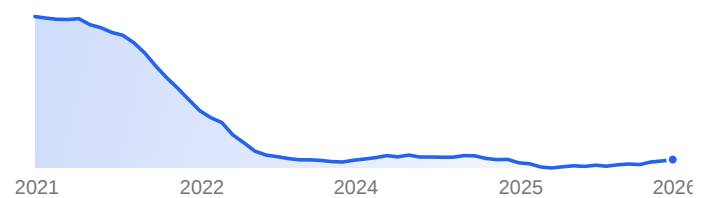
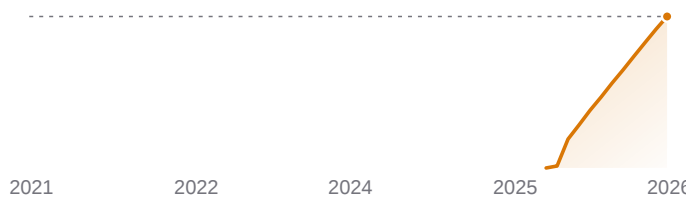


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

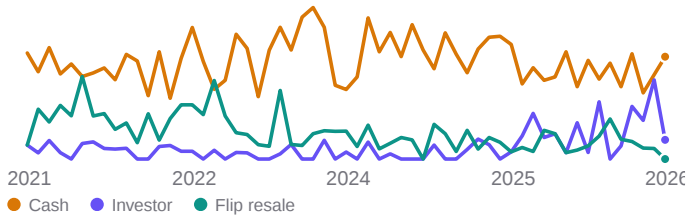
3.5%



BUYERS & OUTCOMES

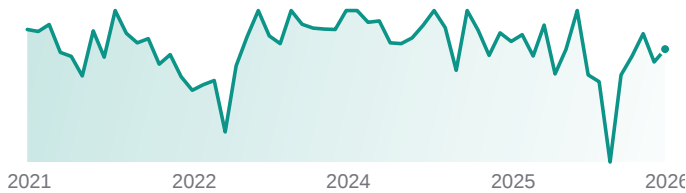
Buyer mix

Cash 21% · Investor 4.0% · Flip resale 0%



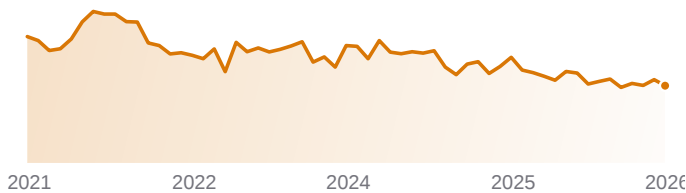
Sellers who sold at a gain

96%

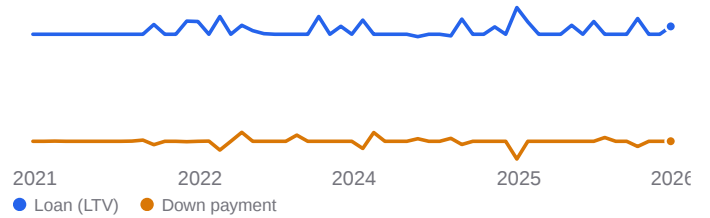


Median annualized return at resale

+5.2%

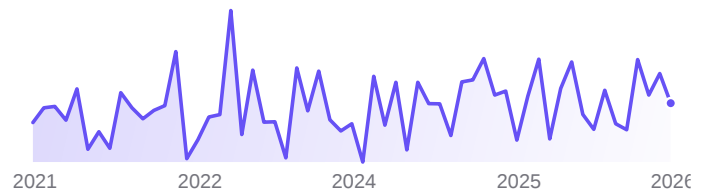


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



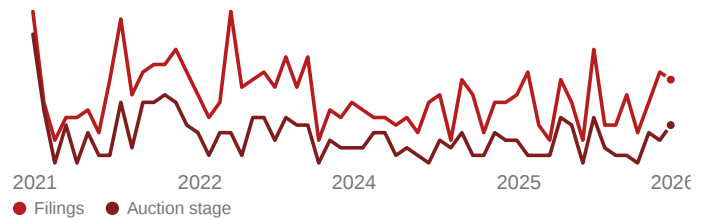
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 11 · Auction stage 5



HOUSING STOCK

Homes	24,215
Median value (AVM)	\$753K
Median size	2,297 ft²
Median bedrooms	4
Median year built	1999
Single family	89%
Condos	8.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.9%
Owner occupied	76%
Company owned	28%
Median loan-to-value	47%

Typical ownership tenure

11.8 yrs

COMMUNITY

Population	81,144
Density	695 / mi²
Median household income	\$122K
Average household income	\$153K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	454
Homes occupied	97%
Bachelor's or higher	27%
Poverty rate	5.1%
Unemployment	1.7%
Average temp	62°F
Annual precip	18 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.