

Winchester 92596

ZIP code · CA · California > Riverside County > Winchester

BALANCED MARKET

\$635K

MEDIAN SALE PRICE

+5.7%

1-YR CHANGE

1,035

SALES (12 MO)

\$623K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



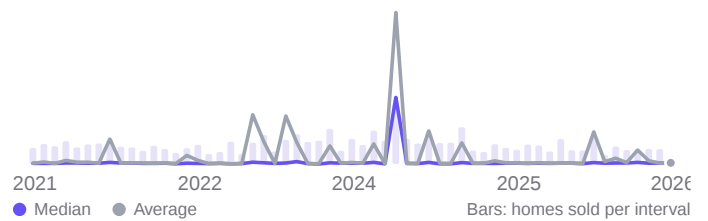
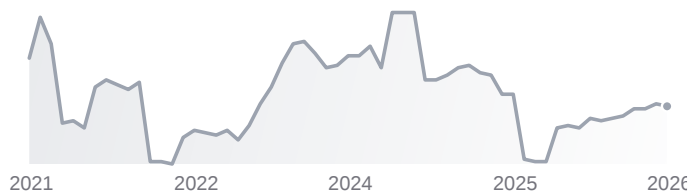
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$659K · Average \$648K

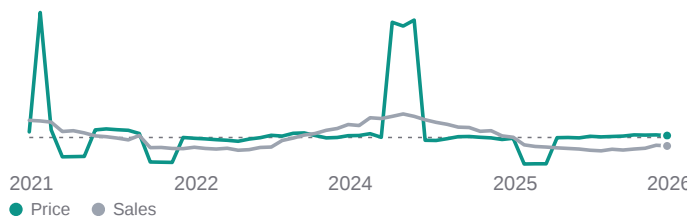


Growth (year over year)

Price +5.7% · Sales -25.3%

Price per square foot

\$295/ft²

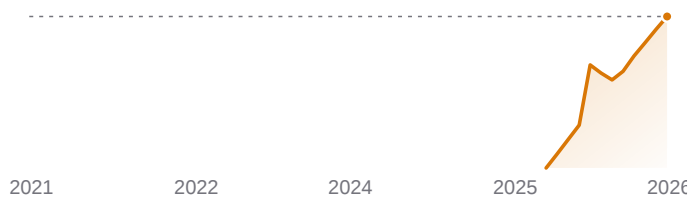


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

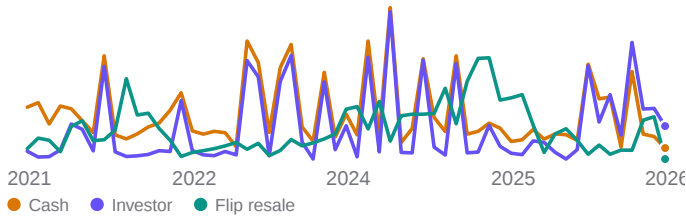
7.5%



BUYERS & OUTCOMES

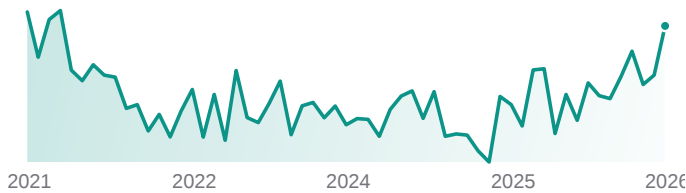
Buyer mix

Cash 4.7% · Investor 14% · Flip resale 0%



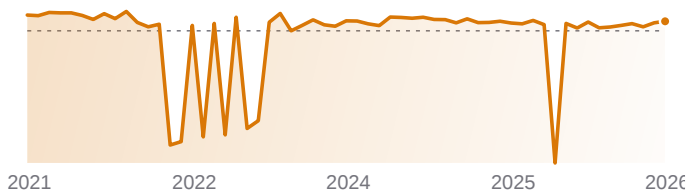
Sellers who sold at a gain

89%

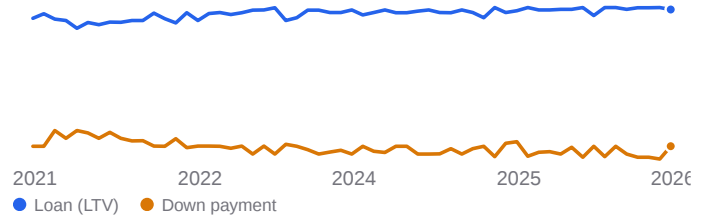


Median annualized return at resale

+5.0%

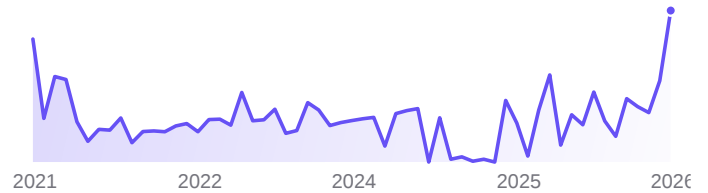


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



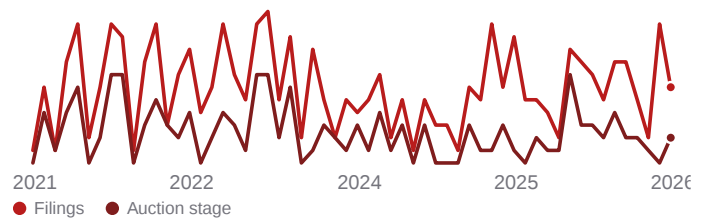
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	13,743
Median value (AVM)	\$623K
Median size	2,329 ft²
Median bedrooms	4
Median year built	2009
Single family	87%
Condos	8.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	31%
Underwater (LTV 125% or more)	0.7%
Owner occupied	80%
Company owned	20%
Median loan-to-value	66%

Typical ownership tenure

6.7 yrs

COMMUNITY

Population	38,941
Density	590 / mi²
Median household income	\$113K
Average household income	\$146K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	342
Homes occupied	98%
Bachelor's or higher	24%
Poverty rate	5.1%
Unemployment	1.7%
Average temp	63°F
Annual precip	13 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.