

DECEMBER 29, 2025 - WRITTEN BY STEVEN THOMAS

A 2026 FORECAST

HAPPY NEW YEAR!!! NOW, WHAT DOES THAT MEAN FOR RIVERSIDE COUNTY REAL ESTATE?

FIRST, LET US LOOK BACK AT WHAT HAPPENED IN 2025 IN TERMS OF INVENTORY, DEMAND, LUXURY PROPERTIES, AND THE EXPECTED MARKET TIME.



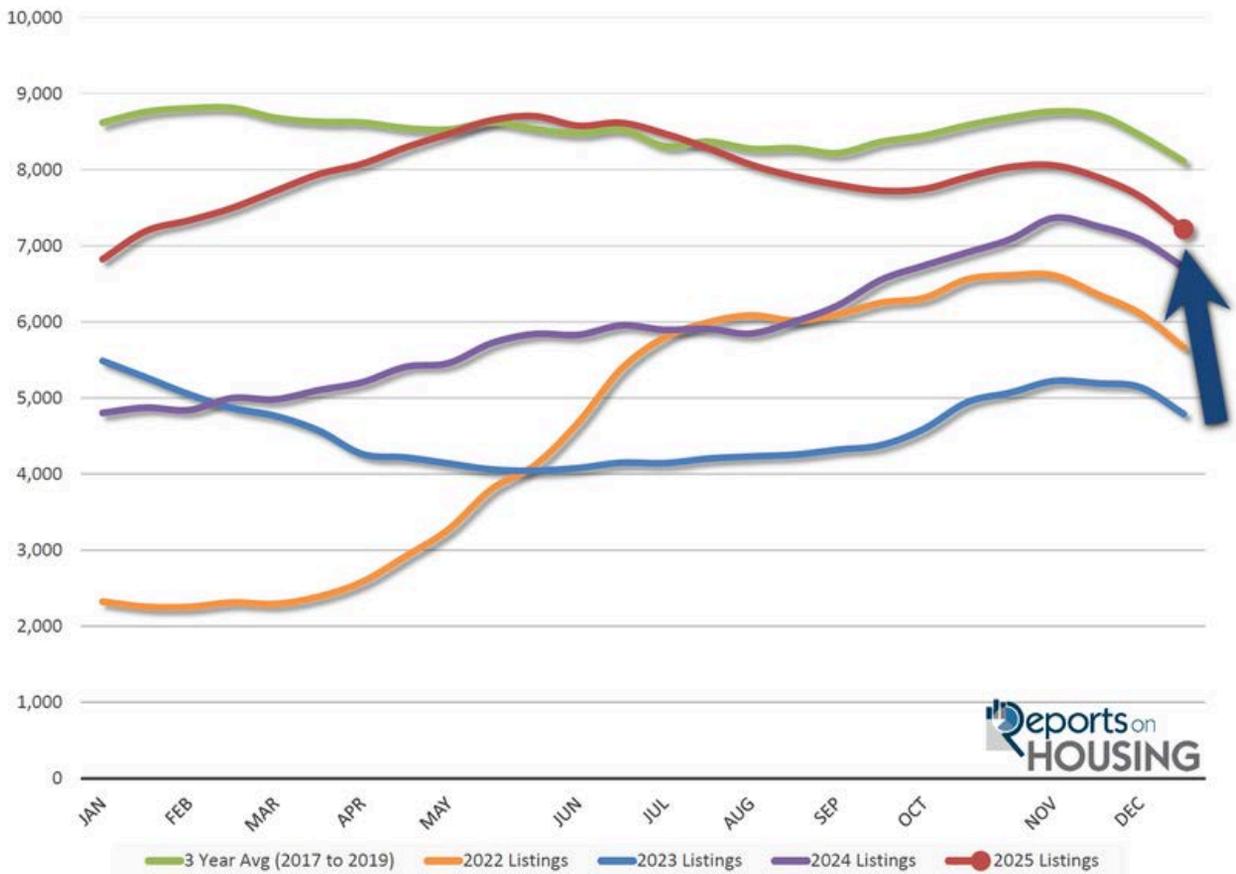
ACTIVE INVENTORY

THE INVENTORY CLIMBED TO ITS HIGHEST LEVEL SINCE 2019 AND EXPERIENCED AN UNUSUAL LATE-SPRING PEAK SINCE 2012.

The year started with an active inventory of 6,395 homes, the highest start since 2020. The average start before the pandemic (2017 to 2019) was 8,618 homes, a considerable 35% higher. The developing supply has defined the Riverside County housing market for years now. Yet in 2025, the number of available homes blossomed, growing by 36% to an end-of-May peak of 8,701 homes, its highest peak since 2019's 9,462 homes. The annual peak typically occurs between October and November. However, when Coachella Valley is removed from Riverside County, due to the later surge of listings with the anticipation of snowbirds, the inventory typically peaks between August and September. That has remained the case, except this year.

From May until the year's end, the number of available homes dropped by 17% to 7,218. The end of 2025 was 11% below the 3-year average end-of-December (2017 to 2019) of 8,109. The beginning of 2026 will be the highest start since 2020, with about 6,900 available homes to purchase.

RIVERSIDE COUNTY ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



Homeowners have continued to “hunker down” in their homes ever since mortgage rates skyrocketed higher in 2022 from 3.25% in January to 7.37% in October of the same year. They have been unwilling to move because of their current, underlying, locked-in, low fixed-rate mortgage. A substantial 79% of California homeowners with a loan enjoy a fixed rate at or below 5% (Q2-2025). 63% are at or below 4%, and 28% have a rate at or below 3%. Yet the hunkering-down trend has been easing annually since 2023. Homeowners are tired of waiting for rates to fall so that they can sell and buy a new home. It has been 40 months since rates were last below 6% in August 2022. In 2025, through November, there have been

2,457 additional FOR-SALE signs compared to 2024 (7% more), and 7,637 more than 2023 (25% more). There are 18% fewer signs than the 3-year average, or 8,661 less.

These additional sellers have been matched against demand that has not changed much over the past three years. The extra sellers have accumulated and languished on the market; thus, the higher inventory levels. Nonetheless, the active inventory remains near pre-COVID levels.



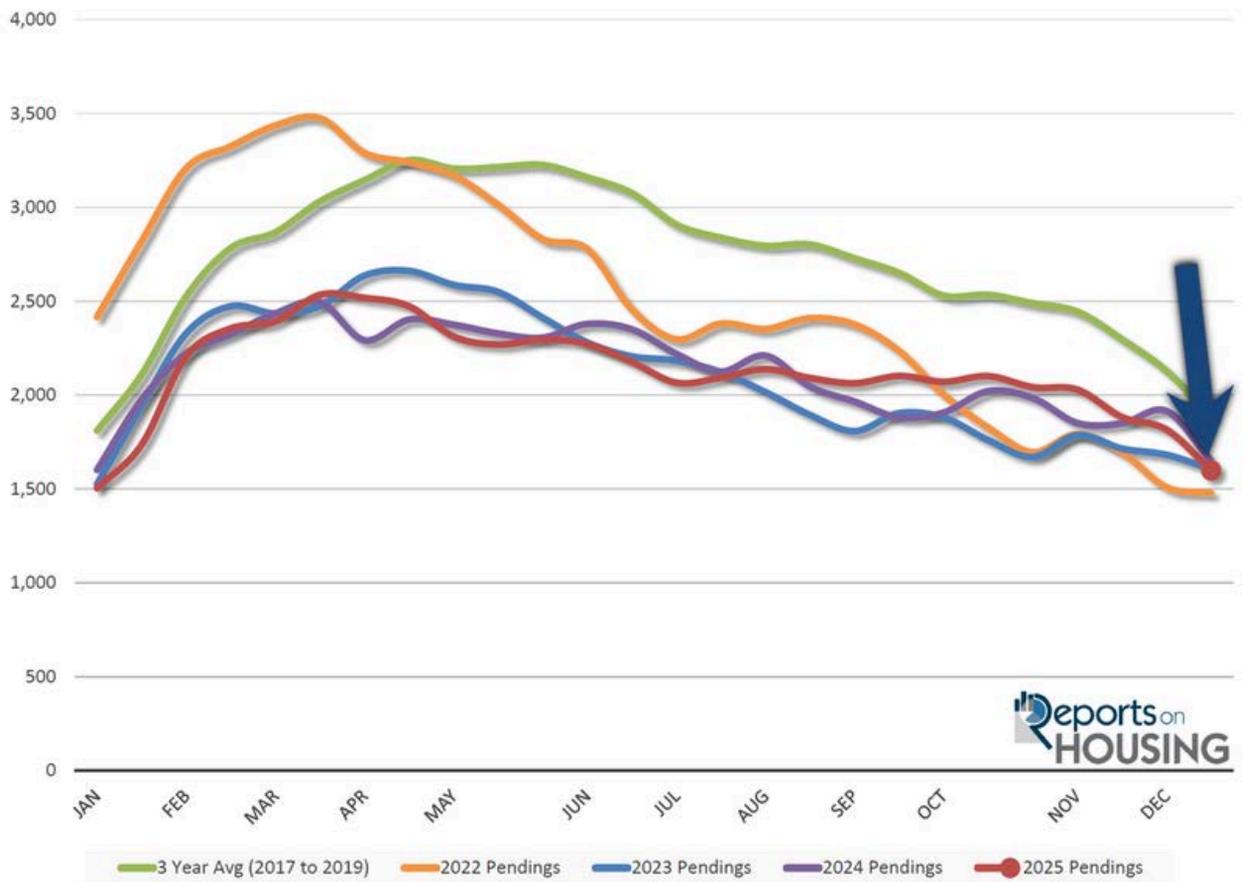
DEMAND

DEMAND HAS NOT CHANGED MUCH OVER THE PAST FEW YEARS.

Demand for Riverside County homes (a snapshot of new pending sales over the prior month) followed the typical seasonal pattern. Still, it was severely muted once again due to the higher-mortgage-rate environment. While the Spring Market saw the strongest demand, demand did not change much through November.

At the beginning of the year, demand for Riverside County homes looked much like the subdued start to 2023 and 2024, with only 1,504 pending sales. It was slightly lower than 2023's 1,525 pending sale start, and 2024's 1,602. It was down 17% from the 3-year average before COVID (2017 to 2019), at 1,810. Demand has been muted because higher rates severely impacted home affordability. Considering mortgage rates, home values, and household incomes, affordability has remained at historic lows.

RIVERSIDE COUNTY DEMAND YEAR-OVER-YEAR



After starting the year with just above 1,500 pending sales, demand peaked in March at 2,534, slightly above last year's peak of 2,495. It was 23% below the 3-year average peak before COVID (2017 to 2019) of 3,287 pending sales. Mortgage rates started the year above 7% and remained there through the first few weeks of February. They bounced between 6.75% and 7% through the end of May. Rates then slowly eased through September. They

dropped below 6.5% on September 3rd and have remained close to 6.25% ever since, nearly four months, the most extended period since August 2022. Rates have eased due to a weakening labor market and an overall improvement in mortgage spreads, indicating mortgage pricing has been improving behind the scenes.

Unfortunately, demand was considerably diminished this year because rates remained above 6.5% throughout the Winter, Spring, and Summer Markets. The more favorable mortgage rate environment came too late, matching up with the Autumn and Holiday Markets, the slowest time of year for housing.

Within the past six weeks, demand dropped by 430 pending sales, or 21%, to 1,599, the lowest reading since January. At the end of December 2024, demand was at 1,650 pending sales, 3% higher than in 2025. The 3-year average end to December before COVID was 1,884 pending sales, 18% higher than in 2025.



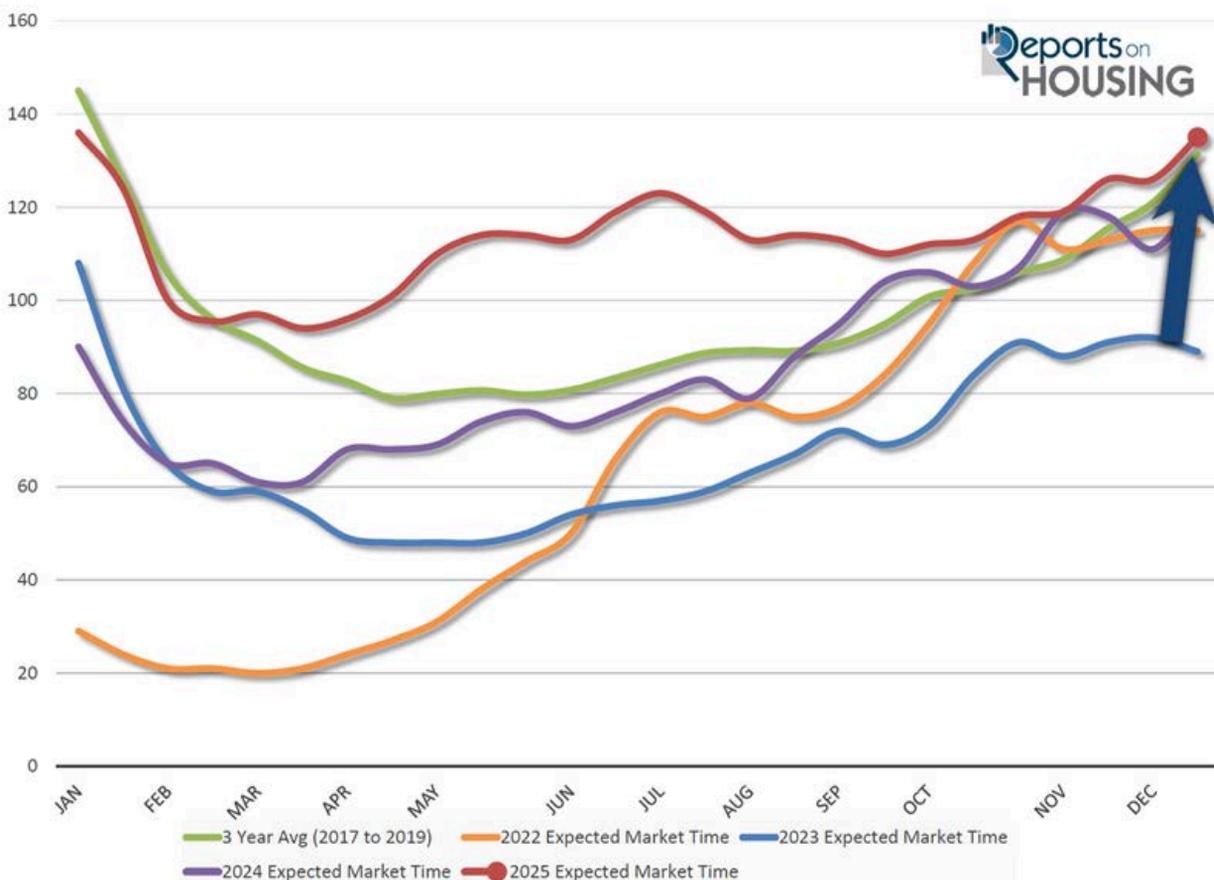
EXPECTED MARKET TIME

THE TIME IT TOOK TO SELL A HOME GREW LONGER AS THE YEAR PROGRESSED, AND THEN IMPROVED DURING THE SECOND HALF OF THE YEAR.

The Expected Market Time, the amount of time it would take to place a home listed today into escrow down the road (based upon current supply and demand), started the year at 136 days, stronger than pre-pandemic levels due to a limited inventory. It dropped to 94 days in March and continued to rise through July. The market slowed, with demand unchanged from the past couple of years, and remained relatively flat throughout the year.

RIVERSIDE COUNTY

EXPECTED MARKET TIME YEAR-OVER-YEAR (IN DAYS)



Simultaneously, more sellers hit the market and accumulated weekly. The increased competition among sellers resulted in a market slowdown. It eclipsed 100 days in April and

110 days in May. It hit 123 days in July, but then retreated as the pace of sellers coming on the market slowed during the second half of the year, and the inventory peaked at the end of July. It dropped to 110 days in September, then slowly increased until the end of the year. In the past two weeks, the Expected Market Time for Riverside County rose from 126 to 135 days, higher than 2024's year-end at 122 days.

2022 was a record-setting year for luxury sales above \$1 million in Riverside County, eclipsing 2021 by 6% with 2,710 closed sales through November. With lower sales volumes, it dropped to 2,099 in 2023. In 2024, with the luxury market outpacing the rest of the market, sales jumped 6% to 2,226. In 2025, luxury continued to improve: 2,657 sales, up 19% or 431 from 2024, but still down 2% from 2022.

During the pandemic, the luxury market evolved at an inconceivable pace. Luxury homes that typically took months to sell were selling almost instantly. In March 2022, the Expected Market Time (the time between coming on the market and opening escrow) reached a record low of 33 days for homes priced above \$1 million. That changed when the Federal Reserve increased the Federal Funds rate 11 times in 2022 through 2023. Wall Street took a hit in 2022 and did not establish a new high until 2024, impacting luxury sales in 2023 and 2024. In 2024, luxury outpaced the rest of the housing market. In March 2025, the Expected Market Time for homes priced above \$1 million dropped to 145 days, its lowest level for the year. It surpassed 200 days in May, reached 228 days in July, and then improved in August and September before slowing the rest of the year.

As of the end of December, luxury demand is at 176 pending sales, down 9% from last year. The inventory is at 1,327 after dropping by 4% in the previous two weeks, up 3% from last year. The Expected Market Time for luxury finished the year at 226 days, close to the 228 day Expected Market Time in July.

RIVERSIDE COUNTY'S 2026 FORECAST



Following the 2022 rate shock, housing demand has been effectively frozen at minimal levels. 2025 housing demand looked a lot like 2024, which looked a lot like 2023, off by as much as 29% compared to before the pandemic. Even though the number of sellers coming on the market has remained muted compared to before the pandemic, the number of homeowners coming on the market has been rising since the lows established in 2023. These extra sellers have accumulated, resulting in increased seller competition and a more sluggish market, and negotiations have been slipping more and more in favor of buyers. Careful pricing was critical as seller competition increased. Values rose slightly from month to month at the start of 2025, then declined slowly until the fall, when they turned positive again, with the best mortgage rates of the year. For Riverside County housing, the 2026 housing market depends on where mortgage rates end up from January through May, during the Winter and Spring Markets. The Winter Market builds momentum for the busiest time of the year in terms of pending sales activity, the spring.

The Federal Reserve has been carefully monitoring the deterioration of the labor market and rising inflation resulting from the implementation of tariffs. The labor market exerts downward pressure on rates, while any rise in inflation exerts upward pressure. The Federal Reserve is more concerned with employment and will quickly jump in if and when the labor market breaks further. In 2025, they cut the short-term Federal Funds rate by 0.75%, three one-quarter-point cuts. They originally forecasted two cuts in December 2024. In December 2025, they forecast only a one-quarter-point cut in 2026. They have indicated that they are extremely data-dependent, so it will be crucial to monitor both labor and inflation for any change in course, which will ultimately lead to a change in mortgage rates. The housing forecast has three different scenarios:

Scenario 1 – Economy Continues Cooling to Start 2026 with a Weak Labor Market (our base case)

- **Interest Rates** – Look for mortgage rates to remain between 6% and 6.49%, with economic readings that illustrate a weak labor market and inflation only slowly rising due to tariffs. The Federal Reserve will cut its short-term rate a couple of times.
- **Active Inventory** – After starting the year with 6,900 homes, the highest since 2020, the inventory will slowly grow until peaking in July. It will reach only 8,000 homes, below the nearly 9,500-home peak average before COVID (2017 to 2019) and 8% below the 2025 peak. The “Hunkering Down” effect, in which homeowners opt to stay in their homes because of their fixed, low mortgage rates, will continue to diminish as more homeowners tire of waiting to make a move. There will be 13% fewer sellers compared to the average before COVID (2017 to 2019), yet 2,800 more FOR-SALE signs than in 2025.
- **Demand** – Buyer demand will pick up during the Winter and Spring Markets due to a better rate environment compared to 2025. The housing market will heat up, and there will be more multiple-offer situations, especially at the entry level. Pending sales activity will rise year-over-year. Careful pricing will continue to be essential in securing success.
- **Closed Sales** - The number of successful closed sales will increase by 4% to 7% compared to 2025, with around 26,800 total.
- **Home Values** - Home values will rise between 2% to 5% for the year.

Scenario 2 – Labor Market Breaks to Start 2026 (second most likely case)

- **Interest Rates** – Mortgage rates will drop between 5.75% and 5.9%, with economic readings illustrating rising unemployment and significant negative job numbers. The Federal Reserve will cut the Federal Funds rate more than expected, dropping it at least three times.

- **Active Inventory** – After starting the year with 6,900 homes, the highest since 2020, the inventory will slowly grow until peaking early in June. It will reach only 7,000 homes, considerably below the nearly 9,500-home peak average before COVID (2017 to 2019) and 20% below the 2025 peak. The “Hunkering Down” effect, in which homeowners opt to stay in their homes because of their fixed, low mortgage rates, will continue to diminish as more homeowners tire of waiting to make a move. There will be 13% fewer sellers compared to the average before COVID (2017 to 2019), yet 2,800 more FOR-SALE signs than in 2025.
- **Demand** – Buyer demand will pick up substantially during the Spring Market. The housing market will heat up as rates remain below 6% with duration. Many buyers who have been sidelined by unaffordability have been waiting for rates to fall into the 5’s. This will result in demand accelerating and plenty of buyer competition, especially at the entry level. Multiple offer situations will prevail, and many buyers will be willing to stretch the price slightly to secure a home. Careful pricing will remain necessary for obtaining success.
- **Closed Sales** - The number of successful closed sales will increase by 8% to 10% compared to 2025, with around 27,700 total.
- **Home Values** - Home values will rise between 6% to 8% for the year.

Scenario 3 – An Improving, Stronger Labor Market to Start 2026 (least likely case)

- **Interest Rates** – Mortgage rates will remain above 6.5% for most of the year, with economic readings that illustrate a strengthening labor market, exceeding Wall Street’s and economists’ expectations. The Federal Reserve will be forced not to cut the Federal Funds Rate.
- **Active Inventory** – After starting the year with 6,900 homes, the highest since 2020, the inventory will slowly grow until peaking in July. It will reach 10,000 homes, higher than the nearly 9,500-home peak average before COVID (2017 to 2019) and 15% above the 2025 peak. The “Hunkering Down” effect, in which homeowners opt to stay in their homes because of their fixed, low mortgage rates, will continue to diminish as more homeowners tire of waiting to make a move. There will be 13% fewer sellers compared to the average before COVID (2017 to 2019), yet 2,800 more FOR-SALE signs than in 2025.
- **Demand** – Buyer demand will be sluggish during the Spring and Summer Markets, with rates stuck above 6.5% with duration. The Spring Market will feel short-lived, as the inventory rises quickly and the market slows considerably by the Summer Market, similar to 2025. Buyers will be unwilling to stretch the price to secure a home. With more seller competition, proper pricing will be critical to ensure success.
- **Closed Sales** - The number of successful closed sales will be between down 1% to up 2% compared to 2025, with around 25,700 total.
- **Home Values** - Home values will be down 3% to 1% for the year.

Additionally, the housing market will follow a typical housing cycle. Spring is the strongest in terms of demand, followed by the Summer Market, then the Autumn Market, and finally the Holiday Market. Luxury housing will be at its strongest in the first half of the year, then become more sluggish, with longer market times, in the second half. Finally, do not expect a wave of foreclosures and short sales. Distressed properties are still far below pre-pandemic levels, and the housing stock (all homeowners across the country) is the healthiest in U.S. history.

Uncertainty remains regarding the trajectory of the U.S. economy in 2026. Based on incoming monthly economic data and its alignment with expectations, interest rates are projected to range between 5.75% and 6.75%. Housing remains highly sensitive to rate movements, with market performance in 2026 largely dependent on broader economic conditions and, ultimately, the direction of mortgage rates.

Have an excellent finish to 2025.

RIVERSIDE COUNTY MARKET TIME REPORT

DECEMBER 29, 2025 - A 2026 FORECAST

RIVERSIDE COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
12/25/2025								
Aguanga	15	7	64	120	230	165	200	\$615k
Anza	56	5	336	428	199	190	205	\$392k
Banning	152	31	147	139	155	115	67	\$410k
Beaumont	137	34	121	89	94	104	67	\$540k
Bermuda Dunes	48	4	360	368	180	176	124	\$794k
Blythe	67	12	168	191	296	443	384	\$250k
Cabazon	7	5	42	35	70	60	120	\$230k
Calimesa	20	7	86	75	73	60	43	\$560k
Canyon Lake	70	6	350	166	159	147	123	\$770k
Cathedral City	205	42	146	148	153	135	104	\$530k
Cherry Valley	31	4	233	198	103	162	86	\$379k
Coachella	52	7	223	231	230	87	215	\$532k
Corona	318	86	111	110	117	78	57	\$750k
Desert Hot Springs	199	26	230	185	154	183	148	\$437k
Eastvale	57	28	61	86	87	46	48	\$919k
Hemet	381	100	114	110	115	130	68	\$419k
Homeland	28	13	65	34	63	107	146	\$340k
Idyllwild	89	12	223	178	795	345	274	\$549k
Indian Wells	102	22	139	192	141	246	86	\$1.5m
Indio	497	78	191	189	218	162	135	\$585k
Jurupa Valley	98	38	77	73	62	90	37	\$750k
La Quinta	478	67	214	178	173	165	150	\$867k
Lake Elsinore	193	49	118	129	99	100	62	\$619k
Menifee	320	104	92	115	93	86	57	\$590k
Moreno Valley	167	72	70	51	60	82	74	\$592k
Mountain Center	26	2	390	174	240	720	255	\$825k
Murrieta	339	77	132	119	107	103	78	\$675k
Norco	34	17	60	104	98	69	60	\$1.0m
Nuevo/Lakeview	12	4	90	45	120	69	200	\$697k
Palm Desert	724	110	197	158	185	156	116	\$582k
Palm Springs	695	99	211	186	170	188	153	\$725k
Perris	152	56	81	92	95	88	76	\$589k
Rancho Mirage	389	43	271	230	205	207	179	\$985k
Riverside	436	145	90	92	92	78	52	\$682k
Romoland	0	0	Infinite	Infinite	Infinite	Infinite	24	-
San Jacinto	106	42	76	89	94	150	70	\$522k
Temecula	239	70	102	83	89	94	56	\$900k
Thousand Palms	15	3	150	75	96	260	190	\$338k
Whitewater	13	2	195	135	Infinite	100	40	\$400k
Wildomar	68	16	128	122	156	111	49	\$699k
Winchester	128	44	87	88	78	78	69	\$625k
All of R.C.	7,218	1,599	135	126	126	122	89	\$619k

RIVERSIDE COUNTY PRICE RANGE REPORT

DECEMBER 29, 2025 - A 2026 FORECAST

RIVERSIDE COUNTY ATTACHED HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
12/25/2025								
All of R.C.	1,822	318	172	166	170	172	113	\$500k
R.C. \$0-\$300k	234	42	167	129	143	141	137	\$259k
R.C. \$300k-\$500k	675	120	169	176	161	158	84	\$400k
R.C. \$500k-\$750k	583	102	171	166	183	183	130	\$589k
R.C. \$750k-\$1m	165	32	155	149	159	191	140	\$850k
R.C. \$1m+	165	22	225	240	257	258	274	\$1.4m

RIVERSIDE COUNTY DETACHED HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
12/25/2025								
All of R.C.	5,396	1,281	126	117	116	113	85	\$656k
R.C. \$0-\$300k	309	36	258	168	144	159	101	\$230k
R.C. \$300k-\$500k	952	300	95	88	95	105	63	\$430k
R.C. \$500k-\$750k	2,093	583	108	103	100	92	69	\$617k
R.C. \$750k-\$1m	880	208	127	132	142	113	97	\$850k
R.C. \$1m-\$1.5m	488	79	185	144	123	173	180	\$1.2m
R.C. \$1.5m-\$2m	246	30	246	197	190	196	297	\$1.7m
R.C. \$2m-\$4m	284	31	275	219	217	242	170	\$2.8m
R.C. \$4m+	144	14	309	311	390	226	196	\$5.9m

RIVERSIDE COUNTY ALL HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
12/25/2025								
All of R.C.	7,218	1,599	135	126	126	122	89	\$619k
R.C. \$0-\$300k	543	78	209	148	143	151	113	\$249k
R.C. \$300k-\$500k	1,627	420	116	111	114	120	69	\$420k
R.C. \$500k-\$750k	2,676	685	117	112	110	101	75	\$604k
R.C. \$750k-\$1m	1,045	240	131	134	144	120	101	\$850k
R.C. \$1m-\$1.5m	596	93	192	156	136	181	190	\$1.2m
R.C. \$1.5m-\$2m	275	33	250	207	198	204	274	\$1.7m
R.C. \$2m-\$4m	302	35	259	212	227	237	176	\$2.8m
R.C. \$4m+	154	15	308	308	324	228	201	\$5.9m

*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market. Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly off.

RIVERSIDE COUNTY SOLD REPORT

DECEMBER 29, 2025 - A 2026 FORECAST

RIVERSIDE COUNTY CITIES	UNITS SOLD NOV 2025	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ. FT.	MEDIAN \$ PER SQ. FT.	MEDIAN DOM	UNITS SOLD NOV 2024
Aguanga	6	\$561,500	\$561,500	98.1%	\$425,000	\$825,000	2437	\$230	38	5
Anza	9	\$330,000	\$324,999	99.9%	\$155,000	\$450,000	1,296	\$255	92	11
Banning	37	\$434,000	\$439,000	100.8%	\$275,000	\$595,555	1678	\$259	43	40
Beaumont	49	\$535,000	\$530,000	100.5%	\$399,950	\$705,000	1,958	\$273	38	63
Bermuda Dunes	8	\$754,950	\$797,450	91.8%	\$255,000	\$2,200,000	2118	\$356	92	8
Blythe	7	\$180,000	\$180,000	95.2%	\$130,000	\$604,000	1,510	\$119	58	4
Cabazon	2	\$322,450	\$319,950	100.8%	\$320,000	\$324,900	1274	\$253	93	5
Calimesa	6	\$609,950	\$604,250	99.9%	\$579,000	\$690,000	2,388	\$255	21	10
Canyon Lake	19	\$825,000	\$849,990	94.8%	\$595,000	\$2,500,000	2600	\$317	52	15
Cathedral City	38	\$517,500	\$520,000	96.6%	\$220,000	\$735,000	1,745	\$297	74	29
Cherry Valley	5	\$495,000	\$494,995	97.5%	\$359,000	\$832,500	1628	\$304	77	2
Coachella	7	\$530,000	\$545,000	98.7%	\$400,000	\$655,000	1,959	\$271	74	6
Corona	106	\$739,000	\$749,900	98.8%	\$350,000	\$1,600,000	1888	\$391	38	138
Desert Hot Springs	37	\$415,000	\$425,000	100.1%	\$272,500	\$550,000	1,595	\$260	65	31
Eastvale	21	\$896,000	\$900,000	99.4%	\$521,990	\$4,999,000	2591	\$346	18	18
Hemet	103	\$432,150	\$439,000	98.9%	\$79,500	\$1,050,000	1,671	\$259	42	122
Homeland	12	\$531,245	\$536,450	99.7%	\$290,000	\$698,951	1854	\$287	39	12
Idyllwild	16	\$530,000	\$535,000	97.0%	\$305,000	\$1,315,000	1,648	\$322	80	11
Indian Wells	16	\$2,138,500	\$2,164,000	94.9%	\$700,000	\$8,000,000	3043	\$703	48	12
Indio	73	\$535,000	\$550,000	97.9%	\$260,000	\$2,015,000	1,917	\$279	51	59
Jurupa Valley	39	\$700,000	\$709,900	99.3%	\$400,000	\$999,990	1816	\$385	35	34
La Quinta	63	\$900,000	\$925,000	95.5%	\$285,000	\$6,200,000	2,501	\$360	53	61
Lake Elsinore	84	\$585,000	\$584,216	99.9%	\$305,000	\$830,000	2066	\$283	27	85
Menifee	132	\$565,000	\$556,495	100.0%	\$120,000	\$1,275,000	1,869	\$302	32	130
Moreno Valley	83	\$554,900	\$550,000	100.2%	\$320,000	\$851,551	1765	\$314	40	87
Mountain Center	2	\$592,400	\$610,000	97.1%	\$299,800	\$885,000	2,698	\$220	80	1
Murrieta	72	\$686,000	\$686,000	99.2%	\$250,000	\$1,810,000	2276	\$301	38	111
Norco	11	\$880,000	\$875,000	99.7%	\$599,900	\$1,165,000	2,000	\$440	50	15
Nuevo/Lakeview	0	-	-	-	-	-	-	-	-	6
Palm Desert	105	\$529,000	\$550,000	96.4%	\$306,000	\$7,600,000	1,776	\$298	54	115
Palm Springs	110	\$694,950	\$697,000	97.2%	\$147,500	\$4,850,000	1671	\$416	60	104
Perris	52	\$584,490	\$581,995	99.9%	\$160,000	\$1,450,000	2,103	\$278	18	60
Rancho Mirage	36	\$907,500	\$954,000	96.2%	\$375,000	\$3,300,000	2420	\$375	37	45
Riverside	180	\$678,950	\$675,000	99.1%	\$140,000	\$1,800,000	1,836	\$370	34	171
Romoland	1	\$965,000	\$980,000	98.5%	\$965,000	\$965,000	4065	\$237	25	0
San Jacinto	42	\$500,000	\$499,950	99.7%	\$126,000	\$838,000	1,878	\$266	33	37
Temecula	104	\$774,950	\$774,995	98.4%	\$350,000	\$3,115,000	2274	\$341	36	80
Thousand Palms	4	\$474,500	\$483,250	98.7%	\$178,900	\$505,000	1,726	\$275	61	3
Whitewater	4	\$392,500	\$392,450	96.2%	\$349,000	\$999,999	1769	\$222	34	1
Wildomar	28	\$668,750	\$677,000	99.9%	\$403,000	\$850,000	2,248	\$297	21	20
Winchester	57	\$569,990	\$559,990	100.8%	\$340,000	\$755,000	1874	\$304	42	61
All of R.C.	1,803	\$595,000	\$599,000	98.3%	\$79,500	\$8,000,000	1,902	\$313	40	1,846
R.C. \$0-\$200k	24	\$164,500	\$173,950	94.3%	\$79,500	\$195,000	877.5	\$187	65	16
R.C. \$200k-\$300k	55	\$270,000	\$275,000	97.4%	\$200,000	\$299,900	1,046	\$258	82	57
R.C. \$300k-\$400k	161	\$360,000	\$370,000	98.1%	\$300,000	\$399,950	1248	\$288	45	149
R.C. \$400k-\$500k	265	\$450,000	\$450,000	99.3%	\$400,000	\$499,999	1,547	\$291	40	301
R.C. \$500k-\$650k	579	\$569,000	\$574,995	99.4%	\$500,000	\$649,990	1869	\$304	38	617
R.C. \$650k-\$800k	350	\$700,000	\$710,450	99.2%	\$650,000	\$799,900	2,214	\$316	38	350
R.C. \$800k-\$1m	181	\$875,000	\$889,999	98.3%	\$800,000	\$999,999	2584	\$339	43	175
R.C. \$1m-1.5m	106	\$1,175,000	\$1,199,900	96.8%	\$1,000,000	\$1,499,990	3,068	\$383	43	115
R.C. \$1.5m+	82	\$2,051,500	\$2,151,500	95.9%	\$1,500,000	\$8,000,000	3812.5	\$538	43	66