

MAY 4, 2026 - WRITTEN BY STEVEN THOMAS

ONE MARKET, A SPECTRUM OF SPEEDS

THE SPEED OF THE RIVERSIDE COUNTY HOUSING MARKET DEPENDS ON
PRICE, LOCATION, AND WHETHER A PROPERTY IS ATTACHED OR
DETACHED.



For anyone who travels, there are days when the airport TSA lines stretch a mile through a maze of rope dividers. Before arriving at the airport, almost everyone grows anxious, anticipating how long it will take to get through security. When the lines wrap around the airport, the anxiety grows. There is more than one line, and some lines are moving much quicker than others. General screening is by far the slowest, with the longest lines and the most patience required. The TSA PreCheck line moves a bit faster, has a much shorter line, and does not require travelers to remove their electronic devices from their bags. It is reserved for travelers who have paid for the service and have had a background check. And now there is an even faster lane, TSA PreCheck Touchless ID, that allows passengers to use facial recognition technology instead of showing a physical ID. The travelers who move through the touchless line seemingly walk through security. TSA anxiety depends on which line a traveler can use.

Similarly, before a seller places their home on the market, almost every homeowner grows anxious, wondering how long it will take to sell. Some price ranges are faster than others. There is a considerable difference in the type of home, detached or attached. A seller's anxiety depends on the price range and the property type.

A detached home that pops on the market priced at \$400,000 will receive plenty of attention and has the best shot in Riverside County to fly off the market with multiple offers. With the important caveat that it is not only in great condition but is priced appropriately. Yet a condominium priced at \$200,000 takes nearly twice as long as that detached \$400,000 home and does not garner the same level of fanfare.

There is a wide spectrum of speeds across the Riverside County housing market. It is not one-size-fits-all. The Expected Market Time (the number of days it takes to sell all listings at the current buying pace) for the county, both detached and attached combined, is 101 days. Of course, the market is much hotter in lower price ranges, but the higher the price range, the longer it takes to sell a home. The Expected Market Time is the true "speed" of the market. The speed depends on a home's price point.

Detached Homes	Current Actives	Demand (Last 30 Days Pending)	Market Time (In Days)	Attached Homes	Current Actives	Demand (Last 30 Days Pending)	Market Time (In Days)
All of R.C.	6,009	1,964	92 Days	All of R.C.	2,018	432	140 Days
\$0-\$300k	319	68	141 Days	\$0-\$300k	303	71	128 Days
\$300k-\$500k	1,026	430	72 Days	\$300k-\$500k	753	174	130 Days
\$500k-\$750k	2,241	921	73 Days	\$500k-\$750k	603	133	136 Days
\$750k-\$1m	1,013	309	98 Days	\$750k-\$1m	187	27	208 Days
\$1m-\$1.5m	633	128	148 Days	\$1m+	172	27	191 Days
\$1.5m-\$2m	280	43	195 Days				
\$2m-\$4m	345	52	199 Days				
\$4m+	152	13	351 Days				

The market is the hottest for detached homes priced between \$300,000 and \$1 million, considered the "sweet spot." There is more buyer activity in these price points than in the rest of the market, with an Expected Market Time that ranges from 72 to 98 days. Homes within these price ranges that are accurately priced with all the bells and whistles, "WOW" properties, tend to attract multiple offers and often sell at or above their asking prices. For

detached homes priced below \$300,000 and homes between \$1 million and \$1.5 million, it is not quite as instant.

Luxury homes priced above \$1 million, the top 10% of the Riverside County Market, take the longest to sell. The expectation for these homes is that they will take much longer to sell and require plenty of patience, along with precision pricing. They typically do not fly off the market, and buyers are not tripping over themselves to purchase. The pace is the slowest for homes priced above \$4 million, currently stretching 351 days, almost a year. There are not enough buyers looking for ultra-luxury homes compared to the number of sellers competing against each other.

The attached homes market is considerably slower than the detached market. This is due to rising costs of condominium homeowner associations. Maintenance costs, skyrocketing insurance premiums, and reserve fund issues have resulted in rising monthly association dues and special assessments. In addition, today's higher mortgage rates have eroded home affordability for condominiums, which many first-time home buyers view as a stepping stone to home ownership. This has translated to longer market times for attached homes. The hottest price range for attached properties are small, entry-level condominiums priced below \$300,000 at 128 days, followed by \$300,000 to \$500,000 at 130 days. Luxury condominiums priced above \$1 million are sluggish at 191 days. A year ago, it had a market time of 220 days. Similar to detached homes, the higher the price, the longer it takes to sell.

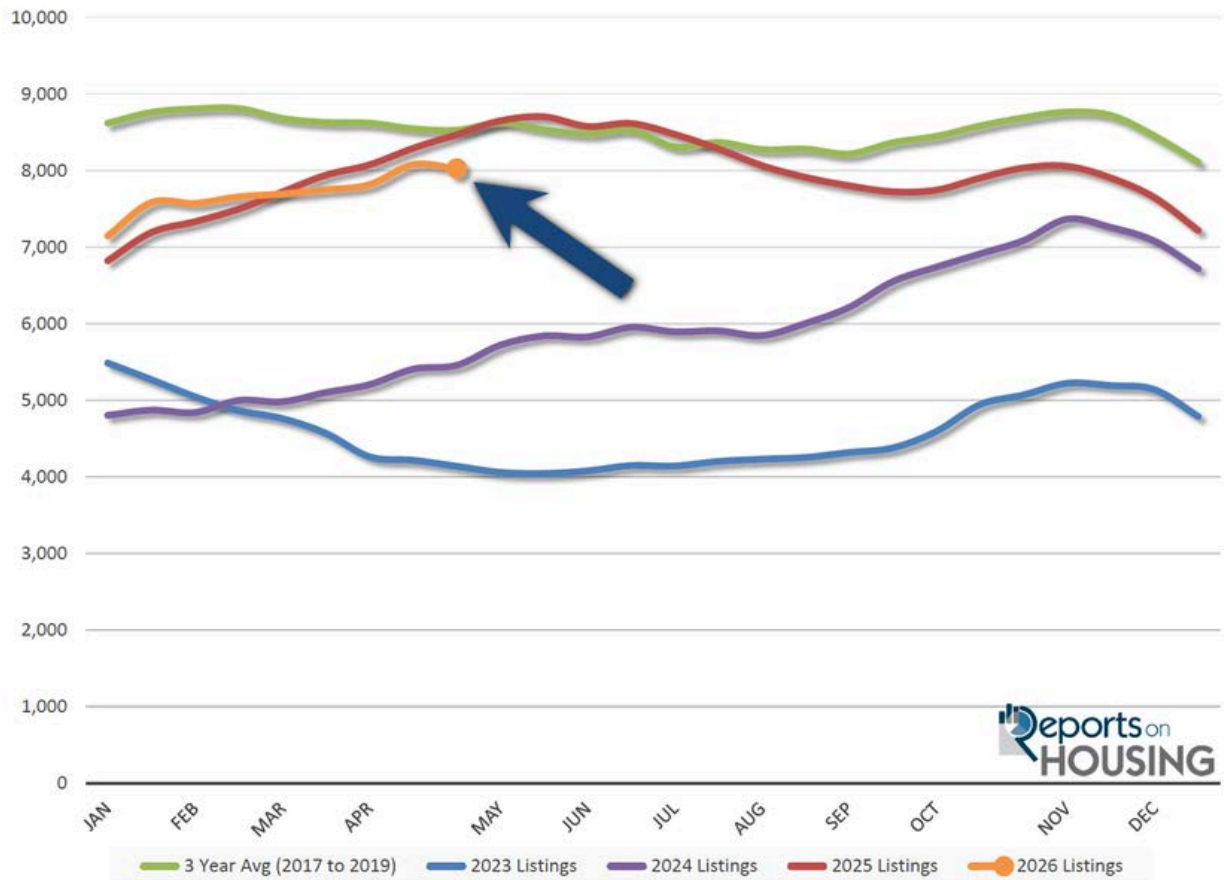
Before coming on the market, homeowners should understand that market speed depends on the price point and whether a home is detached or attached. It also depends on the area. Some cities sell quicker than others for a variety of reasons, including price. Hemet has a market time of 72 days, compared to La Quinta's 173. Most importantly, homeowners need to consider the price carefully. A home that has all the bells and whistles and in turn key condition, yet is overpriced, will languish on the market without success. The best strategy is to price a home based on its **Fair Market Value**, carefully considering condition, location, upgrades, updates, and amenities, and using all recent comparable closed and pending sales.

The Bottom Line: Riverside County housing has a spectrum of speeds that varies by price point, location, and property type. Regardless, price is the most important factor in securing success.

The active listing inventory decreased by 49 homes over the past two weeks, down 1%, and now sits at 8,027, its first decline since early February. The inventory may have peaked in Coachella Valley two weeks ago, which is typical for this time of the year. Excluding Coachella Valley from the inventory, Riverside County rose 1%. This is the time of year when an elevated number of homes come on the market, outpacing any rise in demand. As a result, seller competition increases week to week, and this trend will continue until the inventory reaches a peak between August and September.

Last year, the inventory was 8,469 homes, **6% higher, or 442 more**. The year-over-year gap has widened over the past couple of weeks. The 3-year average before COVID (2017 to 2019) was 8,528 homes, 501 more, or 6% higher.

RIVERSIDE COUNTY ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



Homeowners continue to “hunker down” in their homes, unwilling to move because of their current, underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through April, 14,564 homes were placed on the market in Riverside County, 3,082 fewer than the 3-year average before COVID (2017-2019), 17% less. In 2025, 15,621 homes entered the market (7% more), compared to 13,098 in 2024 (10% less), and 11,113 in 2023 (24% less). Fewer homes have been coming on the market this year compared to last.

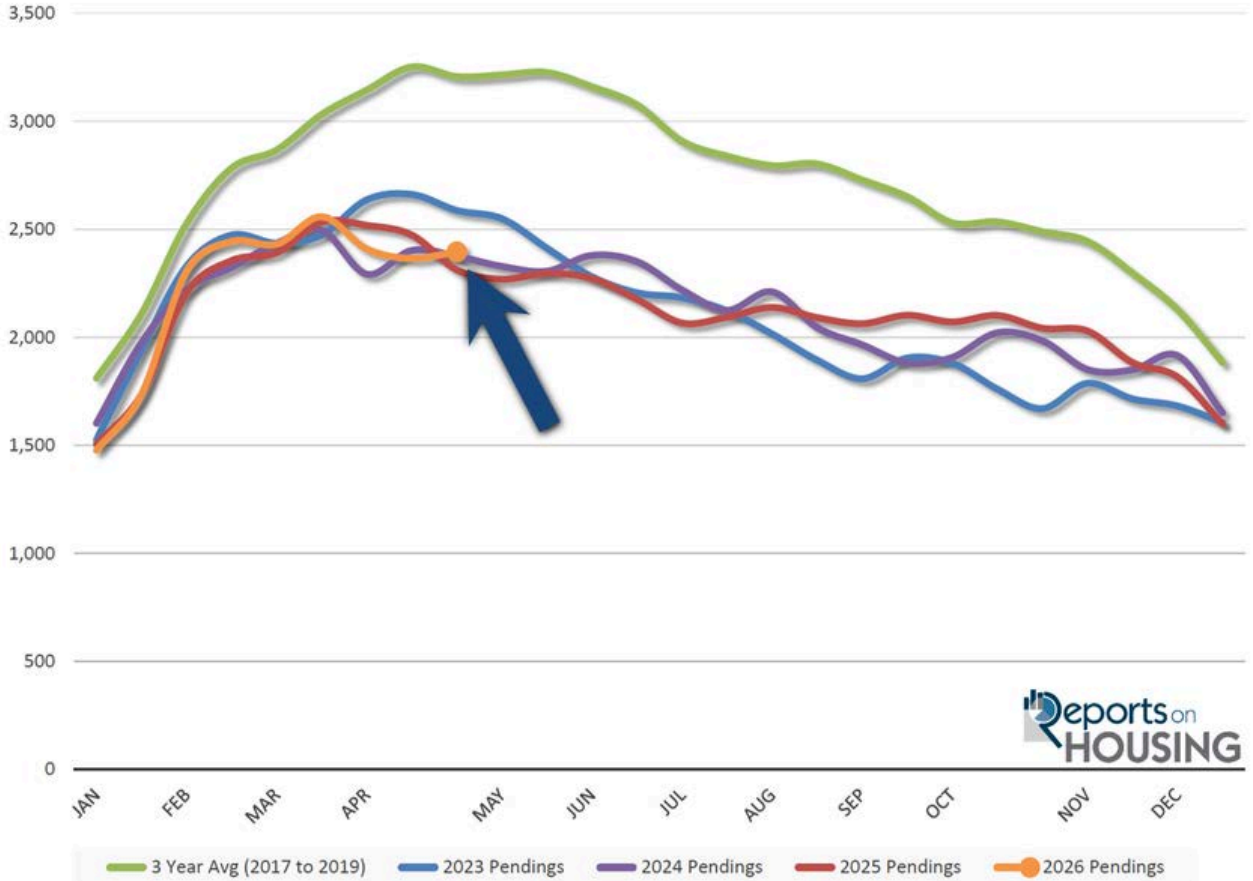
Demand, a snapshot of the number of new pending sales over the prior month, increased from 2,365 to 2,396 in the past couple of weeks, up 31 pending sales, or 1%. Even though demand appears to have peaked in late March, it will remain relatively flat, yet elevated, through September. If the Iran conflict were to end soon and the Strait of Hormuz were to reopen, mortgage rates could fall back towards 6% and even lower with any signs of further labor market weakness.

Last year, demand was 2,312, with **84 fewer pending sales, or 4% less**. The 3-year average before COVID (2017 to 2019) was 3,207 pending sales, **34% more than today, or an additional 811**.

As the Federal Reserve has indicated, it is essential to watch all economic releases for signs of slowing. These releases can cause mortgage rates to rise or fall, depending on

how they compare with market expectations. It is also important to monitor any developments in the Iran conflict and its impact on the oil market, and ultimately inflation, which can also cause mortgage rates to rise or fall. This week is jobs week, which includes the number of job openings, wages, and the number of jobs created or lost, one of the month's most important economic data points. Next week includes the release of the Consumer Price Index (CPI) and Producer Price Index, two key measures of inflation, followed by Retail Sales on Thursday.

RIVERSIDE COUNTY DEMAND YEAR-OVER-YEAR



Reports on HOUSING

Reports on HOUSING
Your Local Real Estate Snapshot

EXPECTED MARKET TIME

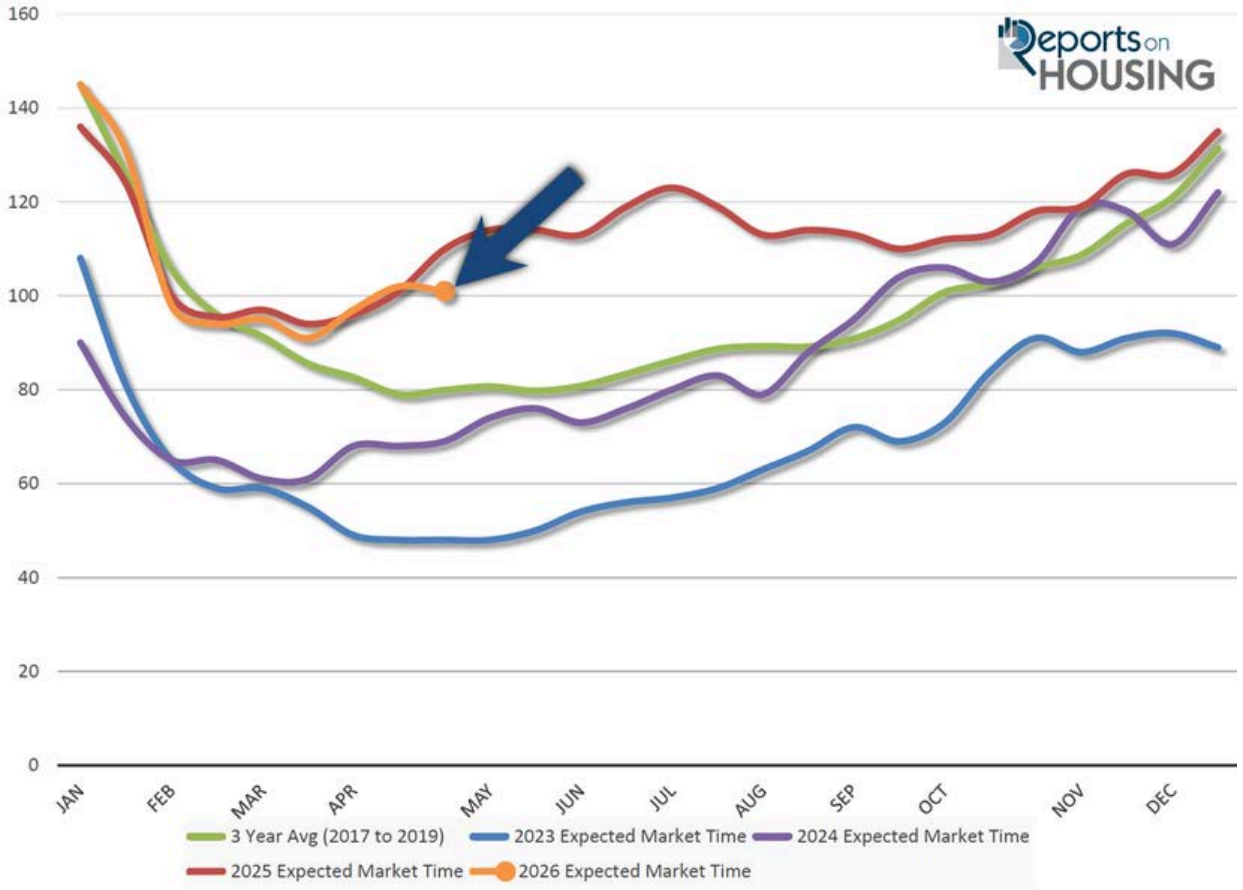
IN THE PAST TWO WEEKS, THE MARKET TIME HAS DECREASED BY A DAY.

With the supply of available homes falling by 49 homes, **down 1%**, and demand increasing by 31 pending sales, **up 1%**, the Expected Market Time (the number of days it takes to sell all Riverside County listings at the current buying pace) decreased from 102 to 101 days in the past couple of weeks. It was 91 days in March.

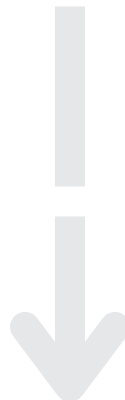
Last year, it was 110 days, slower than today. The 3-year average before COVID (2017 to 2019) was 80 days, which is substantially quicker than today.

The Expected Market Time for condominiums and townhomes decreased from 147 to 140 days in the past two weeks. It was at 156 days last year. For detached homes, the Expected Market Time decreased from 93 to 92 days. It was 102 days a year ago. The detached-home market is substantially stronger than the attached-home market.

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



RIVERSIDE COUNTY LUXURY END BREAKDOWN



Over the past couple of weeks, the luxury home inventory priced above \$1 million (the top 10% of the Riverside County housing market) increased from 1,580 to 1,582, a rise of two homes, or nearly unchanged. Luxury demand decreased by 35 pending sales, down 12%, to 263. With supply nearly unchanged and demand falling, the Expected Market Time for luxury homes priced above \$1 million rose from 159 to 180 days, representing a 21-day rise. Like the rest of the market, the luxury market is slowing from week to week and will continue to do so until peaking sometime during the summer.

Year over year, the active luxury listing inventory has decreased by 124 homes, or 7%, and luxury demand is up by one pending sale, essentially unchanged. Last year's Expected Market Time was 195 days, slower than today.

In the past two weeks, the Expected Market Time for homes priced between \$1 million and \$1.5 million increased from 131 to 154 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 164 to 213 days. For homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 197 to 180 days. For homes priced above \$4 million, the Expected Market Time increased from 285 to 369 days. Luxury is at 180 days overall. At this pace, a seller would be looking at becoming a pending sale around **November 2026**.

RIVERSIDE COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0-\$500k 	97 Days	30%	31%	103 Days
\$500k-\$750k 	81 Days	35%	44%	89 Days
\$750k-\$1m 	107 Days	15%	14%	123 Days
\$1m-\$1.5m 	154 Days	9%	6%	164 Days
\$1.5m-\$2m 	213 Days	4%	2%	209 Days
\$2m-\$4m 	180 Days	5%	3%	231 Days
\$4m+ 	369 Days	2%	1%	354 Days

In the past two weeks, the inventory of homes in the Coachella Valley decreased by 80, down 2%, to 3,703 homes. Coachella Valley demand in the past couple of weeks fell by 26, down 3%, to 728 pending sales. With demand falling faster than supply, the overall Expected Market Time for Coachella Valley rose from 151 to 153 days, slowing by two days over the past couple of weeks.

Year over year, the Coachella Valley inventory is down by 219 homes, or 6%. Demand is up by 53 pending sales, or 8%. The Expected Market Time last year was 174 days, slower than today.

The median sales price in March was \$610,000, down 2% from February, and the median sales-to-list price ratio was 97.7%. The median price in March 2025 was \$625,000, 2% more than today.

COACHELLA VALLEY REPORT	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	UNITS SOLD MAR 2026	MEDIAN SALES PRICE MAR 2026	SALES TO L-PRICE RATIO MAR 2026
4/30/2026									
Bermuda Dunes	47	11	128	96	87	210	10	\$875,000	98.2%
Cathedral City	220	54	122	166	146	131	52	\$539,500	98.2%
Coachella	43	17	76	110	128	117	8	\$480,250	100.0%
Desert Hot Springs	214	46	140	134	119	134	41	\$379,000	98.9%
Indian Wells	131	33	119	120	179	133	35	\$1,300,000	97.0%
Indio	497	107	139	160	152	168	118	\$532,500	98.6%
La Quinta	491	85	173	162	136	185	144	\$838,500	97.2%
Palm Desert	821	153	161	146	128	175	204	\$575,000	97.6%
Palm Springs	798	141	170	163	152	209	172	\$602,500	97.2%
Rancho Mirage	427	76	169	152	130	191	88	\$787,500	97.5%
Thousand Palms	14	5	84	85	90	105	4	\$235,000	100.0%
ALL OF COACHELLA	3,703	728	153	151	137	174	876	\$610,000	97.7%

RIVERSIDE COUNTY HOUSING SUMMARY



- **INVENTORY:** The active listing inventory over the past couple of weeks decreased by 49 homes, down 1%, and now stands at 8,027. Last year, there were 8,469 homes on the market, 442 additional homes, or **6% more**. The 3-year average before COVID (2017-2019) was 8,528, which is **6% higher**. From January through April, 17% fewer homes came on the market than the 3-year average before COVID (2017 to 2019), 3,082 fewer. There were 1,057 fewer than last year, 1,466 more than in 2024, and 3,451 more than in 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, increased by 31 in the past two weeks, up 1%, and now totals 2,396. Demand may have peaked in March. Last year, demand was 2,312 pending sales, **4% lower**. The 3-year average before COVID (2017 to 2019) was 3,207, which is **34% higher**.
- **MARKET TIME:** With supply falling and demand rising, the Expected Market Time, the number of days to sell all Riverside County listings at the current buying pace, decreased from 102 to 101 days in the past couple of weeks. Last year, it was 110 days, slower than today. The 3-year average before COVID (2017 to 2019) was 80 days, which is substantially quicker than today.
- **LUXURY:** In the past two weeks, the Expected Market Time for homes priced between \$1 million and \$1.5 million increased from 131 to 154 days. For homes priced between \$1.5 million and \$2 million, the Expected Market Time increased from 164 to 213 days. For homes priced between \$2 million and \$4 million, the Expected Market Time decreased from 197 to 180 days. For homes priced above \$4 million, the Expected Market Time increased from 285 to 369 days.
- **COACHELLA VALLEY:** In the past two weeks, the inventory of homes in the Coachella Valley decreased by 80, down 2%, to 3,703 homes. Coachella Valley demand in the past couple of weeks fell by 26, down 3%, to 728 pending sales. With demand falling faster than supply, the overall Expected Market Time for Coachella Valley rose from 151 to 153 days, slowing by two days over the past couple of weeks.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 1.6% of all listings and 1.4% of demand. There are 43 foreclosures and 85 short sales available today in Riverside County, totaling 128 distressed homes on the active market, up three from two weeks ago. Last year, 66 distressed homes were on the market, similar to today.
- **CLOSED SALES:** There were 2,449 closed residential resales in March, 5% higher than March 2025's 2,325, and up 28% from February. The median sales-to-list price ratio in Riverside County was 100.0%. Foreclosures accounted for 0.9% of all closed sales, and short sales accounted for 0.5%. That means that 98.5% of all sales were made by sellers with equity.

RIVERSIDE COUNTY MARKET TIME REPORT

MAY 4, 2026 - ONE MARKET, A SPECTRUM OF SPEEDS

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
4/30/2026								
Aguanga	21	5	126	210	120	105	90	\$630k
Anza	35	13	81	114	200	342	115	\$381k
Banning	155	64	73	105	92	113	81	\$420k
Beaumont	175	74	71	68	88	65	56	\$535k
Bermuda Dunes	47	11	128	96	87	210	78	\$729k
Blythe	57	8	214	275	206	210	98	\$295k
Cabazon	14	1	420	180	110	83	70	\$290k
Calimesa	23	9	77	188	144	97	53	\$540k
Canyon Lake	97	27	108	178	137	109	63	\$930k
Cathedral City	220	54	122	166	146	131	72	\$508k
Cherry Valley	24	12	60	255	99	210	143	\$539k
Coachella	43	17	76	110	128	117	135	\$568k
Corona	417	129	97	97	107	84	44	\$780k
Desert Hot Springs	214	46	140	134	119	134	74	\$435k
Eastvale	78	37	63	52	60	70	41	\$874k
Hemet	382	160	72	88	91	83	68	\$420k
Homeland	28	7	120	78	63	88	84	\$390k
Idyllwild	90	10	270	166	173	242	200	\$489k
Indian Wells	131	33	119	120	179	133	64	\$1.3m
Indio	497	107	139	160	152	168	115	\$549k
Jurupa Valley	103	38	81	57	42	72	32	\$763k
La Quinta	491	85	173	162	136	185	89	\$900k
Lake Elsinore	220	72	92	76	88	94	47	\$600k
Menifee	364	163	67	71	66	93	44	\$599k
Moreno Valley	193	116	50	52	49	58	40	\$565k
Mountain Center	26	4	195	450	280	510	158	\$837k
Murrieta	391	149	79	89	73	85	47	\$700k
Norco	36	17	64	83	77	60	28	\$1.1m
Nuevo/Lakeview	12	8	45	41	40	48	34	\$682k
Palm Desert	821	153	161	146	128	175	122	\$588k
Palm Springs	798	141	170	163	152	209	146	\$705k
Perris	127	51	75	70	60	75	39	\$580k
Rancho Mirage	427	76	169	152	130	191	136	\$995k
Riverside	481	182	79	68	58	71	44	\$713k
San Jacinto	123	49	75	78	69	94	50	\$499k
Temecula	356	134	80	81	74	106	45	\$900k
Thousand Palms	14	5	84	85	90	105	66	\$328k
Whitewater	11	3	110	110	195	110	90	\$425k
Wildomar	74	30	74	71	67	55	35	\$675k
Winchester	153	78	59	64	82	58	51	\$626k
All of R.C.	8,027	2,396	101	102	97	110	69	\$625k

RIVERSIDE COUNTY PRICE RANGE REPORT

MAY 4, 2026 - ONE MARKET, A SPECTRUM OF SPEEDS

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
4/30/2026								
All of R.C.	2,018	432	140	147	133	156	87	\$499k
R.C. \$0-\$300k	303	71	128	140	156	123	73	\$252k
R.C. \$300k-\$500k	753	174	130	157	149	162	80	\$415k
R.C. \$500k-\$750k	603	133	136	140	115	152	89	\$589k
R.C. \$750k-\$1m	187	27	208	217	134	150	117	\$849k
R.C. \$1m+	172	27	191	105	111	220	104	\$1.3m

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
4/30/2026								
All of R.C.	6,009	1,964	92	93	89	102	66	\$679k
R.C. \$0-\$300k	319	68	141	140	131	131	86	\$220k
R.C. \$300k-\$500k	1,026	430	72	75	71	79	55	\$436k
R.C. \$500k-\$750k	2,241	921	73	74	73	82	51	\$619k
R.C. \$750k-\$1m	1,013	309	98	100	96	119	71	\$850k
R.C. \$1m-\$1.5m	633	128	148	136	131	158	106	\$1.2m
R.C. \$1.5m-\$2m	280	43	195	169	143	214	128	\$1.7m
R.C. \$2m-\$4m	345	52	199	225	204	224	179	\$2.8m
R.C. \$4m+	152	13	351	286	306	366	285	\$5.5m

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
4/30/2026								
All of R.C.	8,027	2,396	101	102	97	110	69	\$625k
R.C. \$0-\$300k	622	139	134	140	142	128	80	\$245k
R.C. \$300k-\$500k	1,779	604	88	96	91	97	62	\$427k
R.C. \$500k-\$750k	2,844	1,054	81	83	79	89	55	\$610k
R.C. \$750k-\$1m	1,200	336	107	110	100	123	75	\$850k
R.C. \$1m-\$1.5m	743	145	154	131	128	164	110	\$1.2m
R.C. \$1.5m-\$2m	313	44	213	164	133	209	116	\$1.7m
R.C. \$2m-\$4m	366	61	180	197	195	231	164	\$2.8m
R.C. \$4m+	160	13	369	285	305	354	295	\$5.5m

*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

MAY 4, 2026 - ONE MARKET, A SPECTRUM OF SPEEDS

RIVERSIDE COUNTY CITIES	UNITS SOLD MAR 2026	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 MAR 2025
Aguanga	4	\$667,500	\$664,950	99.3%	\$245,250	\$936,000	2640	\$253	24	7
Anza	10	\$347,500	\$349,455	97.6%	\$150,000	\$520,000	1,509	\$230	41	2
Banning	50	\$396,500	\$396,500	100.0%	\$65,000	\$729,000	1697	\$234	25	37
Beaumont	65	\$525,000	\$535,000	100.0%	\$360,000	\$838,900	2,076	\$253	21	67
Bermuda Dunes	10	\$875,000	\$912,000	98.2%	\$535,000	\$3,000,000	2499	\$350	60	14
Blythe	14	\$242,500	\$247,500	98.0%	\$125,000	\$385,000	1,476	\$164	35	8
Cabazon	1	\$325,000	\$310,000	104.8%	\$325,000	\$325,000	948	\$343	10	1
Calimesa	7	\$492,500	\$532,000	100.0%	\$359,000	\$600,000	1,772	\$278	83	7
Canyon Lake	15	\$675,000	\$675,000	100.0%	\$299,000	\$3,615,000	2045	\$330	39	11
Cathedral City	52	\$539,500	\$544,000	98.2%	\$215,000	\$850,000	1,736	\$311	45	50
Cherry Valley	14	\$475,000	\$452,450	99.5%	\$220,000	\$795,000	1610	\$295	56	6
Coachella	8	\$480,250	\$484,000	100.0%	\$315,000	\$895,000	1,622	\$296	53	7
Corona	146	\$755,250	\$750,000	100.0%	\$385,000	\$1,750,000	1858	\$406	24	119
Desert Hot Springs	41	\$379,000	\$379,000	98.9%	\$85,000	\$630,000	1,590	\$238	54	35
Eastvale	39	\$925,000	\$950,000	98.6%	\$255,000	\$1,315,000	2647	\$349	24	37
Hemet	126	\$440,000	\$439,000	100.0%	\$71,000	\$760,000	1,622	\$271	26	135
Homeland	11	\$495,000	\$507,000	97.6%	\$150,000	\$775,000	1600	\$309	70	8
Idyllwild	8	\$458,438	\$476,438	99.4%	\$250,000	\$715,000	1,479	\$310	173	11
Indian Wells	35	\$1,300,000	\$1,300,000	97.0%	\$265,000	\$5,375,000	2529	\$514	47	33
Indio	118	\$532,500	\$540,250	98.6%	\$22,000	\$2,700,000	1,909	\$279	61	101
Jurupa Valley	46	\$682,500	\$690,000	100.0%	\$445,000	\$1,500,000	1730	\$395	16	59
La Quinta	144	\$838,500	\$864,000	97.2%	\$290,000	\$14,500,000	2,421	\$346	51	142
Lake Elsinore	58	\$614,000	\$603,961	100.0%	\$195,000	\$830,000	2046	\$300	26	67
Menifee	145	\$559,000	\$559,000	100.0%	\$210,000	\$899,000	1,818	\$307	33	156
Moreno Valley	104	\$557,182	\$549,950	100.0%	\$220,000	\$903,000	1786	\$312	19	100
Mountain Center	3	\$419,000	\$419,000	97.3%	\$136,000	\$900,000	1,990	\$211	94	1
Murrieta	146	\$686,250	\$690,000	100.0%	\$205,000	\$6,750,000	2188	\$314	27	133
Norco	17	\$855,000	\$869,000	99.9%	\$650,000	\$1,465,000	1,566	\$546	29	12
Nuevo/Lakeview	7	\$575,000	\$575,000	100.0%	\$485,000	\$775,000	1820	\$386	21	7
Palm Desert	204	\$575,000	\$592,500	97.6%	\$160,500	\$5,900,000	1,787	\$322	51	180
Palm Springs	172	\$602,500	\$606,950	97.2%	\$150,000	\$5,400,000	1586	\$380	45	151
Perris	62	\$580,136	\$576,005	100.0%	\$170,000	\$1,599,000	2,001	\$290	27	69
Rancho Mirage	88	\$787,500	\$812,000	97.5%	\$222,500	\$4,000,000	2243	\$351	46	70
Riverside	196	\$650,000	\$639,945	100.0%	\$250,000	\$3,100,000	1,630	\$399	25	210
San Jacinto	59	\$500,900	\$503,900	100.0%	\$55,000	\$650,000	1850	\$271	18	46
Temecula	112	\$793,300	\$799,950	99.9%	\$334,900	\$3,700,000	2,247	\$353	14	97
Thousand Palms	4	\$235,000	\$235,000	100.0%	\$120,000	\$530,000	1547	\$152	28	4
Whitewater	2	\$463,500	\$463,500	100.0%	\$377,000	\$550,000	1,625	\$285	73	3
Wildomar	28	\$682,500	\$677,000	100.0%	\$450,000	\$1,200,000	2474	\$276	17	51
Winchester	62	\$619,995	\$619,495	100.0%	\$429,990	\$1,175,000	2,042	\$304	34	59
All of R.C.	2,449	\$605,000	\$600,000	100.0%	\$22,000	\$14,500,000	1,875	\$323	35	2,325
R.C. \$0-\$200k	42	\$147,450	\$150,000	91.8%	\$22,000	\$199,900	940	\$157	35	23
R.C. \$200k-\$300k	117	\$255,000	\$265,000	97.0%	\$201,000	\$300,000	1160	\$220	45	88
R.C. \$300k-\$400k	188	\$359,000	\$365,000	98.6%	\$305,000	\$400,000	1,306	\$275	42	203
R.C. \$400k-\$500k	344	\$460,000	\$459,975	100.0%	\$401,000	\$500,000	1492	\$308	37	304
R.C. \$500k-\$650k	758	\$575,000	\$575,000	100.0%	\$500,135	\$650,000	1,787	\$322	37	762
R.C. \$650k-\$800k	467	\$719,900	\$729,000	100.0%	\$651,000	\$800,000	2245	\$321	28	433
R.C. \$800k-\$1m	244	\$875,000	\$880,000	100.0%	\$801,605	\$1,000,000	2,488	\$352	29	220
R.C. \$1m-1.5m	163	\$1,200,000	\$1,225,000	97.8%	\$1,000,005	\$1,500,000	2895	\$415	41	165
R.C. \$1.5m+	126	\$2,275,000	\$2,297,000	97.2%	\$1,510,000	\$14,500,000	3,697	\$615	28	127