

THE Riverside County HOUSING REPORT

Reports on
HOUSING
Your Local Real Estate Snapshot

Riverside Housing Report: The Price is Right

May 27, 2019

Good morning!

Sellers have until the end of July to get their homes into escrow, indicating that the price better be right.



Pricing: Expired listings are up 31% so far in 2019, illustrating how crucial pricing is this year to avoid becoming another statistic.

Spring is in the air and so are the community garage sales. There is a real strategy behind a successful garage sale. For the amateur trying to overcapitalize on their used possessions, they often overprice and miss the opportunity to cash in on the most optimal time of the sale, the first two hours. Everybody seemingly gets sucked into the emotions behind their personal belongings. This emotional attachment leads to asking way too much. After a steady stream of uninterested buyers because of the quoted price, the amateur salesperson lowers it. Yet, the wave of initial buyers has already passed, and the steady stream diminishes to a trickle. Desperate to sell, the price is lowered yet again, attempting to avoid carting everything back to the garage and attic.

This scenario plays out over and over again on the housing front as well. Sellers frequently ignore their professional REALTOR® and price a home arbitrarily based upon emotion, or what they need out of a home in order to move on. It is challenging to see all of the deferred maintenance, lack of upgrades, an inferior location, or a small lot size, when a seller is living **LIFE** in it. Home is where the children are raised. First steps, first time riding a bike, first tooth for the Tooth Fairy, first day of school, first dance, there are a lot of “firsts” in a home, a collection of memories that tug at our heartstrings.

Ignoring the expert on pricing advice is understandable, but unfortunate. The best advice is to lean into their years of experience and understanding of current market conditions, trends, and pricing strategies. The emotions behind pricing must be removed to find success. A buyer’s lens is much different. They do not want to inherit deferred maintenance. They want to see upgrades. The location and lot size are important considerations. Most importantly, buyers are not willing to overpay for a home, especially in 2019.

The active listing inventory is at its highest level since 2016. There are 10% more homes on the market compared to last year. With more inventory, the number of unsuccessful sellers is escalating. So far this year, there have been 4,929 expired listings, up 54% compared to last year. Based upon the number of closed sales through April, 32% of homes that were marketed did not find success. At this time last year, it was only 23%.

Expired Listings

January through April

	2019	2018	YOY
Los Angeles County	9,516	6,551	+45%
Orange County	3,455	2,105	+64%
Riverside County	4,929	3,750	+31%
San Bernardino County	3,757	2,432	+54%
San Diego County	5,685	3,008	+89%
Ventura County	551	422	+31%
SO CAL TOTALS	27,893	18,268	+53%

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The chances of finding success has dropped. Pricing a home accurately is more important today than in prior years. This is not the Spring Markets of 2012 through 2018. The average Expected Market Time (the time from the initial FOR SALE sign to opening escrow) during those years was 80 days. It is at 89 days today, knocking on the door of a Balanced Market. The Expected Market Time is a factor of both supply and demand. There is a lot more seller competition with the extra supply; and, demand is nearly identical to last year, which was muted compared to prior years. Demand (number of pending sales in the prior 30-days) is down 4% compared to the last seven years.

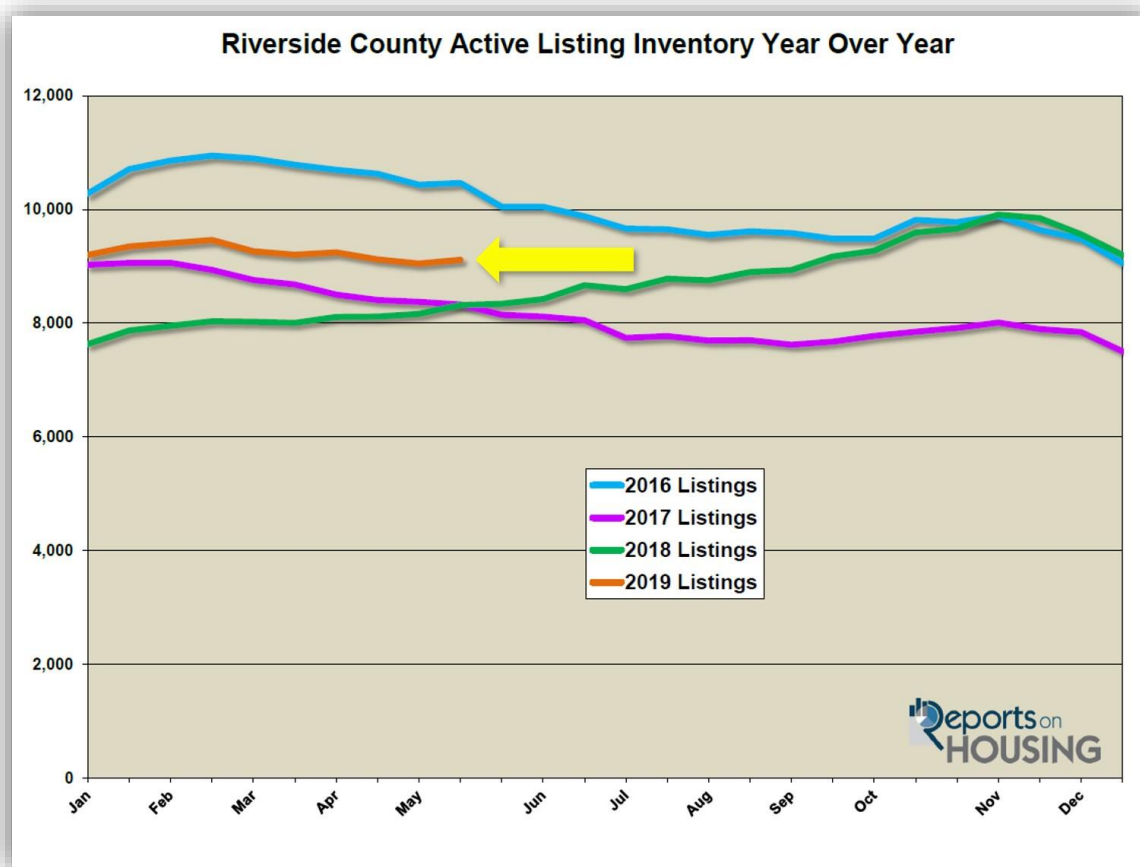
How should sellers approach the housing market? The best approach is to be sure to lean into the expert, the real estate professional, and price a home according to its **Fair Market Value**. This is determined by condition, upgrades, and location. The REALTOR® will be able to pull their emotion out of a home and objectively arrive at the price that will result in a sale. The second step is to be patient. This housing market is no longer instantaneous. Finally, after being exposed to the market for a while and receiving objective feedback directly from buyers, do not be afraid to make some adjustments in condition and price.

How should buyers approach the housing market? Remember, it is NOT a Buyer's Market. It is not even a Balanced Market, yet. Currently, it is a slight Seller's Market. That means that when a home is accurately priced, it will generate buyers' interest. On average, homes are selling within 2% of their asking price. Lowball offers will only result in wasting everyone's time. Jump on homes that match your specified criteria and are priced according to their **Fair Market Value**.

Active Inventory: *In the past couple of weeks, the active inventory grew by 1%.*

In the past two weeks, the active listing inventory increased by 68 homes, up 1%, and now totals 9,115, surpassing. That's the highest level for this time of the year since 2016. In Riverside County, the active listing inventory tends to drop from now through the end of summer. From there, during the Autumn Market, it rises until Thanksgiving. From Thanksgiving until ringing in a New Year, the active inventory drops.

Last year at this time there were 8,317 homes on the market. That means that there are **10% more homes available today**.



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Demand: *In the past couple of weeks, demand rose by 1%.*

Demand, the number of new pending sales over the prior month, increased by 30 pending sales in the past two weeks, up 1%, and now totals 3,169. After an initial slow start to the year, demand surged from February through April. In May, it slightly came off of those highs and most likely peaked early for 2019. Even with interest rates dropping to 4%, there are external economic headwinds that are continuing to mute demand. Demand will not change much from here. It will remain relatively the same through mid-June. From there, expect demand to slowly and systematically fall for the remainder of the year, starting with numerous summer distractions. Current demand is as strong as it is going to get.

Last year at this time, there were 11 more pending sales, nearly identical to today.

The current Expected Market Time remained unchanged at 86 days, a slight Seller's Market. It is still the highest reading for this time of the year since 2016. Last year, the Expected Market Time was at 78 days, better than today.

Luxury End: *The luxury market in Riverside County is slow.*

Demand for luxury homes above \$650,000 totals 225. The luxury home inventory totals 1,603. The overall expected market time for homes priced above \$650,000 is at 214 days.

For homes priced between \$650,000 to \$800,000, the expected market time is at 170 days. For homes priced between \$800,000 to \$1 million, the Expected Market Time is at 255 days. For homes priced between \$1 million and \$1.5 million, the Expected Market Time is at 282 days. For homes priced above \$1.5 million, the Expected Market Time is at 558 days. At 558 days, a seller would be looking at placing their home into escrow around **December of 2020**.

	Expected Market Time	Share of Housing Inventory	Share of Current Demand
R.C. \$0-\$400k	64 Days	42%	56%
R.C. \$400k-\$500k	72 Days	19%	23%
R.C. \$500k-\$650k	104 Days	15%	13%
R.C. \$650k-\$800k	170 Days	8%	4%
R.C. \$800k-\$1m	255 Days	5%	2%
R.C. \$1m-1.5m	282 Days	5%	1%
R.C. \$1.5m+	558 Days	6%	1%

Riverside Housing Market Summary:

- The active listing inventory increased by 68 homes in the past two weeks, up 1%, and now totals 9,115. Last year, there were 8,317 homes on the market, 798 fewer than today. There are 10% more homes than last year.
- Demand, the number of new pending sales over the prior month, rose by 30 pending sales in the past two weeks, up 1%, and now totals 3,169. Last year, there were 3,180 pending sales, nearly identical to today.
- The average list price for all of Riverside County is \$645,000. This number is high due to the mix of homes in the luxury ranges that sit on the market and do not move as quickly as the lower end.
- For homes priced below \$400,000, the market is a slight Seller's Market (between 60 and 90 days) with an expected market time of 64 days. This range represents 42% of the active inventory and 56% of demand.
- For homes priced between \$400,000 and \$500,000, the expected market time is at 72 days, a slight Seller's Market. This range represents 19% of the active inventory and 23% of demand.

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- For homes priced between \$500,000 and \$650,000, the expected market time is at 104 days, a Balanced Market. This range represents 15% of the active inventory and 13% of demand.
- For luxury homes priced between \$650,000 and \$800,000, the expected market is at 170 days. For homes priced between \$800,000 and \$1 million, the expected market time is at 255 days. For luxury homes priced between \$1 million and \$1.5 million, the expected market time is at 282 days. For luxury homes priced above \$1.5 million, the expected market time is at 558 days.
- The luxury end, all homes above \$650,000, accounts for 24% of the inventory and only 8% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 1.9% of all listings and 3.3% of demand. There are only 83 foreclosures and 86 short sales available to purchase today in Riverside County, 169 total distressed homes on the active market, down 18 from two weeks ago. Last year there were 215 total distressed homes on the market, 27% more than today.
- There were 3,221 closed residential resales in April, 3% fewer than April 2018's 3,335 closed sales. April marked a 8% increase from March 2019. The sales to list price ratio was 97.7% for Riverside County. Foreclosures accounted for just 1.7% of all closed sales, and short sales accounted for 0.9%. That means that 97.4% of all sales were good ol' fashioned sellers with equity.

Have a great week.

Sincerely,
Steven Thomas
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	Current Actives 5/23/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/23/2019	Market Time 2-Weeks Ago 5/9/2019	Market Time 4-Weeks Ago 4/25/2019	Market Time 1-Year Ago 5/24/2018	Market Time 2-Years Ago 5/25/2017	Average Active List Price 5/23/2019
Aguanga	30	5	180	*	*	*	*	\$415k
Anza	38	14	81	*	*	*	*	\$342k
Banning	172	60	86	*	*	*	*	\$332k
Beaumont	224	89	76	*	*	*	*	\$371k
Bermuda Dunes	57	4	428	*	*	*	*	\$571k
Blythe	46	8	173	*	*	*	*	\$306k
Cabazon	4	4	30	*	*	*	*	\$192k
Calimesa	46	16	86	*	*	*	*	\$402k
Canyon Lake	138	29	143	*	*	*	*	\$696k
Cathedral City	173	66	79	*	*	*	*	\$357k
Cherry Valley	26	15	52	*	*	*	*	\$385k
Coachella	39	8	146	*	*	*	*	\$355k
Corona	498	241	62	*	*	*	*	\$645k
Desert Hot Springs	203	63	97	*	*	*	*	\$298k
Eastvale	160	51	94	*	*	*	*	\$602k
Hemet	477	232	62	*	*	*	*	\$315k
Homeland	36	12	90	*	*	*	*	\$304k
Idyllwild	52	9	173	*	*	*	*	\$458k
Indian Wells	224	17	395	*	*	*	*	\$1.6m
Indio	402	58	208	*	*	*	*	\$439k
Jurupa Valley	109	45	73	*	*	*	*	\$534k
La Quinta	704	50	422	*	*	*	*	\$1.0m
Lake Elsinore	266	129	62	*	*	*	*	\$429k
Menifee	402	190	63	*	*	*	*	\$408k
Moreno Valley	247	216	34	*	*	*	*	\$380k
Mountain Center	36	1	1080	*	*	*	*	\$678k
Murrieta	546	249	66	*	*	*	*	\$689k
Norco	73	29	76	*	*	*	*	\$682k
Nuevo/Lakeview	24	16	45	*	*	*	*	\$473k
Palm Desert	753	104	217	*	*	*	*	\$762k
Palm Springs	596	189	95	*	*	*	*	\$733k
Perris	130	106	37	*	*	*	*	\$417k
Rancho Mirage	463	48	289	*	*	*	*	\$1.1m
Riverside	658	377	52	*	*	*	*	\$563k
Romoland	13	1	390	*	*	*	*	\$393k
San Jacinto	135	102	40	*	*	*	*	\$308k
Sun City	52	26	60	*	*	*	*	\$259k
Temecula	532	208	77	*	*	*	*	\$798k
Thousand Palms	22	2	330	*	*	*	*	\$524k
Whitewater	9	1	270	*	*	*	*	\$273k
Wildomar	110	27	122	*	*	*	*	\$474k
Winchester	112	41	82	*	*	*	*	\$502k
All of R.C.	9,115	3,169	86	90	102	78	74	\$645k

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Attached Homes

	Current Actives 5/23/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/23/2019	Market Time 2-Weeks Ago 5/9/2019	Market Time 4-Weeks Ago 4/25/2019	Market Time 1-Year Ago 5/24/2018	Market Time 2-Years Ago 5/25/2017	Average Active List Price 5/23/2019
All of R.C.	714	267	80	*	*	*	*	\$399k
R.C. \$0-\$200k	120	40	90	*	*	*	*	\$161k
R.C. \$200k-\$300k	178	95	56	*	*	*	*	\$257k
R.C. \$300k-\$400k	175	92	57	*	*	*	*	\$355k
R.C. \$400k-\$500k	98	23	128	*	*	*	*	\$449k
R.C. \$500k+	143	17	252	*	*	*	*	\$795k

Detached Homes

	Current Actives 5/23/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/23/2019	Market Time 2-Weeks Ago 5/9/2019	Market Time 4-Weeks Ago 4/25/2019	Market Time 1-Year Ago 5/24/2018	Market Time 2-Years Ago 5/25/2017	Average Active List Price 5/23/2019
All of R.C.	8,401	2,902	87	*	*	*	*	\$666k
R.C. \$0-\$200k	368	163	68	*	*	*	*	\$150k
R.C. \$200k-\$300k	1,121	488	69	*	*	*	*	\$262k
R.C. \$300k-\$400k	1,838	905	61	*	*	*	*	\$357k
R.C. \$400k-\$500k	1,664	715	70	*	*	*	*	\$451k
R.C. \$500k-\$650k	1,306	390	100	*	*	*	*	\$570k
R.C. \$650k-\$800k	673	120	168	*	*	*	*	\$723k
R.C. \$800k-\$1m	440	52	254	*	*	*	*	\$900k
R.C. \$1m-1.5m	440	48	275	*	*	*	*	\$1.3m
R.C. \$1.5m+	551	21	787	*	*	*	*	\$3.0m

All Homes

	Current Actives 5/23/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/23/2019	Market Time 2-Weeks Ago 5/9/2019	Market Time 4-Weeks Ago 4/25/2019	Market Time 1-Year Ago 5/24/2018	Market Time 2-Years Ago 5/25/2017	Average Active List Price 5/23/2019
All of R.C.	9,115	3,169	86	*	*	*	*	\$645k
R.C. \$0-\$200k	488	203	72	*	*	*	*	\$153k
R.C. \$200k-\$300k	1,299	583	67	*	*	*	*	\$262k
R.C. \$300k-\$400k	2,013	997	61	*	*	*	*	\$357k
R.C. \$400k-\$500k	1,762	738	72	*	*	*	*	\$451k
R.C. \$500k-\$650k	1,392	402	104	*	*	*	*	\$571k
R.C. \$650k-\$800k	702	124	170	*	*	*	*	\$723k
R.C. \$800k-\$1m	450	53	255	*	*	*	*	\$900k
R.C. \$1m-1.5m	451	48	282	*	*	*	*	\$1.3m
R.C. \$1.5m+	558	21	797	*	*	*	*	\$3.0m

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	Units Sold Apr 2019	Average Sales Price	Average List Price	Sales to List Price Ratio	Low Price	High Price	Avg. Square Feet	Avg. \$ Per Square Feet
Aguanga	5	\$294,600	\$328,740	89.6%	\$160k	\$430k	1,873	\$157
Anza	5	\$290,600	\$302,800	96.0%	\$195k	\$380k	1,606	\$181
Banning	42	\$271,246	\$271,763	99.8%	\$120k	\$400k	1,561	\$174
Beaumont	75	\$342,767	\$351,018	97.6%	\$99k	\$491k	2,177	\$157
Bermuda Dunes	18	\$415,040	\$433,261	95.8%	\$117k	\$670k	2,260	\$184
Blythe	12	\$140,333	\$142,400	98.5%	\$45k	\$265k	1,448	\$97
Cabazon	3	\$247,667	\$249,967	99.1%	\$240k	\$260k	1,532	\$162
Calimesa	21	\$340,952	\$347,575	98.1%	\$189k	\$575k	1,952	\$175
Canyon Lake	23	\$441,178	\$452,365	97.5%	\$180k	\$1.2m	2,055	\$215
Cathedral City	79	\$305,841	\$311,897	98.1%	\$113k	\$650k	1,612	\$190
Cherry Valley	14	\$286,143	\$294,089	97.3%	\$95k	\$625k	1,709	\$167
Coachella	16	\$214,813	\$217,031	99.0%	\$76k	\$345k	1,468	\$146
Corona	199	\$508,369	\$513,719	99.0%	\$205k	\$1.5m	2,092	\$243
Desert Hot Springs	55	\$206,642	\$210,914	98.0%	\$10k	\$375k	1,446	\$143
Eastvale	58	\$547,562	\$554,729	98.7%	\$340k	\$750k	2,680	\$204
Hemet	181	\$246,494	\$249,470	98.8%	\$45k	\$688k	1,656	\$149
Homeland	3	131,000	\$132,633	98.8%	\$115k	\$153k	1,472	\$89
Idyllwild	5	\$747,300	\$695,580	107.4%	\$212k	\$1.4m	2,731	\$274
Indian Wells	28	\$1,382,268	\$1,469,493	94.1%	\$364k	\$2.8m	3,492	\$396
Indio	138	\$333,361	\$341,148	97.7%	\$110k	\$1.1m	1,892	\$176
Jurupa Valley	42	\$440,694	\$440,998	99.9%	\$262k	\$607k	1,800	\$245
La Quinta	177	\$840,179	\$889,938	94.4%	\$75k	\$12.0m	2,727	\$308
Lake Elsinore	122	\$355,023	\$356,791	99.5%	\$115k	\$550k	1,994	\$178
Menifee	163	\$356,114	\$357,636	99.6%	\$136k	\$676k	2,017	\$177
Moreno Valley	179	\$346,745	\$346,967	99.9%	\$200k	\$550k	1,889	\$184
Mountain Center	3	\$451,333	\$465,667	96.9%	\$160k	\$839k	2,378	\$190
Murrieta	211	\$460,649	\$464,579	99.2%	\$190k	\$1.3m	2,421	\$190
Norco	23	\$639,022	\$650,809	98.2%	\$415k	\$1.1m	2,493	\$256
Nuevo/Lakeview	10	\$390,590	\$394,160	99.1%	\$165k	\$560k	2,218	\$176
Palm Desert	225	\$450,391	\$467,208	96.4%	\$140k	\$2.9m	1,909	\$236
Palm Springs	220	\$516,568	\$528,421	97.8%	\$100k	\$2.8m	1,738	\$297
Perris	72	\$327,185	\$327,498	99.9%	\$190k	\$740k	1,861	\$176
Rancho Mirage	104	\$703,738	\$734,283	95.8%	\$170k	\$5.8m	2,678	\$263
Riverside	296	\$436,252	\$442,322	98.6%	\$145k	\$1.3m	1,866	\$234
Romoland	3	\$352,963	\$357,297	98.8%	\$336k	\$364k	2,461	\$143
San Jacinto	78	\$272,421	\$271,451	100.4%	\$57k	\$375k	1,885	\$144
Sun City	24	\$272,938	\$280,258	97.4%	\$62k	\$450k	1,598	\$171
Temecula	180	\$539,804	\$554,606	97.3%	\$238k	\$4.0m	2,384	\$226
Thousand Palms	4	\$221,669	\$223,450	99.2%	\$145k	\$281k	1,291	\$172
Whitewater	0	*	*	*	*	*	*	*
Wildomar	39	\$359,534	\$361,564	99.4%	\$95k	\$775k	2,012	\$179
Winchester	35	\$485,619	\$487,888	99.5%	\$360k	\$1.4m	2,497	\$195
All of R.C.	3,221	\$445,525	\$456,199	97.7%	\$10k	\$12.0m	2,049	\$217
R.C. \$0-\$200k	253	\$150,352	\$156,695	96.0%	\$10k	\$200k	1,082	\$139
R.C. \$200k-\$300k	589	\$256,181	\$260,092	98.5%	\$200k	\$300k	1,400	\$183
R.C. \$300k-\$400k	934	\$349,296	\$352,421	99.1%	\$300k	\$400k	1,813	\$193
R.C. \$400k-\$500k	722	\$443,025	\$447,777	98.9%	\$400k	\$500k	2,204	\$201
R.C. \$500k-\$650k	393	\$561,857	\$572,403	98.2%	\$500k	\$649k	2,635	\$213
R.C. \$650k-\$800k	138	\$713,397	\$730,797	97.6%	\$650k	\$800k	2,946	\$242
R.C. \$800k-\$1m	61	\$891,710	\$919,180	97.0%	\$800k	\$995k	3,436	\$260
R.C. \$1m-1.5m	78	\$1,196,335	\$1,248,368	95.8%	\$1.0m	\$1.5m	3,889	\$308
R.C. \$1.5m+	53	\$2,510,081	\$2,704,852	92.8%	\$1.5m	\$12.0m	4,937	\$508

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	Current Actives 5/23/2019	Number of Foreclosures & Short Sale		% of Active Inventory 5/23/2019	Attached	Current Actives 5/23/2019	Number of Foreclosures & Short Sale		% of Active Inventory 5/23/2019
		Actives 5/23/2019	% of Active Inventory 5/23/2019				Actives 5/23/2019	% of Active Inventory 5/23/2019	
Aguanga	30		2	6.7%	All of R.C.	714		13	1.8%
Anza	38		0	0.0%	R.C. \$0-\$200k	120		5	4.2%
Banning	172		4	2.3%	R.C. \$200k-\$300k	178		3	1.7%
Beaumont	224		6	2.7%	R.C. \$300k-\$400k	175		4	2.3%
Bermuda Dunes	57		0	0.0%	R.C. \$400k-\$500k	98		1	1.0%
Blythe	46		3	6.5%	R.C. \$500k+	143		0	0.0%
Cabazon	4		0	0.0%	Detached				
Calimesa	46		0	0.0%	All of R.C.	8,401		154	1.8%
Canyon Lake	138		1	0.7%	R.C. \$0-\$200k	368		14	3.8%
Cathedral City	173		6	3.5%	R.C. \$200k-\$300k	1,121		38	3.4%
Cherry Valley	26		0	0.0%	R.C. \$300k-\$400k	1,838		52	2.8%
Coachella	39		1	2.6%	R.C. \$400k-\$500k	1,664		27	1.6%
Corona	498		2	0.4%	R.C. \$500k-\$650k	1,306		9	0.7%
Desert Hot Springs	203		5	2.5%	R.C. \$650k-\$800k	673		4	0.6%
Eastvale	160		2	1.3%	R.C. \$800k-\$1m	440		4	0.9%
Hemet	477		8	1.7%	R.C. \$1m-1.5m	440		3	0.7%
Homeland	36		0	0.0%	R.C. \$1.5m+	551		3	0.5%
Idyllwild	52		0	0.0%	All Homes				
Indian Wells	224		1	0.4%	All of R.C.	9,115		167	1.8%
Indio	402		10	2.5%	R.C. \$0-\$200k	488		19	3.9%
Jurupa Valley	109		2	1.8%	R.C. \$200k-\$300k	1,299		41	3.2%
La Quinta	704		12	1.7%	R.C. \$300k-\$400k	2,013		56	2.8%
Lake Elsinore	266		10	3.8%	R.C. \$400k-\$500k	1,762		28	1.6%
Menifee	402		9	2.2%	R.C. \$500k-\$650k	1,392		9	0.6%
Moreno Valley	247		6	2.4%	R.C. \$650k-\$800k	702		4	0.6%
Mountain Center	36		1	2.8%	R.C. \$800k-\$1m	450		4	0.9%
Murrieta	546		7	1.3%	R.C. \$1m-1.5m	451		3	0.7%
Norco	73		3	4.1%	R.C. \$1.5m+	558		3	0.5%
Nuevo/Lakeview	24		0	0.0%	County High Shares - Account for 22%				
Palm Desert	753		11	1.5%	Romoland	13		2	15.4%
Palm Springs	596		6	1.0%	Whitewater	9		1	11.1%
Perris	130		4	3.1%	Aguanga	30		2	6.7%
Rancho Mirage	463		5	1.1%	Blythe	46		3	6.5%
Riverside	658		12	1.8%	Sun City	52		3	5.8%
Romoland	13		2	15.4%	Thousand Palms	22		1	4.5%
San Jacinto	135		6	4.4%	San Jacinto	135		6	4.4%
Sun City	52		3	5.8%	Norco	73		3	4.1%
Temecula	532		8	1.5%	Lake Elsinore	266		10	3.8%
Thousand Palms	22		1	4.5%	Cathedral City	173		6	3.5%
Whitewater	9		1	11.1%	County Low Shares - No Distressed				
Wildomar	110		3	2.7%	Anza				
Winchester	112		3	2.7%	Bermuda Dunes				
All of R.C.	9,115		167	1.8%	Cabazon				
					Calimesa				
					Cherry Valley				
					Homeland				
					Idyllwild				
					Nuevo/Lakeview				

Riverside County Distressed Breakdown

	Current Actives	Pendings (Last 30 Days)	Market Time (In Days)
Total Foreclosures	83	60	42
Total Short Sale	86	43	60

	Current Actives	Number of Foreclosures & Short Sale	% of Active Inventory
Anza			
Bermuda Dunes			
Cabazon			
Calimesa			
Cherry Valley			
Homeland			
Idyllwild			
Nuevo/Lakeview			

THE Riverside County HOUSING REPORT

Southern California Housing

All Properties

	Current Actives 5/16/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/16/2019	Market Time 2-Weeks Ago 5/2/2019	Market Time 4-Weeks Ago 4/18/2019	Market Time 1-Year Ago 5/17/2018	Market Time 2-Years Ago 5/18/2017
Los Angeles County	13671	5690	72	75	70	59	52
Orange County	7,413	2,655	84	81	76	63	58
Riverside County	9,223	3099	89	86	86	78	74
San Bernardino County	5980	2420	74	74	72	63	58
San Diego County	7,225	3,328	65	63	60	55	42
Ventura County	1,767	953	56	59	53	53	*
SOCAL TOTALS	45,279	18,145	75	71	75	62	57

Distressed Properties - Foreclosures and Short Sales

	Current Actives 5/16/2019	Demand (Last 30 Days Pendings)	Market Time (In Days) 5/16/2019	Market Time 2-Weeks Ago 5/2/2019	Market Time 4-Weeks Ago 4/18/2019	Market Time 1-Year Ago 5/17/2018	Market Time 2-Years Ago 5/18/2017
Los Angeles County	146	103	43	40	41	29	29
Orange County	63	36	53	60	68	45	28
Riverside County	181	92	59	62	54	68	74
San Bernardino County	114	91	38	49	53	54	48
San Diego County	52	25	62	61	70	36	18
Ventura County	25	9	83	42	40	41	*
SOCAL TOTALS	581	356	49	51	56	46	39