

University of California Riverside

Neighborhood · CA · California > Riverside County > Riverside

BALANCED MARKET

\$487K

MEDIAN SALE PRICE

-3.6%

1-YR CHANGE

82

SALES (12 MO)

\$575K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



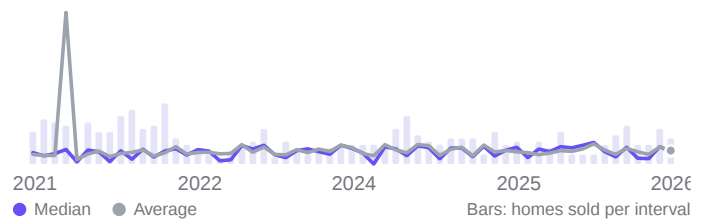
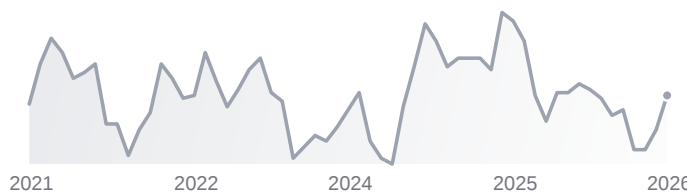
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

42 / 100

Sale prices

Median \$500K · Average \$521K

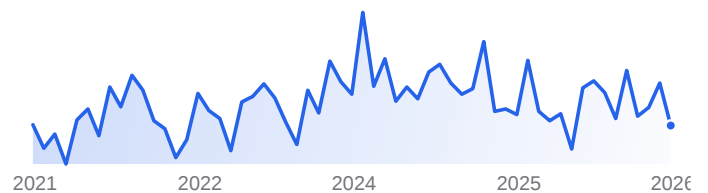
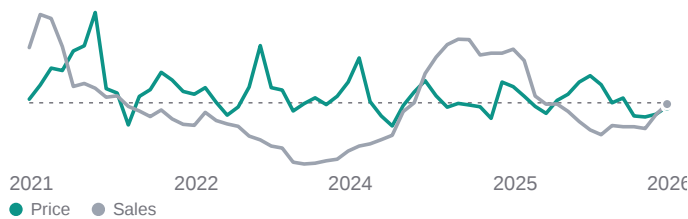


Growth (year over year)

Price -3.6% · Sales -1.2%

Price per square foot

\$344/ft²

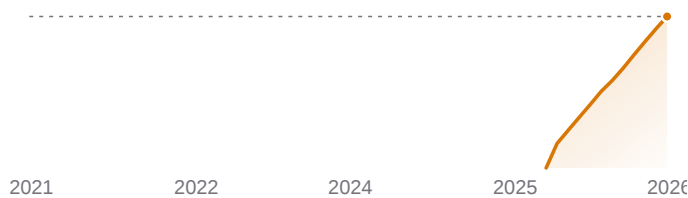


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

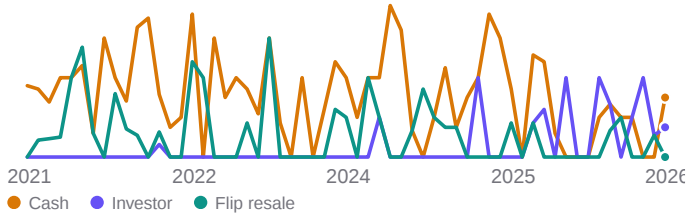
2.9%



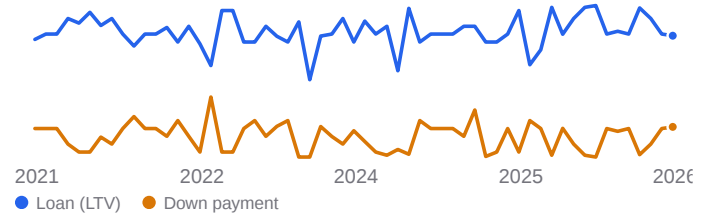
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 13% · Flip resale 0%

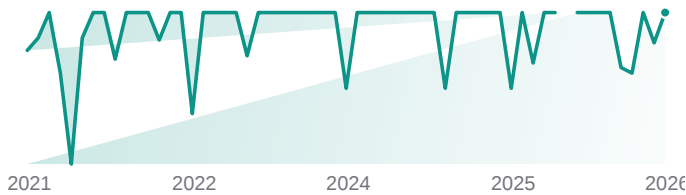


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



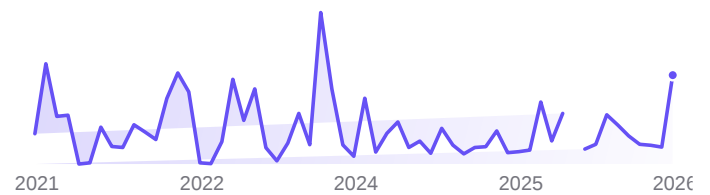
Sellers who sold at a gain

100%



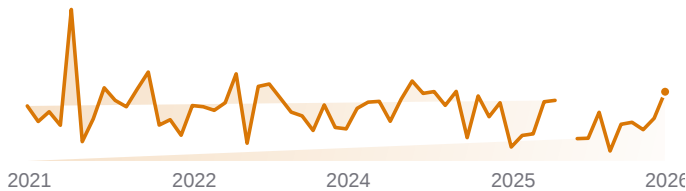
Typical hold before selling

19.8 yrs



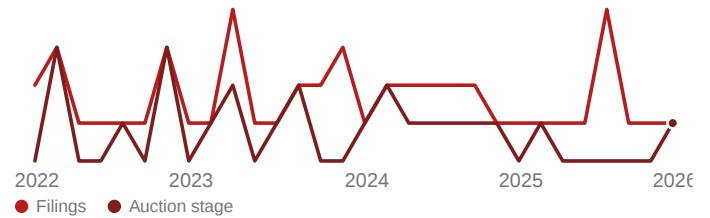
Median annualized return at resale

+8.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,867
Median value (AVM)	\$575K
Median size	1,419 ft²
Median bedrooms	3
Median year built	1967
Single family	66%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.1%
Owner occupied	50%
Company owned	28%
Median loan-to-value	33%

Typical ownership tenure

16.9 yrs

COMMUNITY

Population	21,154
Density	4,520 / mi ²
Median household income	\$54K
Average household income	\$64K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	463
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	16.3%
Unemployment	1.5%
Average temp	64°F
Annual precip	12 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.