

Riverside 92503

ZIP code · CA · California > Riverside County > Riverside

BUYER'S MARKET

\$560K

MEDIAN SALE PRICE

-15.8%

1-YR CHANGE

611

SALES (12 MO)

\$599K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



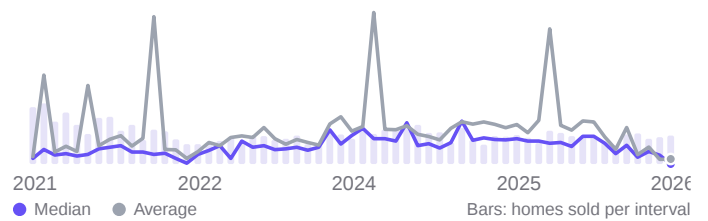
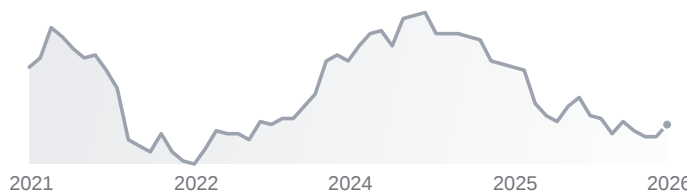
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$515K · Average \$547K

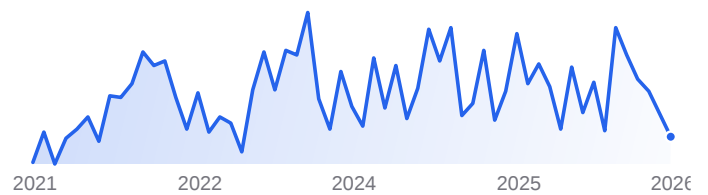
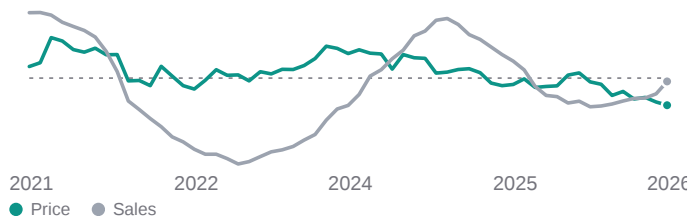


Growth (year over year)

Price -15.8% · Sales -1.9%

Price per square foot

\$338/ft²

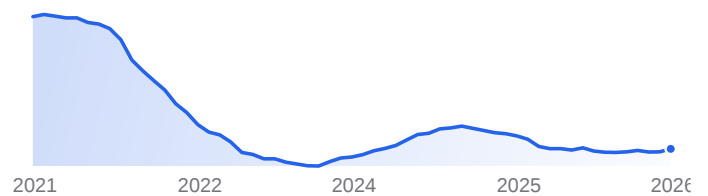
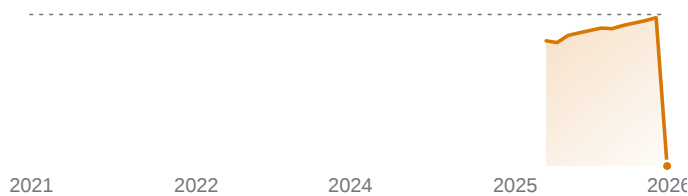


Sale premium vs estimated value

-11.5%

Annual turnover (share of homes sold)

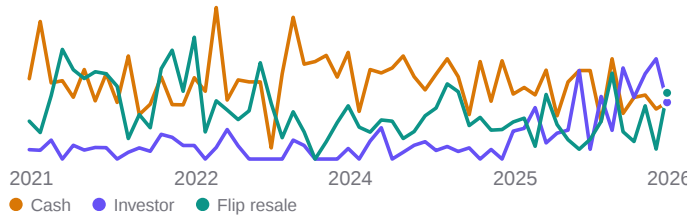
2.9%



BUYERS & OUTCOMES

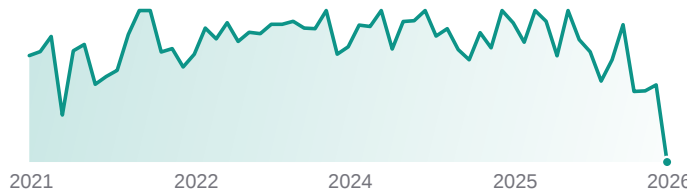
Buyer mix

Cash 11% · Investor 11% · Flip resale 13%



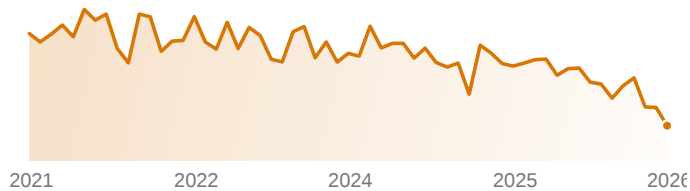
Sellers who sold at a gain

70%

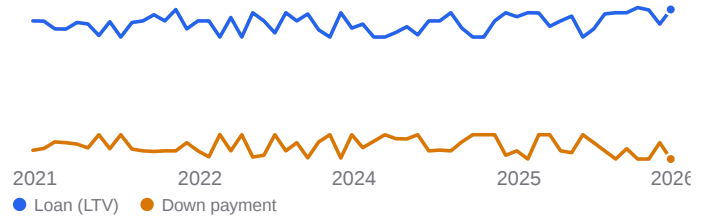


Median annualized return at resale

+2.3%

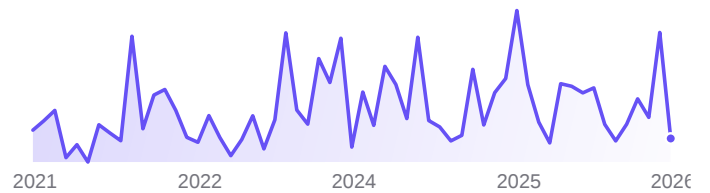


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



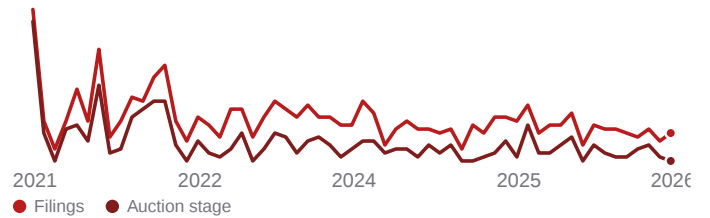
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 7 · Auction stage 0



HOUSING STOCK

Homes	21,423
Median value (AVM)	\$599K
Median size	1,540 ft²
Median bedrooms	3
Median year built	1978
Single family	89%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.1%
Owner occupied	79%
Company owned	22%
Median loan-to-value	46%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	96,024
Density	2,949 / mi²
Median household income	\$87K
Average household income	\$109K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	290
Homes occupied	98%
Bachelor's or higher	14%
Poverty rate	9.5%
Unemployment	1.8%
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.