

Riverside 92504

ZIP code · CA · California > Riverside County > Riverside

BALANCED MARKET

\$602K

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

399

SALES (12 MO)

\$599K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



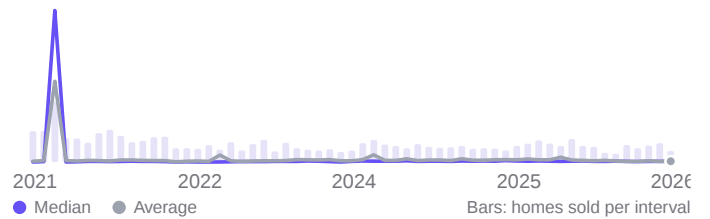
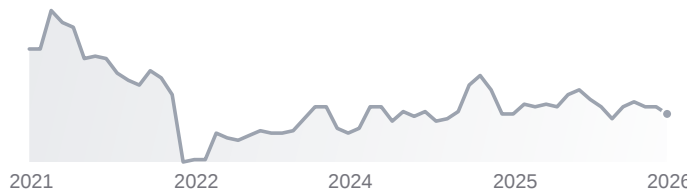
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$617K · Average \$613K

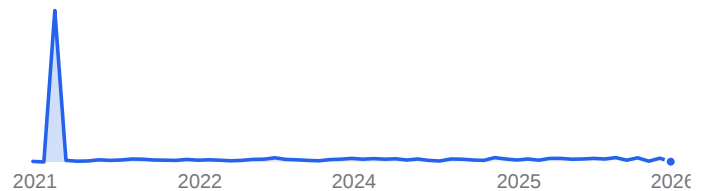
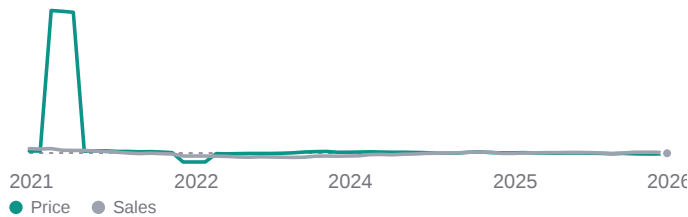


Growth (year over year)

Price -5.9% · Sales -1.5%

Price per square foot

\$337/ft²

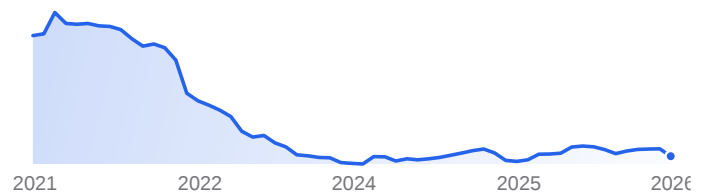
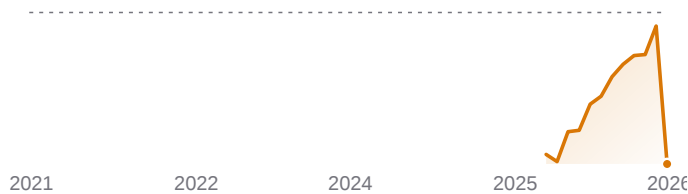


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

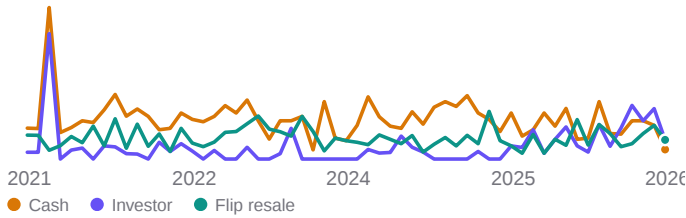
3.0%



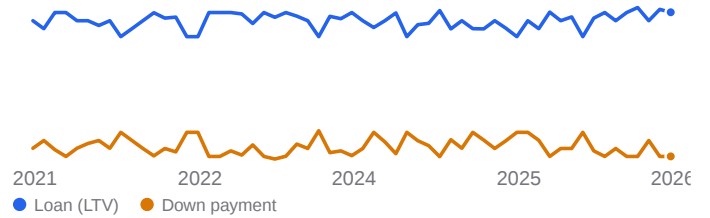
BUYERS & OUTCOMES

Buyer mix

Cash 4.2% · Investor 8.3% · Flip resale 8.3%

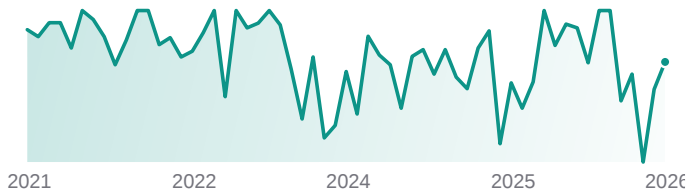


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Sellers who sold at a gain

89%



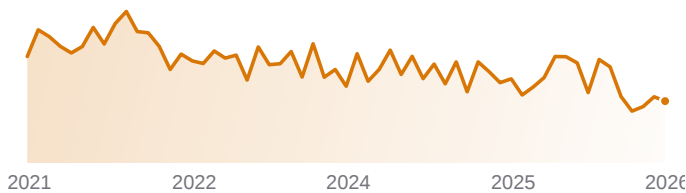
Typical hold before selling

12.0 yrs



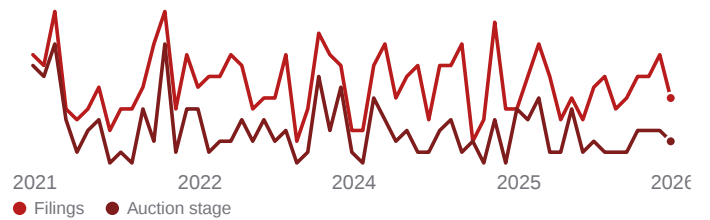
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	13,368
Median value (AVM)	\$599K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1960
Single family	94%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	22%
Median loan-to-value	43%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	56,759
Density	2,438 / mi²
Median household income	\$80K
Average household income	\$103K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	307
Homes occupied	97%
Bachelor's or higher	15%
Poverty rate	9.4%
Unemployment	1.7%
Average temp	64°F
Annual precip	11 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.