

Riverside 92506

ZIP code · CA · California > Riverside County > Riverside

BALANCED MARKET

\$698K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

471

SALES (12 MO)

\$700K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



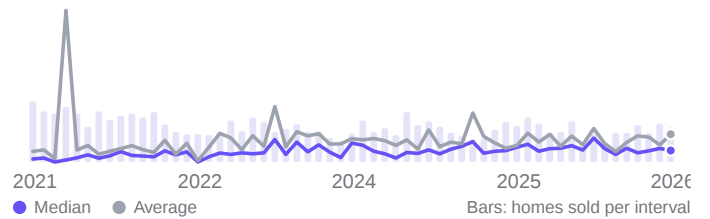
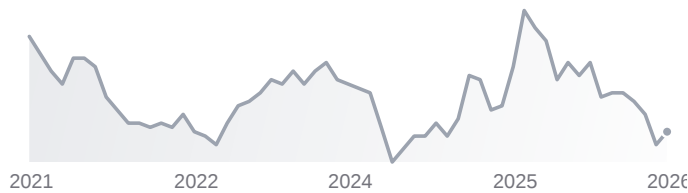
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$693K · Average \$852K

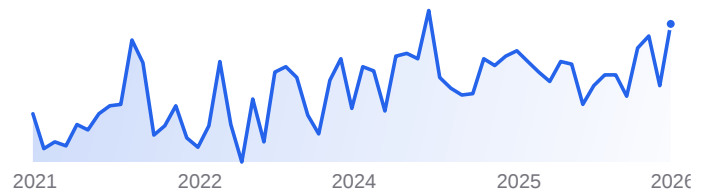
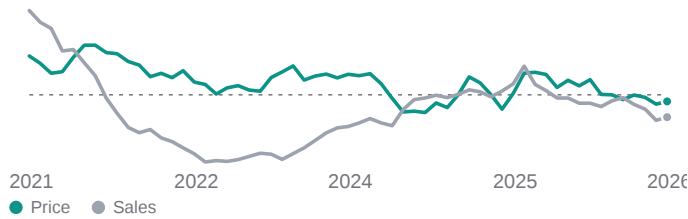


Growth (year over year)

Price -3.2% · Sales -10.8%

Price per square foot

\$426/ft²

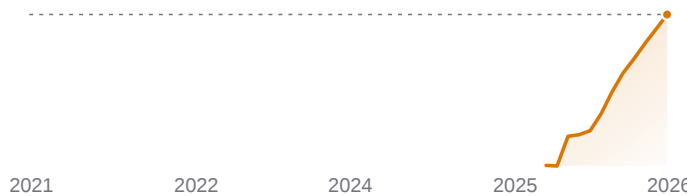


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

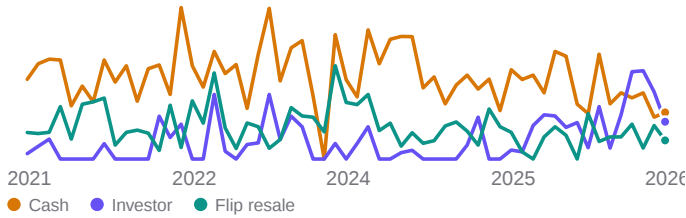
3.2%



BUYERS & OUTCOMES

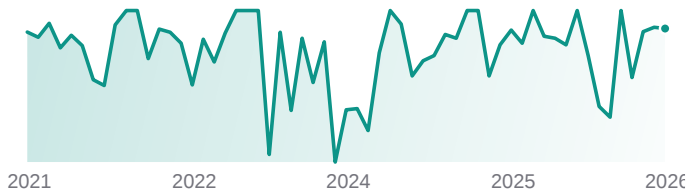
Buyer mix

Cash 11% · Investor 8.9% · Flip resale 4.4%



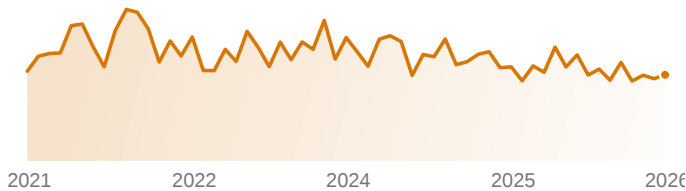
Sellers who sold at a gain

98%

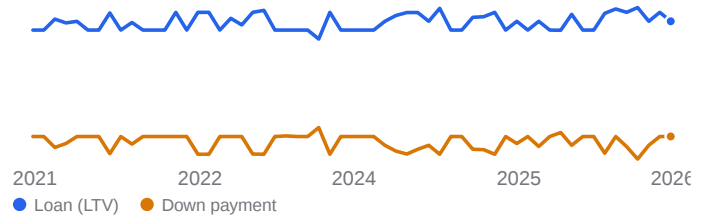


Median annualized return at resale

+5.2%

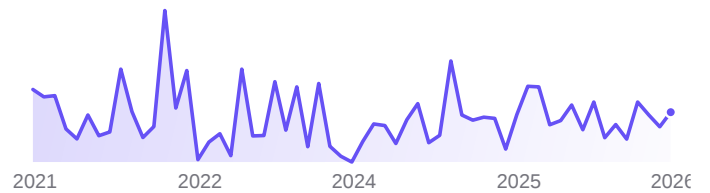


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



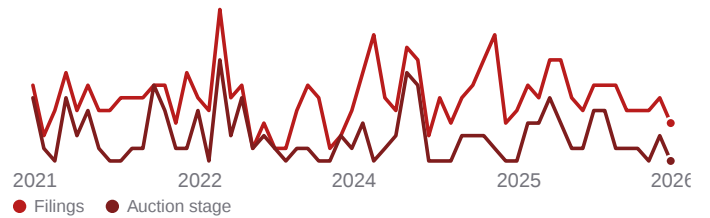
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	14,877
Median value (AVM)	\$700K
Median size	1,807 ft²
Median bedrooms	3
Median year built	1965
Single family	96%
Condos	3.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	79%
Company owned	26%
Median loan-to-value	44%

Typical ownership tenure

15.9 yrs

COMMUNITY

Population	47,695
Density	2,910 / mi²
Median household income	\$109K
Average household income	\$138K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	350
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	8.4%
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.