

Riverside 92508

ZIP code · CA · California > Riverside County > Riverside

BUYER'S MARKET

\$713K

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

355

SALES (12 MO)

\$720K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



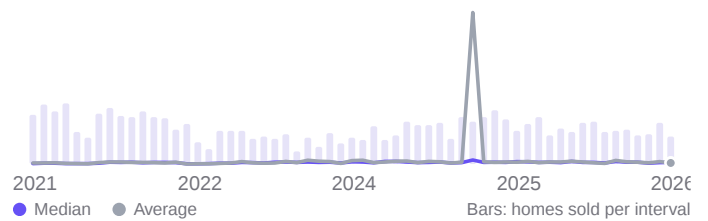
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$730K · Average \$695K

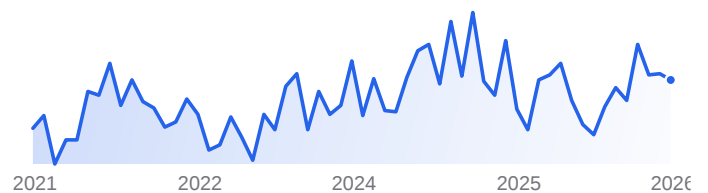
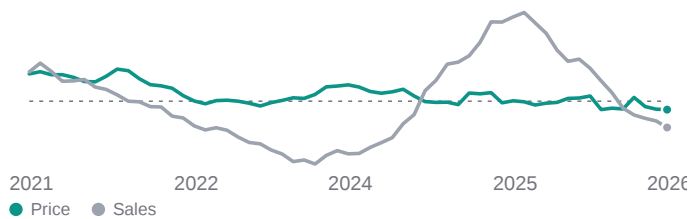


Growth (year over year)

Price -5.9% · Sales -18.6%

Price per square foot

\$324/ft²

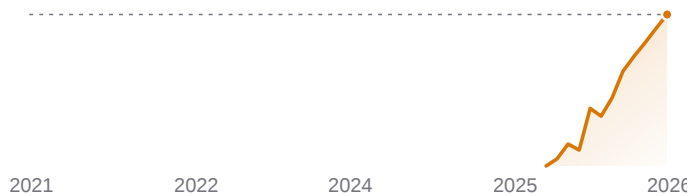


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

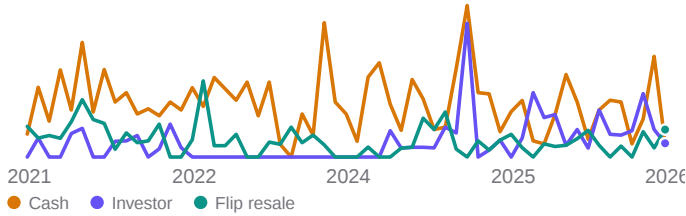
3.5%



BUYERS & OUTCOMES

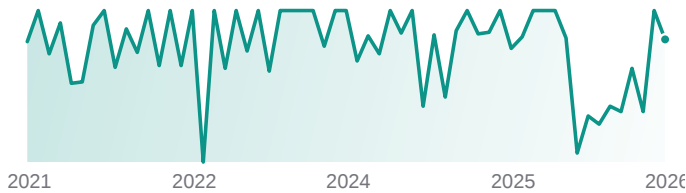
Buyer mix

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



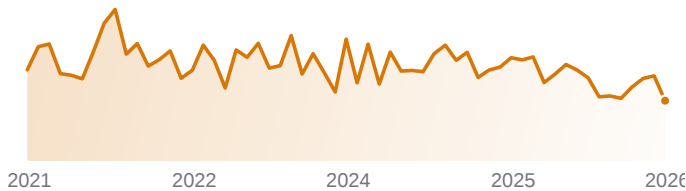
Sellers who sold at a gain

95%

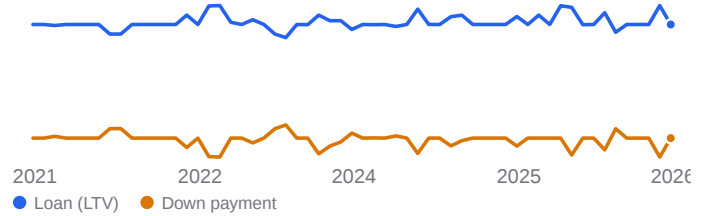


Median annualized return at resale

+3.8%

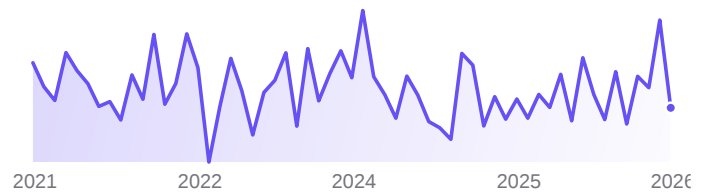


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



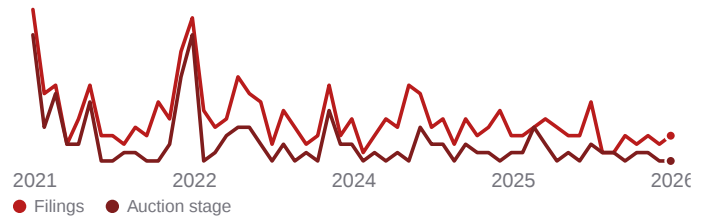
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	10,165
Median value (AVM)	\$720K
Median size	2,414 ft²
Median bedrooms	4
Median year built	1999
Single family	96%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.9%
Owner occupied	80%
Company owned	24%
Median loan-to-value	49%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	37,730
Density	3,323 / mi²
Median household income	\$129K
Average household income	\$156K
Crime index (US avg 100)	26
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	315
Homes occupied	98%
Bachelor's or higher	19%
Poverty rate	4.6%
Unemployment	1.8%
Average temp	63°F
Annual precip	13 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.