



BROKERS • COLONIAL • DONAHOE

Market Report | April 2023

RIVERSIDE COUNTY

Highlights:

- Median Sales Price and Average Sales Price continue to decline steadily from prior periods but remain up 4.2% and 4.1%, respectively, over a 12 month average.
- New Listings, Pending Sales and Closed Sales are all down from last month and the prior 12 months.
- Days on Market of 49 days is up 64% over a 12 month average but is steadily declining back to levels experienced in 2022.

| | Change in New Listings | Change in Closed Sales | Change in Inventory |
|----------------------|------------------------|------------------------|---------------------|
| Last Month | -8.4% | -9.9% | -5.8% |
| Same Month Last Year | -32.2% | -32.8% | 18.4% |



| | April 2022 | | April 2023 | + / - | 12 Month Avg | + / - |
|-----------------------------|------------|--|------------|--------|--------------|-------|
| New Listings | 3712 | | 2518 | -32.2% | 2803 | -22% |
| Pending Sales | 2519 | | 2043 | -18.9% | 1780 | -43% |
| Closed Sales | 3169 | | 2131 | -32.8% | 2107 | -34% |
| Median Sales Price | \$602,500 | | \$579,490 | -3.8% | \$577,342 | 4% |
| Average Sales Price | \$727,504 | | \$706,636 | -2.9% | \$670,095 | 4% |
| List to Sale Price Ratio | 103.4% | | 97.4% | -5.8% | 97.8% | 2.4% |
| Days on Market | 20 | | 49 | 145.0% | 36 | 64% |
| Inventory of Homes for Sale | 4255 | | 5036 | 18.4% | 6065 | 33% |
| Months Supply of Inventory | 1.4 | | 2.4 | 71.4% | 2.4 | 70% |

% Change in Median Price

