



BROKERS • COLONIAL • DONAHOE

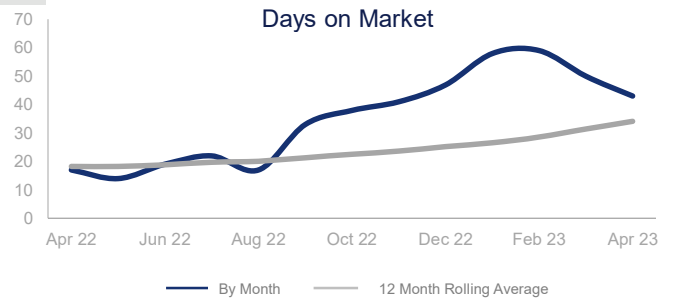
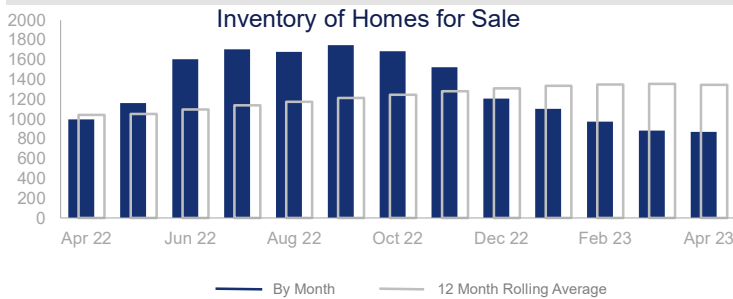
Market Report | April 2023

SOUTHWEST RIVERSIDE COUNTY

Highlights:

- Median Sales Price and Average Sales Price continue to decline steadily from prior periods but remain up 2.5% and 3.9%, respectively, over a 12 month average.
- Inventory of Homes for Sale of 871 homes is up 29% over a 12 month average, but has been declining since fall of 2022 and is the lowest level of inventory seen in the last 12 months.
- Days on Market of 43 days is up 87% over a 12 month average but has declined sharply since February of this year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-0.5%	-12.8%	-1.5%
Same Month Last Year	-40.0%	-39.3%	-12.6%



	April 2022		April 2023	+ / -	12 Month Avg	+ / -
New Listings	962		577	-40.0%	668	-31%
Pending Sales	625		465	-25.6%	474	-44%
Closed Sales	819		497	-39.3%	555	-36%
Median Sales Price	\$657,214		\$607,198	-7.6%	\$615,554	2%
Average Sales Price	\$697,028		\$638,811	-8.4%	\$651,997	4%
List to Sale Price Ratio	103.0%		98.0%	-4.9%	97.9%	2.3%
Days on Market	17		43	152.9%	34	87%
Inventory of Homes for Sale	996		871	-12.6%	1346	29%
Months Supply of Inventory	1.2		1.7	41.7%	2.1	56%

% Change in Median Price

