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Market Report | January 2026

RIVERSIDE COUNTY

Highlights:

- Median Sales Price is up even over a 12 month rolling average but down 0.8% from the same month last year.
- Inventory of Homes for Sale is up 23.9% over a 12 month rolling average and up 1.4% from the same month last year.
- Days on Market is up 23.1% over a 12 month rolling average and up 15.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	84.2%	-23.3%	12.7%
Same Month Last Year	-7.3%	-6.4%	1.4%



	January 2025	January 2026	+ / -	12 Month Avg	+ / -
New Listings	3628	3363	-7.3%	2966	2.2%
Pending Sales	1750	1558	-11.0%	1704	-3.3%
Closed Sales	1615	1512	-6.4%	2016	-0.9%
Median Sales Price	\$610,000	\$605,000	-0.8%	\$610,242	0.0%
Average Sales Price	\$754,237	\$753,635	-0.1%	\$728,941	2.3%
List to Sale Price Ratio	97.0%	96.6%	-0.4%	96.9%	-2.0%
Days on Market	51	59	15.7%	52	23.1%
Inventory of Homes for Sale	8027	8141	1.4%	8490	23.9%
Months Supply of Inventory	4.0	5.4	35.0%	4.2	23.2%

% Change in Median Price



0.0%

Year-Over-Year Change
12 Month Average
Median Sales Price