

RIVERSIDE COUNTY MARKET REPORT

RIV

MARKET INSIGHTS • 1Q25



5.20%

Unemployment Rate



8,155

SFD New Home Permits LTM



5,517

SFD New Home Closings LTM



\$616,000

Median SFD New Home Price LTM

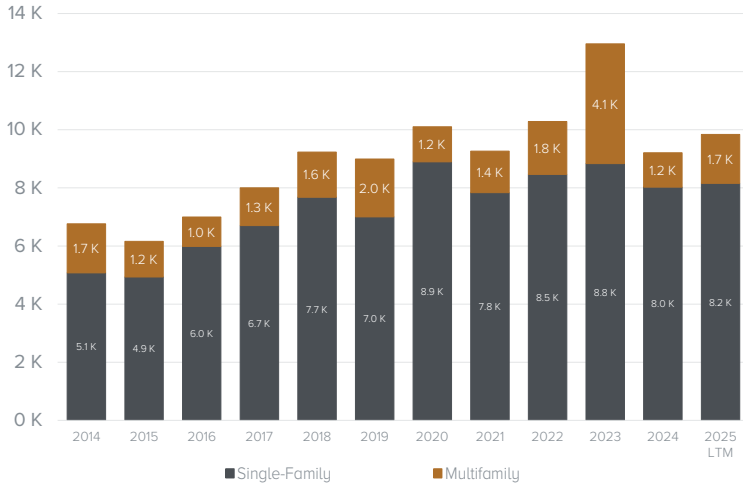


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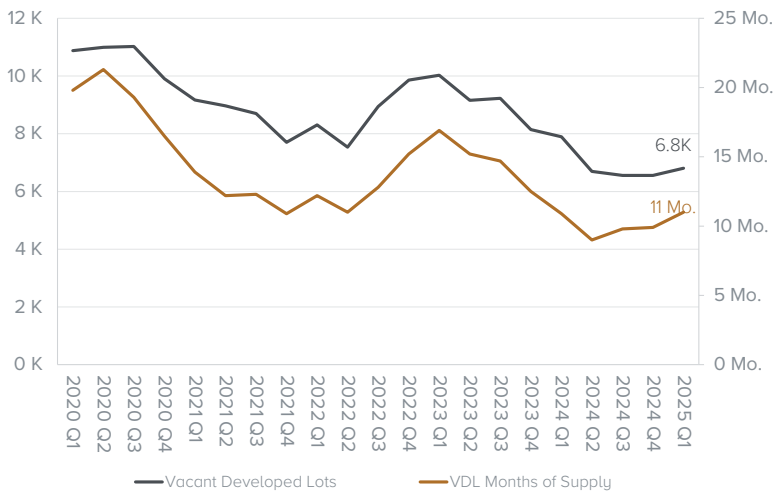
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NEW HOUSING TRENDS¹

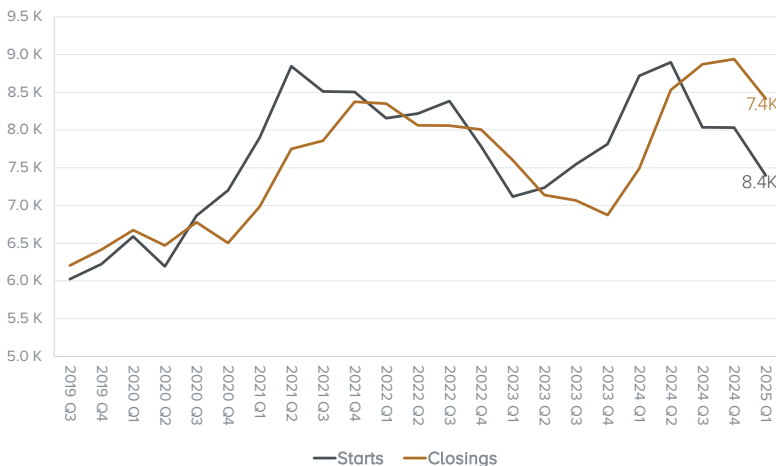
Single Family & Multi-Family Permits



Vacant Developed Lot Study



Annual Starts vs Closings



NEW HOME STARTS



Q1 2024
8,717
Q1 2025*
7,398
15.13%

NEW HOME CLOSINGS

30.04%

Q1 2024
7,489
Q1 2025*
8,414



MEDIAN SFD NEW HOME PRICE



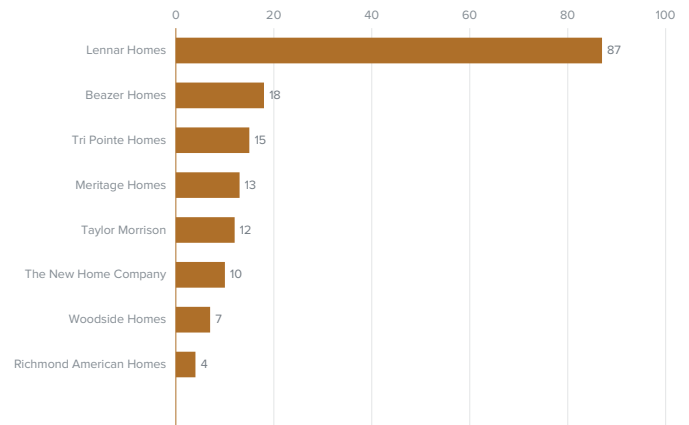
2024
\$611,264
2025 LTM*
\$616,000
0.77%

New Housing Trends Insights

There were 90 actively selling new home projects in the quarter (excluding the desert market), including 12 attached (13%) and 78 detached (87%). Although there was just a 2.2-month supply of new homes in the quarter (well below the 3.0-month equilibrium level), resale listings were up nearly 30% year-over-year (but still below pre-COVID levels), taking some pressure off of home prices. Although attached new home projects averaged 5.0 sales/mo and detached 3.1/mo in the quarter, both respectable rates, builders in many instances were enticing the sales with incentives that remain double to triple what they were a year ago. The median new attached price was \$622K and detached \$644K.

Commentary provided by Clarity Real Estate Advisors

Home Builder Rankings by Closings Q1 2025



¹L3M data. Data subject to change.
Sources: (1) Zonda, Metrostudy

RESALE STATISTICS²

CLOSED SALES

24-Mar
2,316

▼ 1.30%

25-Mar
2,286

MEDIAN SALE PRICE

24-Mar
\$602,504

▲ 1.78%

25-Mar
\$613,223

MONTHS OF HOME INVENTORY

24-Mar
3.0 Mo

00.00%

25-Mar
3.0 Mo

MEDIAN DAYS ON MARKET

24-Mar
42 days

▲ 14.29%

25-Mar
48 Days

ECONOMIC TRENDS³

UNEMPLOYMENT RATE

RIVERSIDE

2024	2025
5.30%	5.20%

▼ 1.89%

CALIFORNIA

2024	2025
5.40%	5.30%

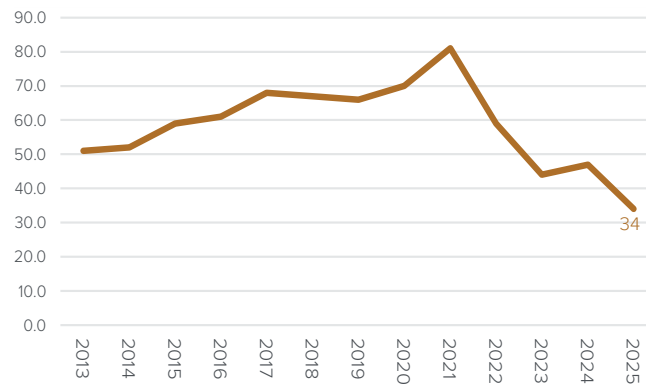
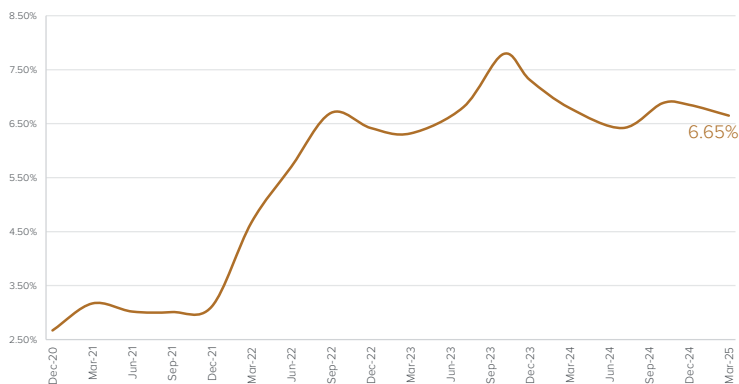
▼ 1.85%



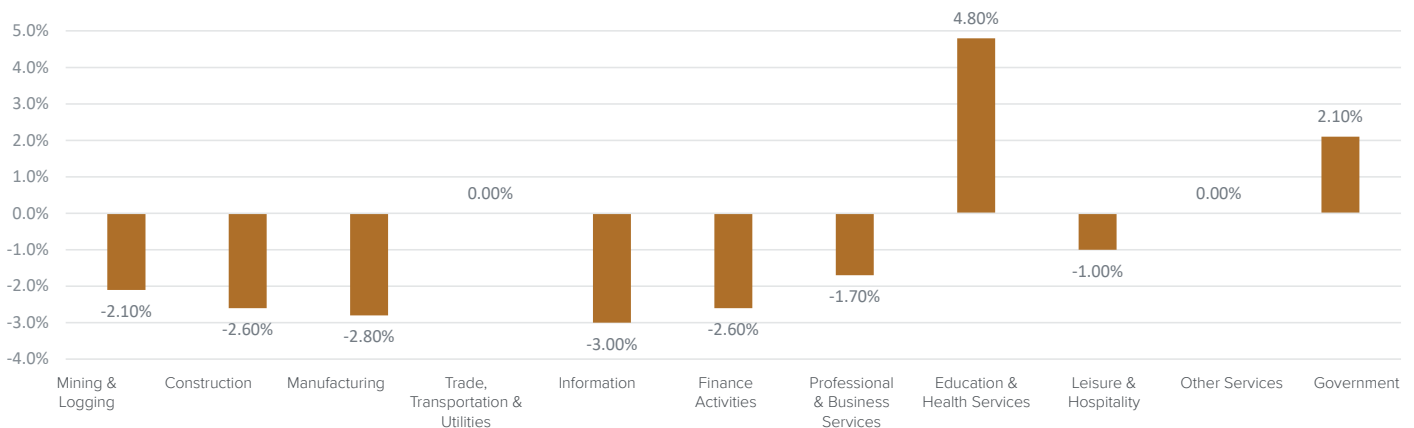
Housing Market Index in the U.S.

The Housing Market Index is designed to take the pulse of the single-family housing market. The survey asks respondents to rate market conditions for the sale of new homes at the present time and in the next six months as well as the traffic of prospective buyers of new homes. A reading above the 47 benchmark indicates most builders see conditions as positive.

30-Year Fixed Mortgage Average in the US



YOY Change in Employment by Sector in California



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SAN DIEGO, CA
SANTA BARBARA, CA
VALENCIA, CA
LODI, CA
FRESNO, CA
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