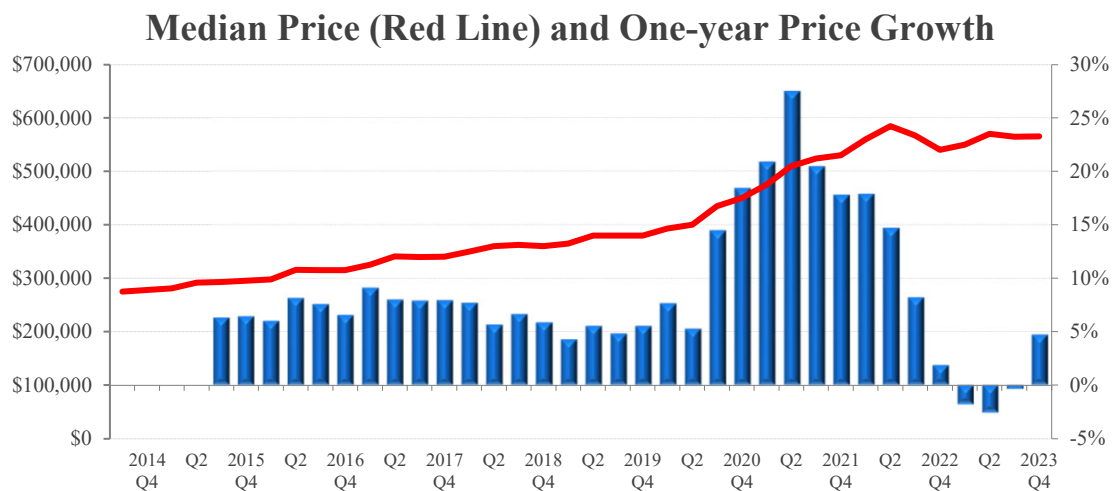


Riverside-San Bernardino-Ontario Area

Local Market Report, Fourth Quarter 2023

Today's Market...



Local Price Trends			
Price Activity	Riverside	U.S.	Local Trend
Current Median Home Price (2023 Q4)	\$565,500	\$387,300	Prices continue to grow relative to last year
1-year (4-quarter) Appreciation (2023 Q4)	4.7%	3.9%	
3-year (12-quarter) Appreciation (2023 Q4)	25.7%	24.5%	
3-year (12-quarter) Housing Equity Gain*	\$115,500	\$76,300	Gains in the last 3 years have extended the trend of positive price growth after the recession
7-year (28 quarters) Housing Equity Gain*	\$250,500	\$153,367	
9-year (36 quarters) Housing Equity Gain*	\$287,800	\$179,667	

*Note: Equity gain reflects price appreciation only

	Riverside	U.S.	
Conforming Loan Limit**	\$766,550	\$1,149,825	Most buyers in this market have access to government-backed financing
FHA Loan Limit	\$644,000	\$1,149,825	
Local Median to Conforming Limit Ratio	74%	not comparable	

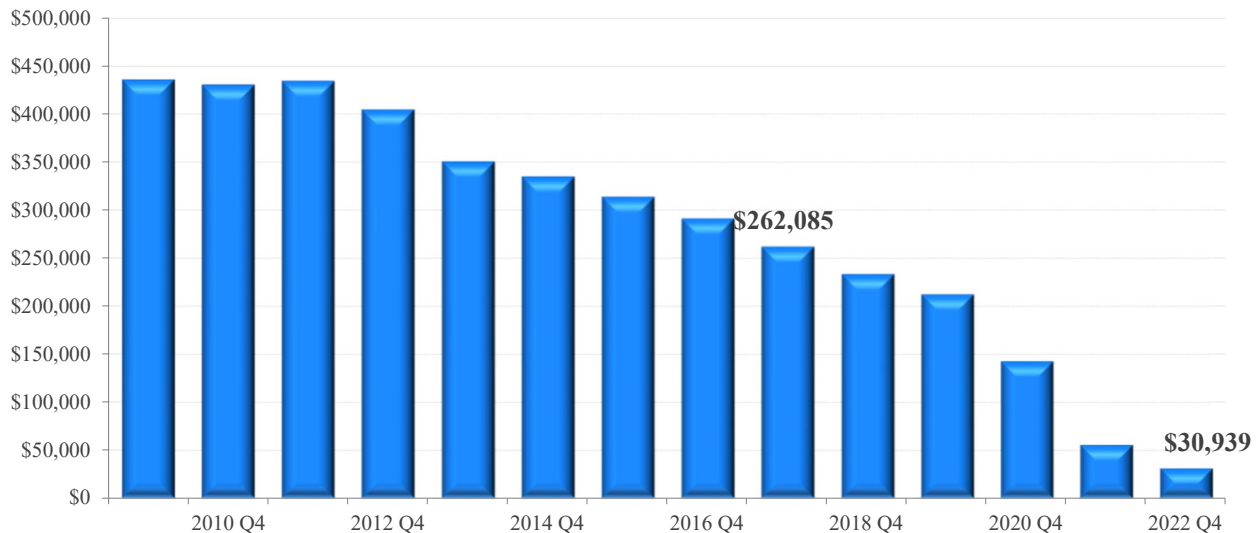
Note: limits are current and include the changes made on January 1st 2024.

Local NAR Leadership

The Riverside-San Bernardino-Ontario market is part of region 13 in the NAR governance system, which includes all of California, Hawaii, and Guam. The 2024 NAR Regional Vice President representing region 13 is Jennifer Branchini.

Benefits of Ownership: Total Equity Appreciation

Total Equity Accrued to Owner by Year and Quarter of Purchase



Total Equity Gained** through 2023 Q4 from quarter in which home was of purchased

Price Activity	Riverside	U.S.	Local Trend
1-year (4-quarter)	\$30,939	\$18,387	Price appreciation and principle payments in the last 3 years have boosted total equity growth since the recession
3-year (12-quarter)*	\$142,786	\$95,158	
5-year (20-quarter)*	\$233,358	\$151,356	
7-year (28 quarters)*	\$291,453	\$183,780	
9-year (36 quarters)*	\$335,158	\$215,076	

*Note: Equity gain reflects price and principle payments since purchase, prevailing 30-year fixed rate mortgage at time of purchase and a 10% downpayment. Downpayment is not included in total equity

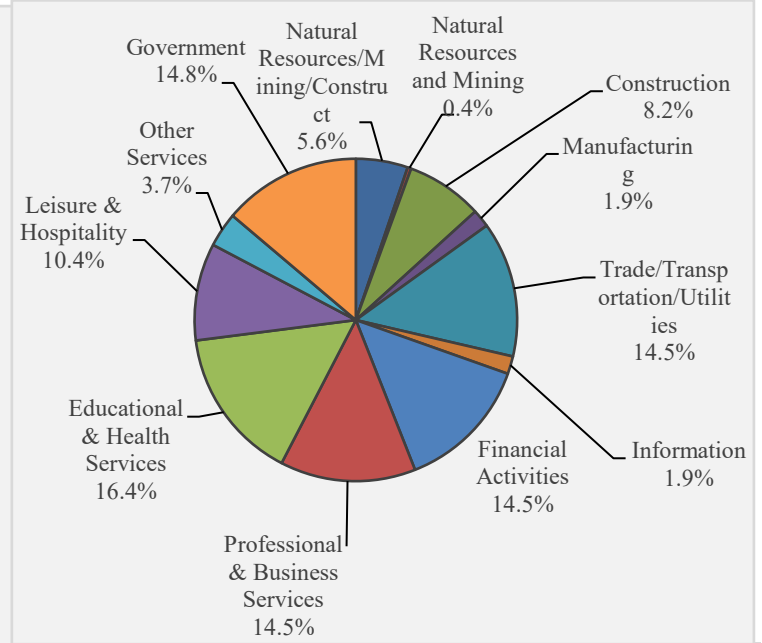
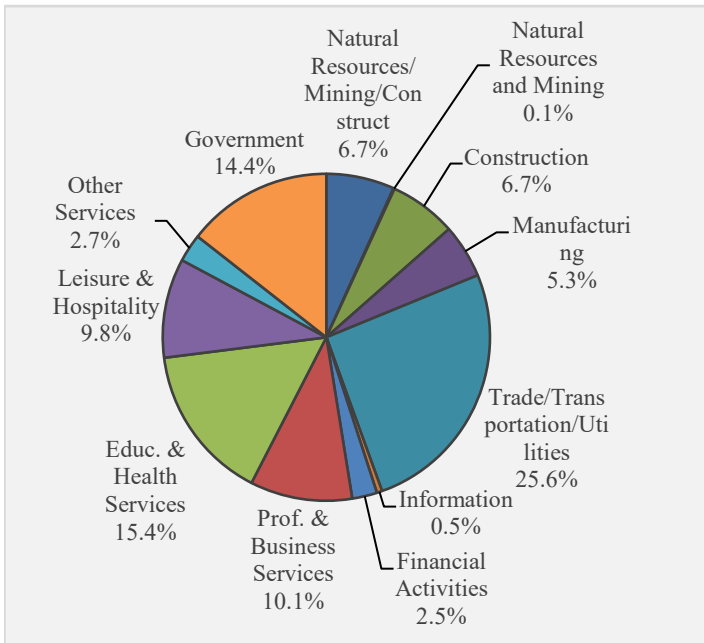
Drivers of Local Supply and Demand...

Local Economic Outlook	Riverside	U.S.	
12-month Job Change (Dec)	33,400	Not Comparable	Employment has held up and is on an upward trend
12-month Job Change (Nov)	31,300	Not Comparable	
36-month Job Change (Dec)	180,900	Not Comparable	Riverside's unemployment situation is worse than the national average and weighs on confidence
Current Unemployment Rate (Dec)	5.1%	3.7%	
Year-ago Unemployment Rate	3.7%	3.5%	Local employment growth is poor and needs to improve
1-year (12 month) Job Growth Rate	2.0%	2.3%	

Share of Total Employment by Industry

Riverside-San Bernardino-Ontario Area

U.S.



12-month Employment Change by Industry (Dec - 2023)

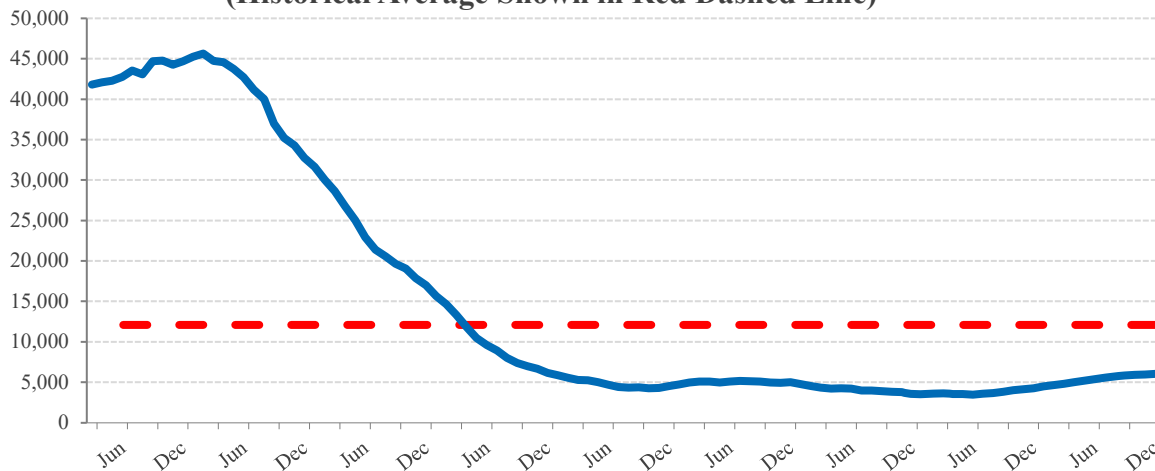
Goods Producing	NA	Information	-400
Natural Resources/Mining/Construction	9,300	Financial Activities	-2,400
Natural Resources and Mining	0	Prof. & Business Services	2,200
Construction	9,300	Educ. & Health Services	12,600
Manufacturing	-1,000	Leisure & Hospitality	700
Service Providing Excluding Government	NA	Other Services	1,500
Trade/Transportation/Utilities	-2,100	Government	10,900

State Economic Activity Index	California	U.S.	
12-month change (2023 - Dec)	1.4%	3.0%	California's economy is growing, but decelerated from last month's 1.63% change and lags the rest of the nation
36-month change (2023 - Dec)	19.2%	14.3%	

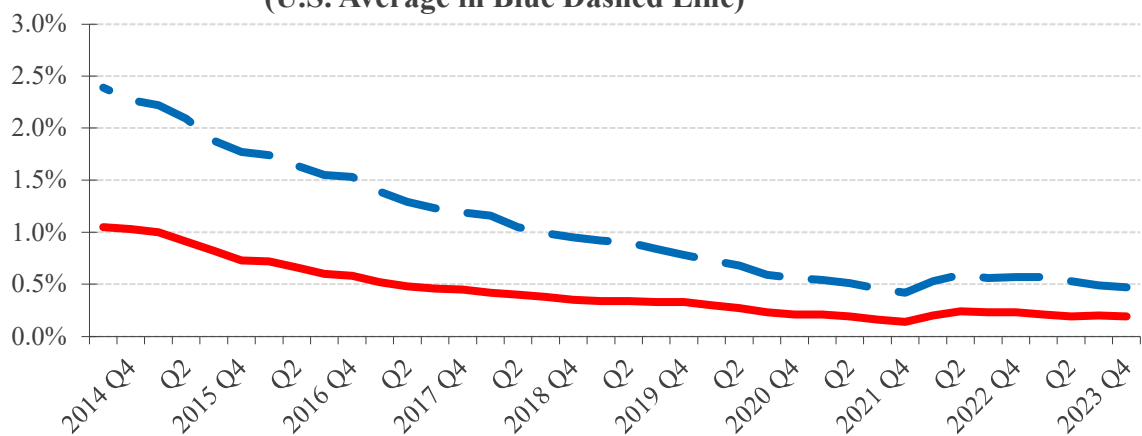
New Housing Construction

Local Fundamentals	Riverside	U.S.	
12-month Sum of 1-unit Building Permits through Dec	6,044	not comparable	The current level of construction is 50.2% below the long-term average
8-year average for 12-month Sum of 1-Unit Building Permits	12,125	not comparable	Reduced construction will limit new supply to the market, allowing demand to catch up with inventory more quickly
Single-Family Housing Permits (Dec) 12-month sum vs. a year ago	41.6%	-6.1%	Construction is on the rise relative to last year, suggesting that the local inventory has stabilized

Construction: 12-month Sum of Local Housing Permits
(Historical Average Shown in Red Dashed Line)



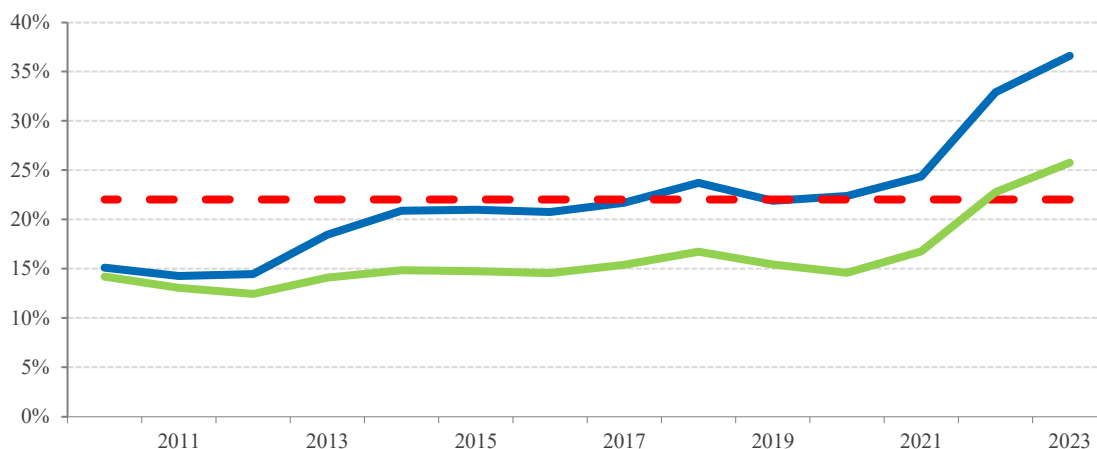
State Total Foreclosure Rate vs. U.S. Average
(U.S. Average in Blue Dashed Line)



Source: Mortgage Bankers' Association

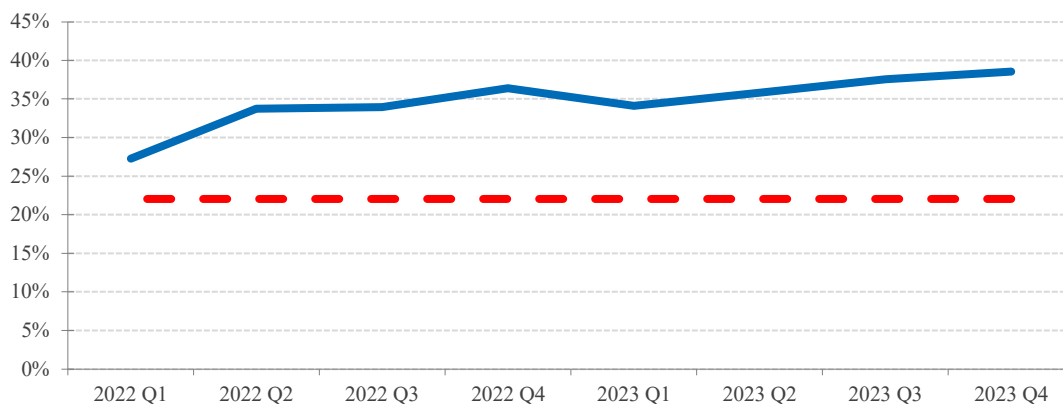
Affordability

Long-Term Trend: Ratio of Local Mortgage Servicing Cost to Income
(Local Historical Average Shown in Red, U.S. Average in Green)

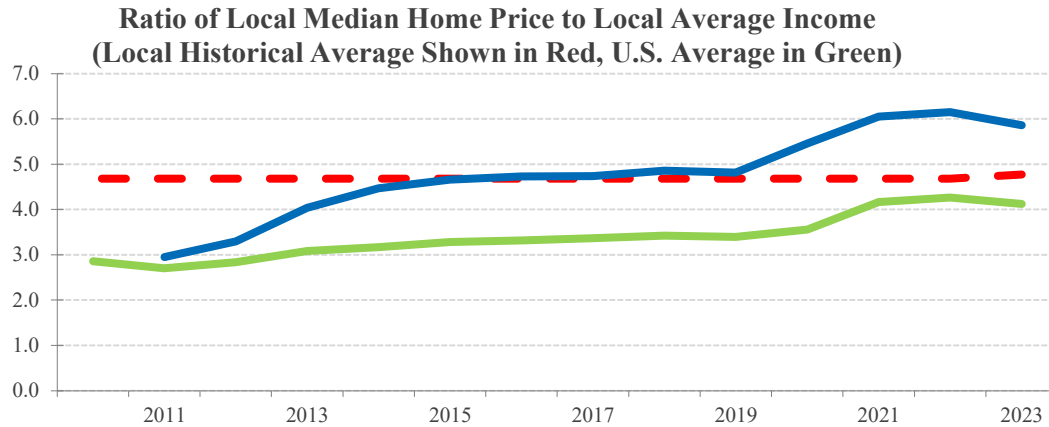


Monthly Mortgage Payment to Income	Riverside	U.S.	
Ratio for 2023	36.6%	25.8%	Weak by local standards and could weigh on demand
Ratio for 2023 Q4	38.6%	25.5%	
Historical Average	22.0%	17.0%	Weaker affordability than most markets

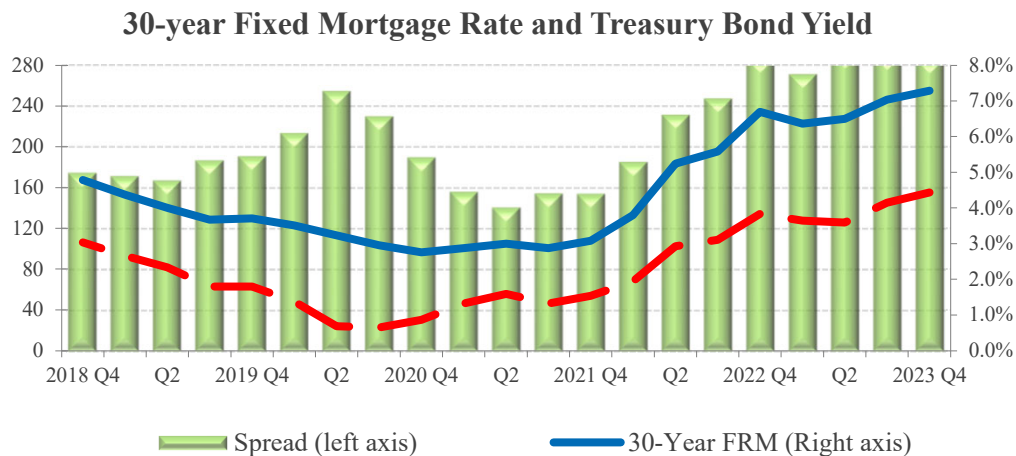
Recent Trend - Local Mortgage Servicing Cost to Income
(Historical Average Shown in Red Dashed Line)



Median Home Price to Income	Riverside	U.S.	
Ratio for 2023	5.9	4.1	The price-to-income ratio eased, but could be better
Ratio for 2023 Q4	5.9	3.9	
Historical Average	4.8	3.4	Less affordable than most markets



The Mortgage Market



Throughout much of the final quarter of the year, mortgage rates remained elevated near 7.5 percent. According to the mortgage provider Freddie Mac, the 30-year fixed mortgage rate rose to 7.3 percent in the fourth quarter of 2023 from 6.7 percent the previous year. Nevertheless, rates fell below 7 percent at the end of year as the Federal Reserve continued to halt its interest rates hikes. With lower interest rates on the horizon, mortgage rates are expected to continue their downward trend in 2024, thereby enhancing affordability for potential homebuyers.

NAR forecasts the 30-year fixed mortgage rate to average 6.8 percent in the first quarter of 2024, with a further decline expected to bring them below 6.6% by the end of the first half.

Geographic Coverage for this Report

The Riverside area referred to in this report covers the geographic area of the Riverside-San Bernardino-Ontario metro area as officially defined by the Office of Management and Budget of the U.S. Government. The official coverage area includes the following counties:

Riverside County and San Bernardino County

More information on the OMB's geographic definitions can be found at https://obamawhitehouse.archives.gov/omb/bulletins_default/

