

## DECEMBER 2015

## Riverside Metro

### National Home Values

Current: \$183,500  
 Monthly Change: 0.2%  
 Quarterly Change: 0.9%  
 Annual Change: 4%  
 Negative Equity\*: 13.4%

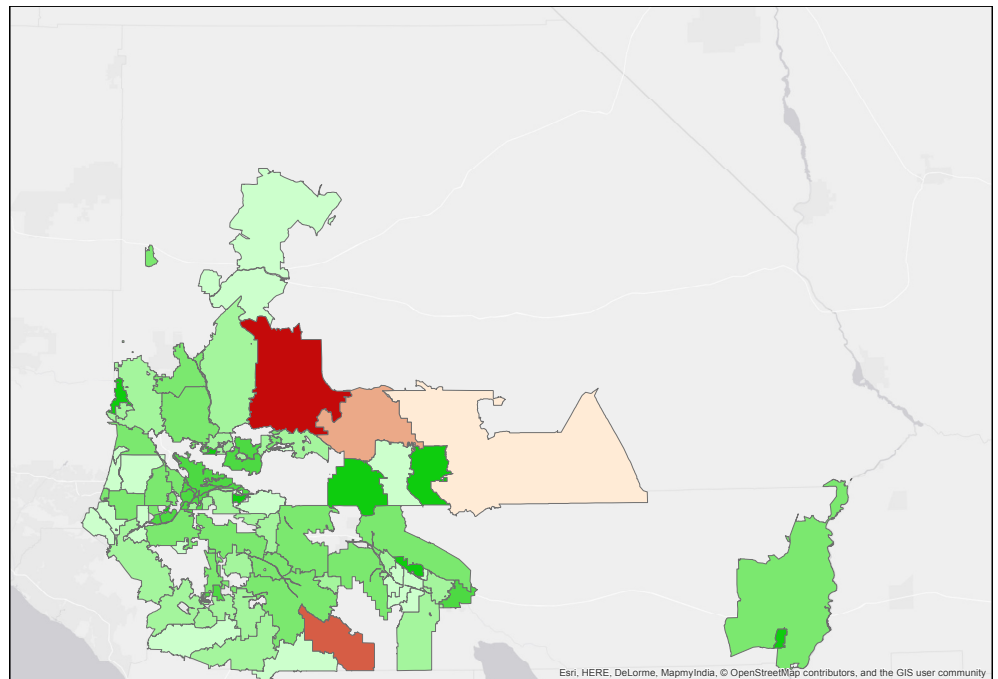
### Riverside Home Values

Current: \$298,200  
 Monthly Change: 0.4%  
 Quarterly Change: 1.6%  
 Annual Change: 6.2%  
 Negative Equity\*: 14.3%

### Home Values Forecast

(next 12 months)

National: 2.6%  
 Riverside Metro: 5.8%



### Major Cities - Home Values

#### Riverside

Current: \$313,300  
 Monthly Change: 0.5%  
 Annual Change: 6.8%

#### San Bernardino

Current: \$216,900  
 Monthly Change: 0.9%  
 Annual Change: 10.5%

#### Corona

Current: \$416,700  
 Monthly Change: 0.2%  
 Annual Change: 3.5%

#### Fontana

Current: \$321,900  
 Monthly Change: 0.8%  
 Annual Change: 6.5%

#### Moreno Valley

Current: \$262,400  
 Monthly Change: 0.4%  
 Annual Change: 6.5%

### Home Values (ZHVI)

Increasing Values: 71.2%  
 Decreasing Values: 21.5%  
 Fall From Peak: -26%  
 Peak ZHVI Date: 2006-07  
 Peak ZHVI: \$403,000

### Sales

Median Sale Price: \$300,000  
 Monthly Change: 1.5%  
 Annual Change: 6.5%  
 Sale Price/Sq. Ft.: \$171  
 Sale-to-list Price Ratio: -  
 Sold for a Loss/Gain: 18.2%/81.8%

### Foreclosures

Homes Foreclosed: 3.45/10,000  
 Monthly Change: 0.1  
 Annual Change: -1.1  
 Foreclosure Resales: 9.1%  
 Monthly Change: 0.2pp  
 Annual Change: -2pp

### Rent

Zillow Rent Index: \$1,691  
 Monthly Change: 0.1%  
 Annual Change: 3.4%  
 Rent List Price: \$1,800  
 Rent List/Sq. Ft.: \$1

### Listings

Median List Price: \$329,000  
 Monthly Change: -%  
 Annual Change: -%  
 List Price/Sq. Ft.: \$178  
 Listings with Price Cut: 11.1%  
 Amount of Price Cut: 3.1%

**How do we track home values?** To track home values, we use the Zillow Home Value Index (ZHVI). The ZHVI is the mid-point of estimated home values for the area. Half the estimated home values are above this number and half are below.

\* Negative equity data is from 2015Q3.

## Largest Cities Covered by Zillow

	Home Values- ZHVI (\$)	ZHVI MoM (%)	ZHVI QoQ (%)	ZHVI YoY (%)	ZHVI Peak (\$)	Peak Month	Change from Peak (%)	Rents- ZRI (\$)	ZRI MoM (%)	ZRI QoQ (%)	ZRI YoY (%)	Forecast ZHVI (\$)	Forecast YoY (%)	Home Value Bottom	Negative Equity (%)
Apple Valley	197,900	0.5	1.1	4.8	326,800	2006-07	-39.4	1,206	-0.4	-0.9	2.9	208,935.4	5.6	2012 Q1	19.9
Chino	422,500	0.4	0.8	2.9	508,300	2006-04	-16.9	2,089	0.3	1	6.1	442,155	4.7	2012 Q1	8.6
Chino Hills	588,700	0.2	-0.2	0.8	642,900	2006-04	-8.4	2,808	0.1	0.2	3	617,599.2	4.9	2009 Q2	5.5
Corona	416,700	0.2	1.2	3.5	533,800	2006-05	-21.9	2,098	0.2	0.9	4.7	437,829.7	5.1	2011 Q4	10.3
Fontana	321,900	0.8	2	6.5	424,000	2006-05	-24.1	1,785	0.2	0.3	4.3	341,052.1	5.9	2011 Q3	12.4
Hemet	205,000	0.4	1.8	7.1	323,100	2006-06	-36.6	1,333	0	0.1	3.1	218,264.7	6.5	2011 Q4	18.5
Hesperia	208,000	0.5	1.7	8.6	338,300	2006-07	-38.5	1,250	-0.2	-0.2	3.7	220,790	6.1	2012 Q1	18.6
Indio	259,500	0.5	2	5.1	379,200	2006-02	-31.6	1,759	0.3	1	-0.1	274,172.1	5.7	2011 Q4	16.5
Moreno Valley	262,400	0.4	1.5	6.5	384,900	2006-07	-31.8	1,587	0.1	0.8	5.3	278,469.7	6.1	2009 Q4	15.9
Murrieta	369,800	0.4	1.1	3	487,000	2006-07	-24.1	1,942	0.2	0.3	2.2	388,590.8	5.1	2009 Q4	13.9
Ontario	348,600	0.7	1.9	6.5	432,100	2006-06	-19.3	1,789	0.3	0.2	4.6	368,851.1	5.8	2011 Q4	10.3
Perris	250,000	0.5	1.5	8.3	388,900	2006-08	-35.7	1,548	0.3	0.6	4.5	266,331.8	6.5	2011 Q4	17.1
Rancho Cucamonga	443,900	0.7	1.5	2.8	518,300	2006-06	-14.4	2,129	0.6	0.9	4.4	462,498.4	4.2	2012 Q1	8.8
Redlands	366,600	0.9	2.4	5.3	420,000	2006-04	-12.7	1,803	-0.1	-0.6	2	387,498.2	5.7	2012 Q1	10.9
Rialto	283,500	0.6	1.8	6.5	387,600	2006-07	-26.9	1,615	0.2	0.6	3.1	300,319.6	5.9	2009 Q4	12.6
Riverside	313,300	0.5	1.5	6.8	417,200	2006-08	-24.9	1,707	-0.2	-0.5	3.1	331,870.7	5.9	2011 Q4	12.4
San Bernardino	216,900	0.9	2.7	10.5	332,100	2006-08	-34.7	1,330	-0.2	-0.7	4.6	231,745.2	6.8	2012 Q1	19.4
Temecula	407,000	0.2	1	3.9	495,600	2006-06	-17.9	2,052	0.2	0.1	3.7	426,924.6	4.9	2009 Q4	11.5
Upland	504,600	0.6	1	3.2	591,200	2006-04	-14.6	2,303	0.1	-0.2	3.9	526,399.6	4.3	2011 Q3	7.6
Victorville	194,500	0.6	1.4	7.2	330,900	2006-06	-41.2	1,232	-0.5	-0.4	2.8	206,070.7	5.9	2012 Q1	23.3

## Largest Counties Covered by Zillow

	Home Values- ZHVI (\$)	ZHVI MoM (%)	ZHVI QoQ (%)	ZHVI YoY (%)	ZHVI Peak (\$)	Peak Month	Change from Peak (%)	Rents- ZRI (\$)	ZRI MoM (%)	ZRI QoQ (%)	ZRI YoY (%)	Forecast ZHVI (\$)	Forecast YoY (%)	Home Value Bottom	Negative Equity (%)
Riverside	315,400	0.3	1.2	5.6	422,900	2006-07	-25.4	1,786	0.1	0.2	2.4	333,311.3	5.7	2011 Q4	13.9
San Bernardino	273,900	0.7	1.9	6.7	379,100	2006-07	-27.7	1,501	0	0	4.6	290,009.3	5.9	2011 Q4	14.8

\*The top 20 largest cities and top 10 (or all) counties within the metro are listed. Additional counties, cities, neighborhoods and ZIP codes may be available online at [www.zillow.com/research/data](http://www.zillow.com/research/data) by emailing [press@zillow.com](mailto:press@zillow.com)

## Zillow Research:

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