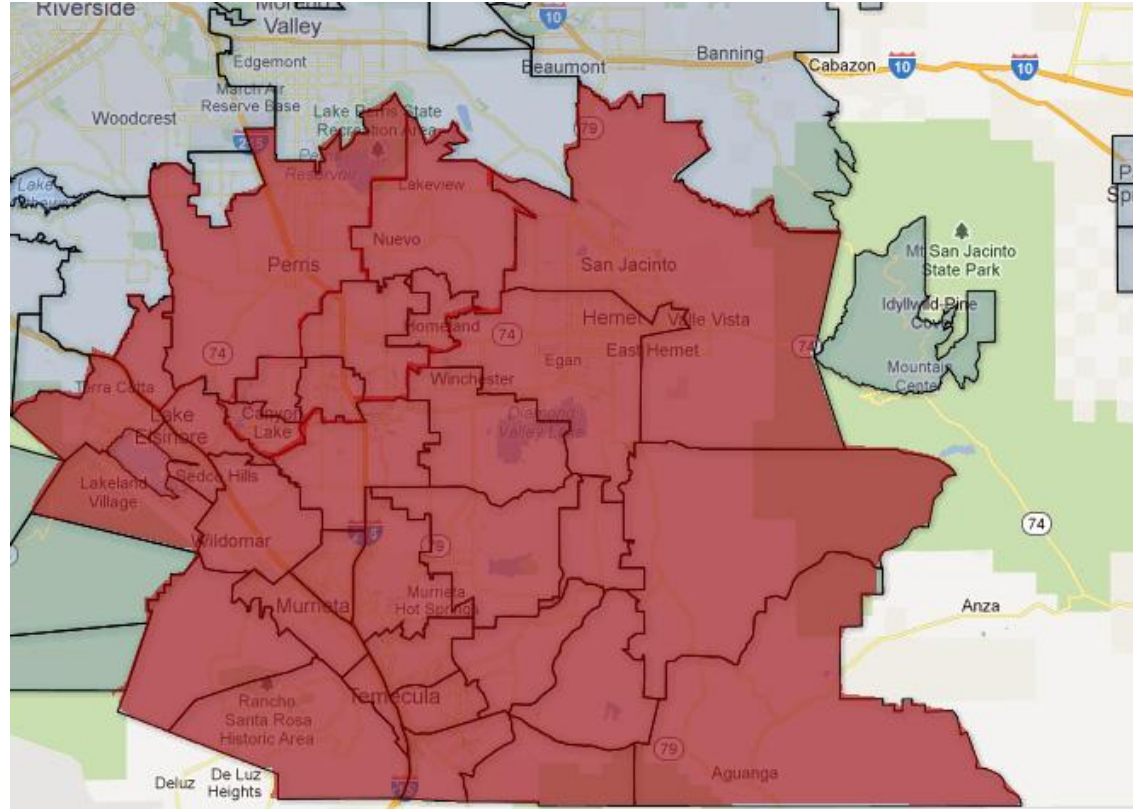




Real Estate Market Report: Year in Review 2012



A comprehensive report on the SW Riverside County real estate market.

www.SWRiversideCountyHomes.com

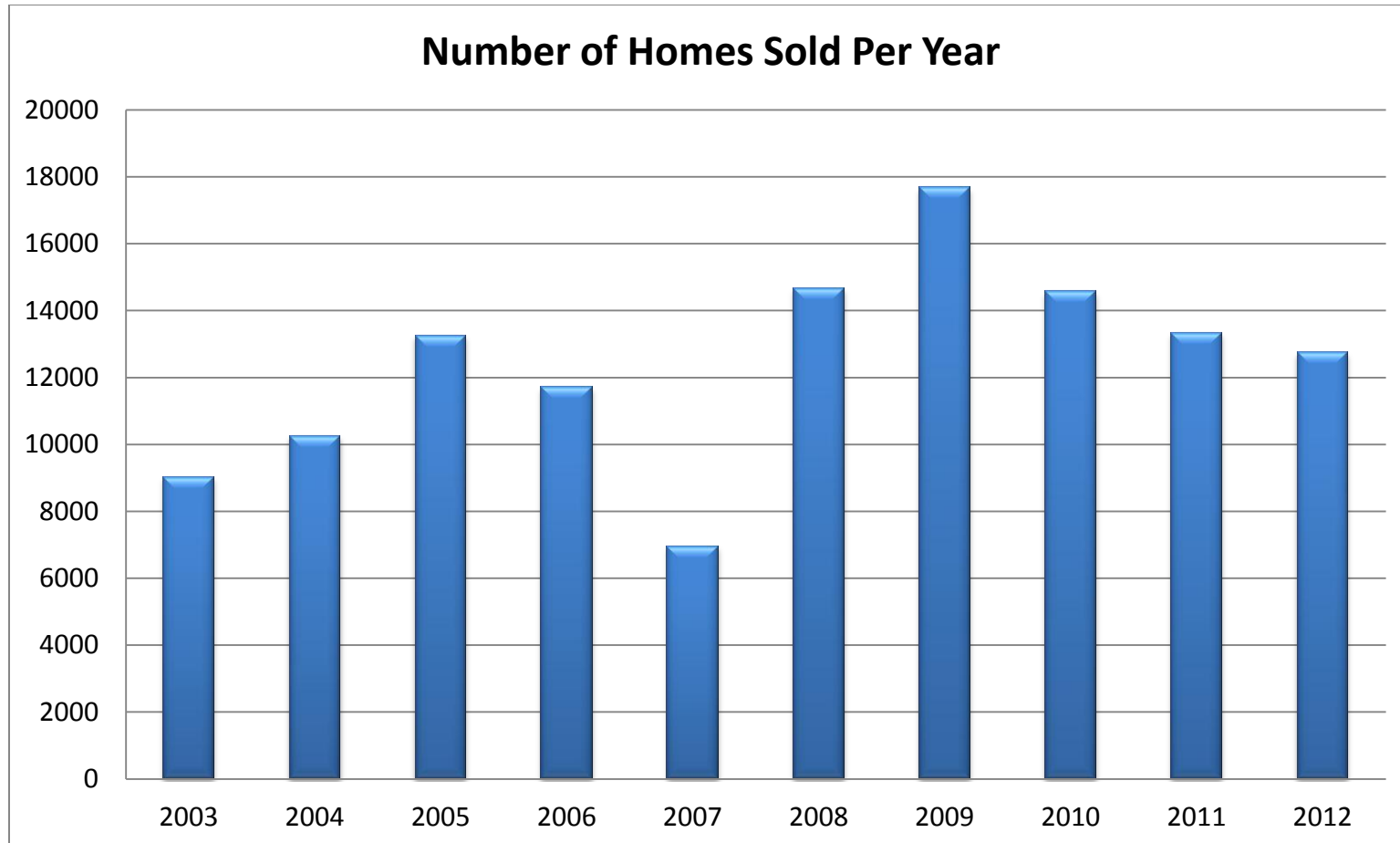
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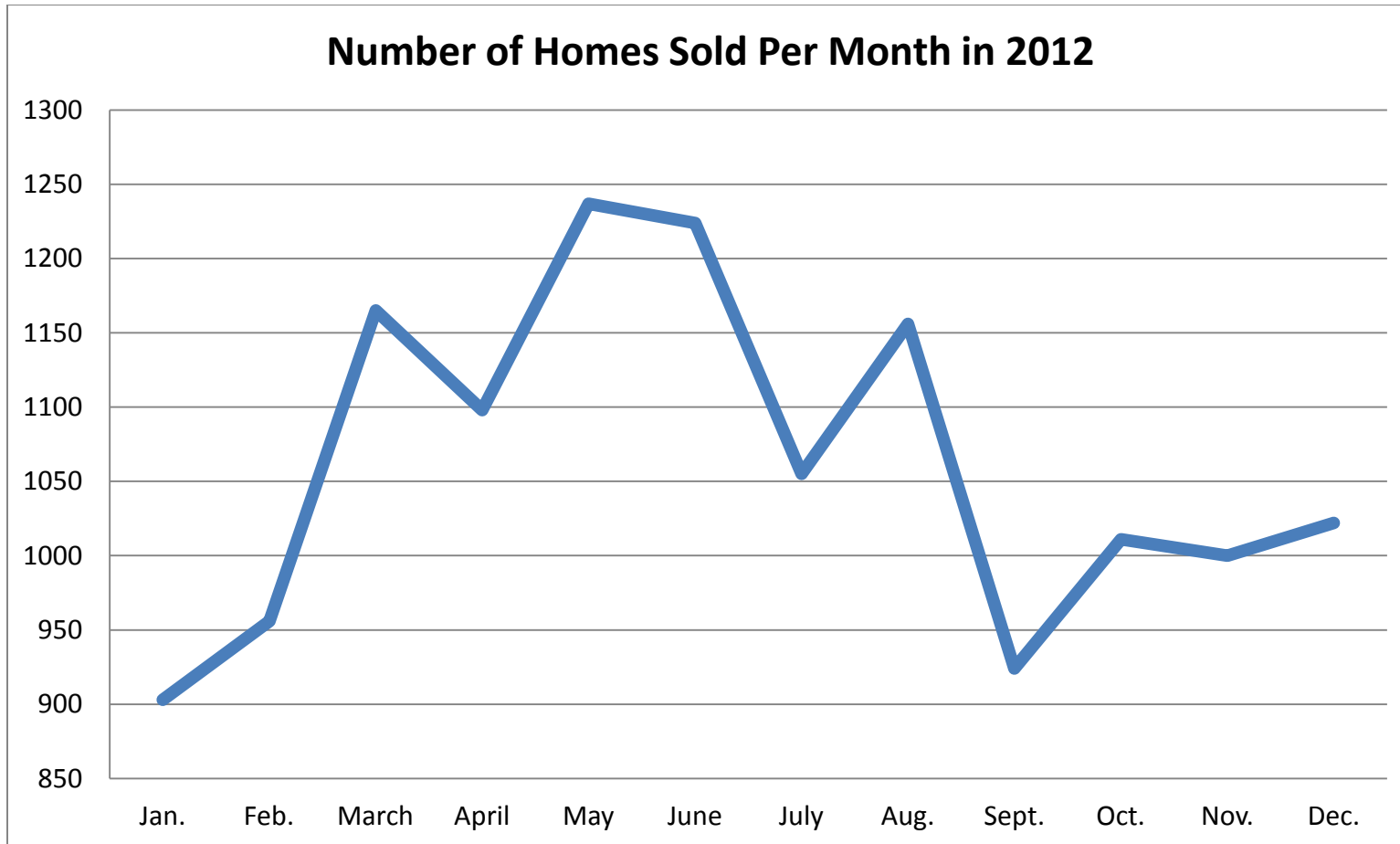
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2012 brought many changes to the real estate market of the South West Riverside County area. The number of homes that sold for the year is still down from the number of homes sold in 2011, but looks to be the bottom as it is predicted that the number of homes sold in 2013 will be at a higher level than at 2012.



The chart above breaks down the number of homes sold per month in 2012. The most homes sold was in the month of May with 1237 homes sold. The Month with the lowest number of homes sold was in January with 903 homes sold.



The number of homes available on the market has dropped significantly since the beginning of the year. Since the beginning of the year the number of homes for sale has dropped 57.7%. This is due to the fact that lenders are doing more foreclosure alternatives, like short sales but they are also making more aggressive loan modifications, which keeps people in their home.

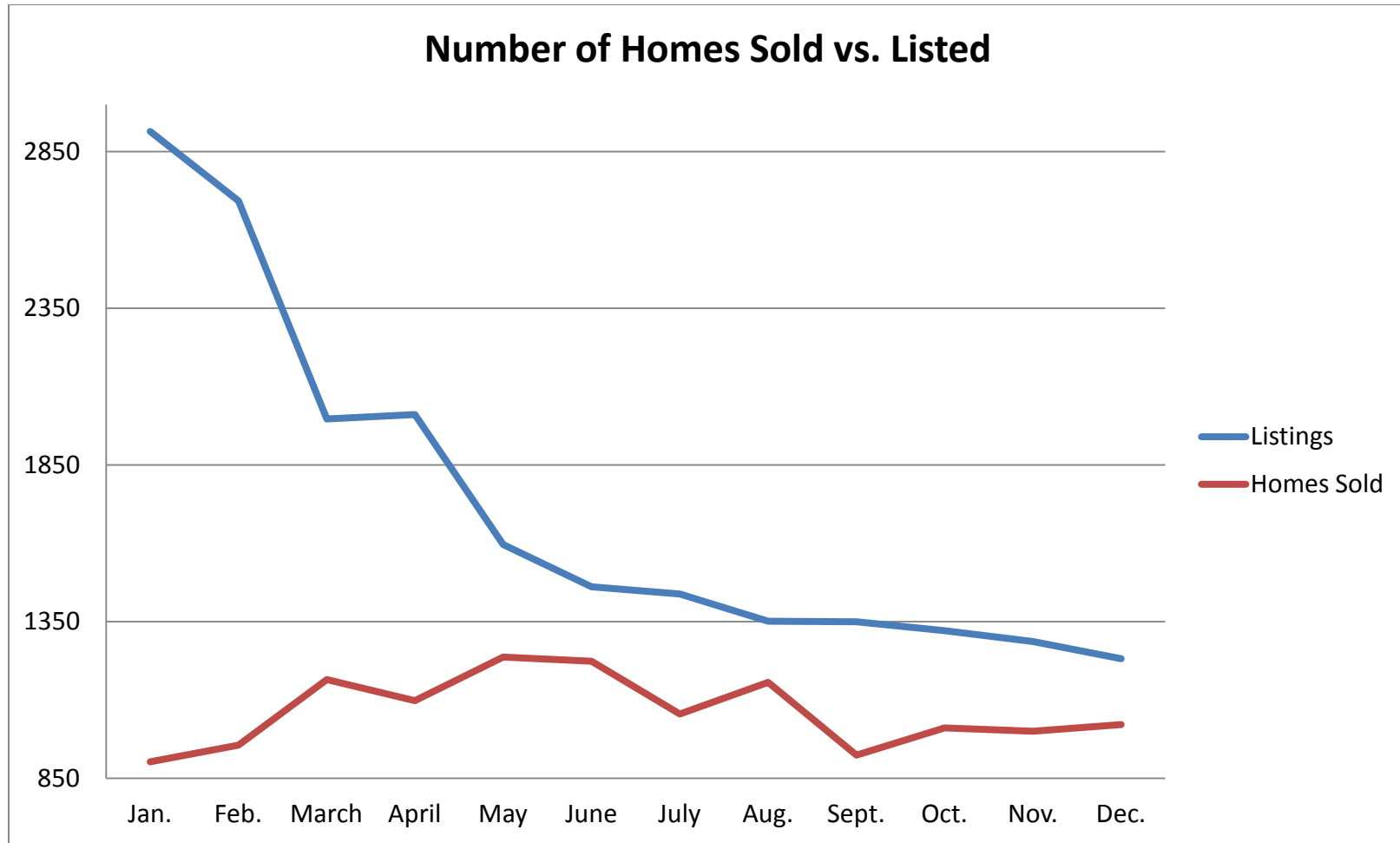
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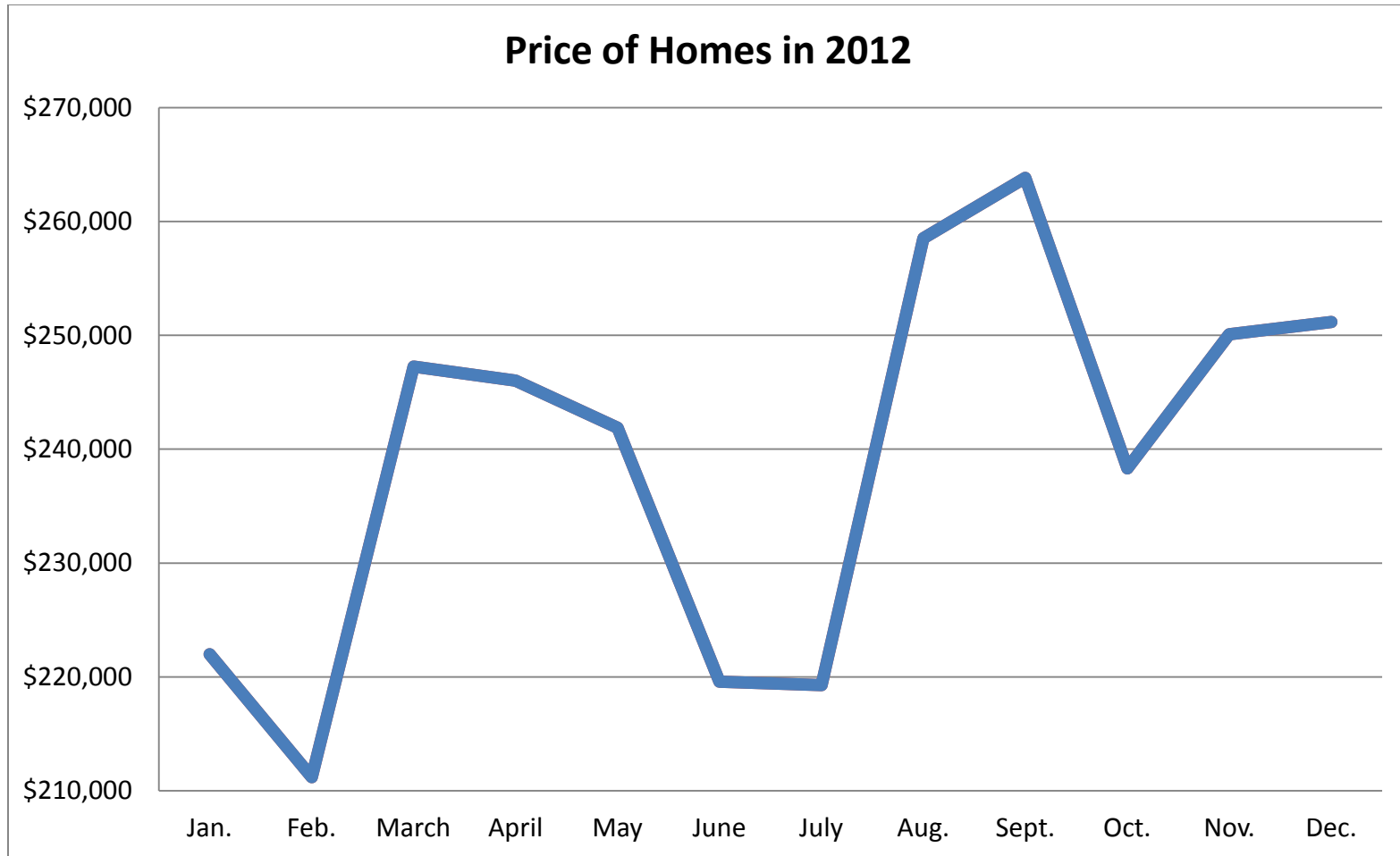
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This chart takes the chart for the number of listings per month and compares it to the number of homes that sold for that same month.



The price of homes has risen 13.1% since the beginning of the year with September having the highest home price for the year. This is due to the low number of homes on the market and the number of home buyers on the market. The supply of homes is down while the demand of homes is still out there drives the price of homes up.

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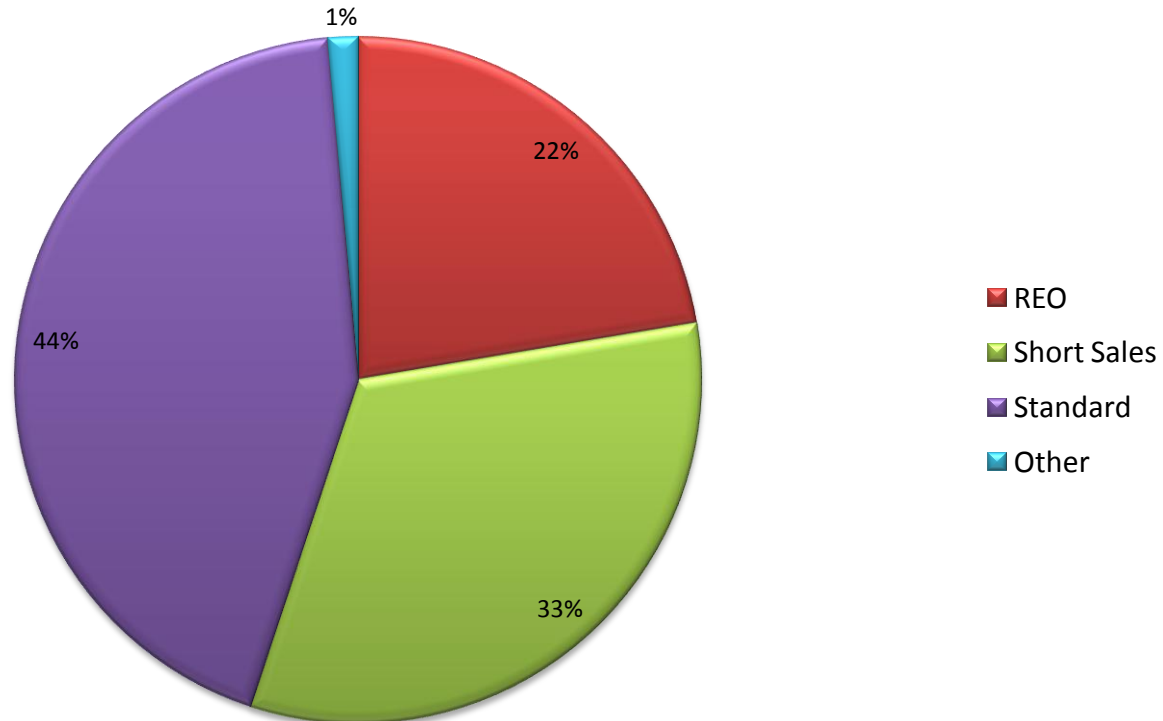
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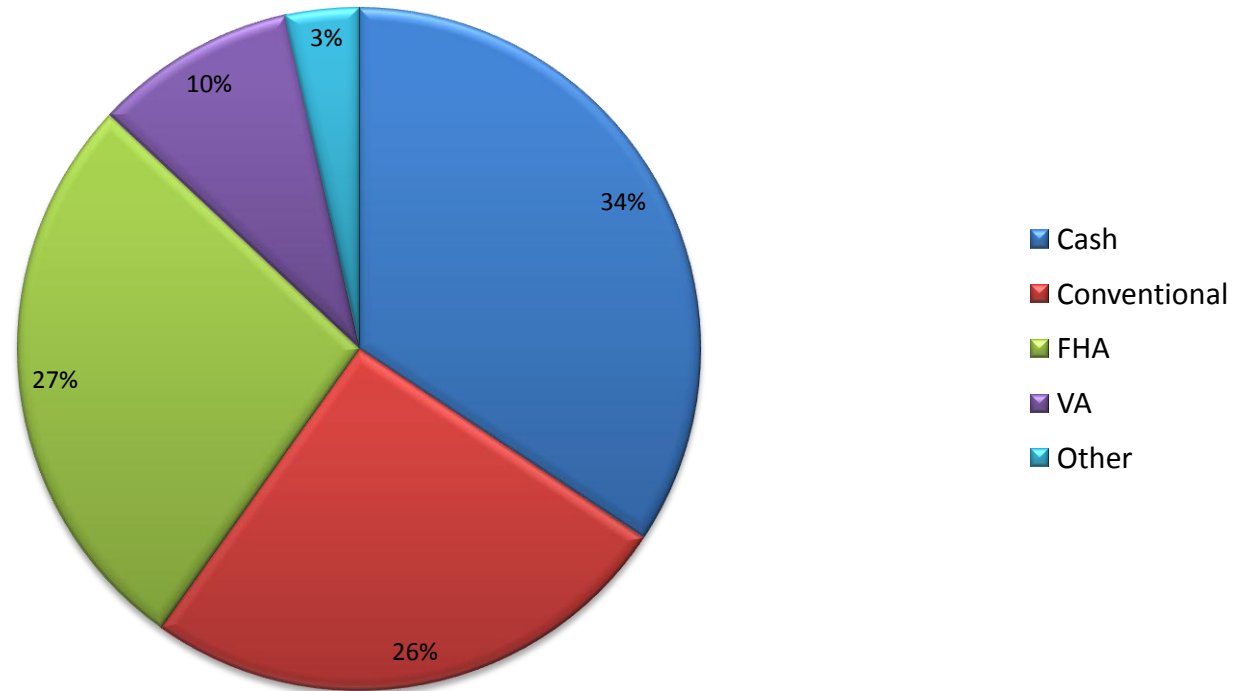
Type of Home Sales 2012



Distressed home sales, REO and Short Sales, made up 55% of all home sales for 2012. Standard sales made up 44% of home sales in 2012.



Financing Types 2012



Cash buyers lead the home buying in 2012 with 34% of all homes purchased. FHA loans made up 27% of all home purchases, Conventional loans made up 26%, while VA loans purchased 10% of all homes in 2012.

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