



Welcome to the Keith Report, our quarterly examination of Canyon Lake's residential real estate market. I hear quite often, "there are so many homes for sale in Canyon Lake" and that it's affecting our real estate market however, the statistics show a different story. At print there were 119 homes available for sale; 7% less than the average number of homes for sale last year. There are another 44 homes currently pending and most of those homes still have their for sale signs up. It may seem there are too many active listings, but with approximately 4800 homes in Canyon Lake only 2.5% are actually for sale. Sales in 4th quarter were also up 8% from 4th quarter in 2013. Assisting with our average home sales in 4th quarter was our highest sale for a waterfront home with 6280 square feet selling for \$1,509,900. The average sales price for 4th quarter did show a decrease of 2.3% from 3rd quarter in 2014, but it was up 13% from 2013, up 27% up from 2012, and up 28% for the average sales price of Riverside County. Gains in the last 3 years have helped to pull Canyon Lake out of the post-recession price weakness. Growth in 2015 has been steady though slow moving with 29 sales so far with an average sale price of \$356,096. Last year at this time we had 34 sales. It's taking a little longer to sell a home in Canyon Lake averaging 97 days on the market compared to 61 days in Riverside County & approx. 50 days for California.



4th Quarter Sales in Canyon Lake

Total Homes Sold: 65

Houses: 62 ~ Condos: 1 ~ Manuf Homes: 2

Ave. Sales Price: \$411,973 ~ Ave. List Price: \$424,457

Average Days on the Market (DOM): 113

Lowest Sale: \$245,000 ~ Highest Sale: \$1,509,900

Waterfront Homes: 10

Ave. Sales Price: \$744,130 ~ Ave. List Price: \$760,360

Average DOM: 204

Golf Course Homes: 3

Ave. Sales Price: \$335,000 ~ Ave. List Price: \$349,333

Average DOM: 97

Condos: 1

Ave. Sales Price: \$350,000 ~ Ave. List Price: \$359,000

Average DOM: 104

Manufactured Homes: 2

Ave. Sales Price: \$165,200 ~ Ave. List Price: \$175,400

Average DOM: 146

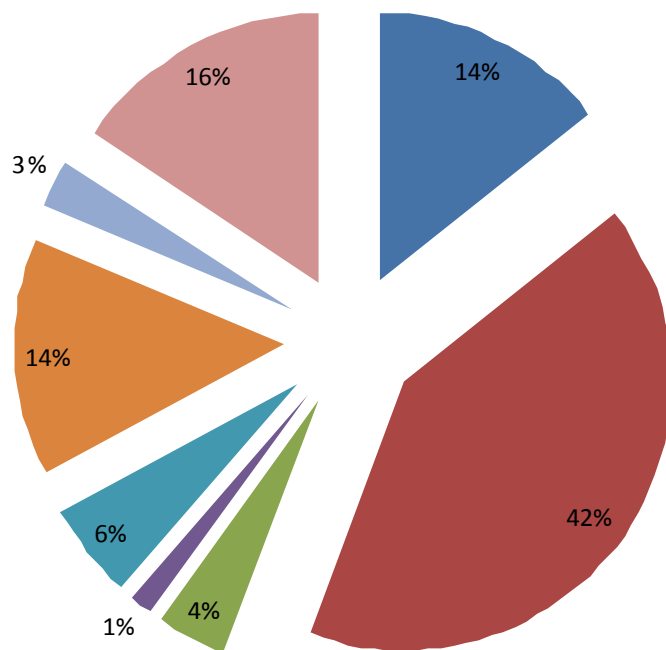
Lots: 4

Ave. Sales Price: \$55,250 ~ Ave. List Price: \$59,975

Average DOM: 183

Properties Sold in 4th Quarter

- Waterview
- Non View Homes
- Golf Course
- Condo
- Lots
- Waterfront
- Manufactured
- Pool Homes



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**#1 AGENT for
Canyon Lake in
Sales & Volume
in 2013!**

BRE #01096515

