



Welcome to **The Keith Report**, our quarterly examination of Canyon Lake's residential real estate market. Canyon Lake had the most sales in the 2nd quarter with 81 sales since 3rd quarter of 2013 when there were 92 sales. The average sales price of \$429,482 increased almost 17% from last quarter and 4% from all of 2014, the highest average sales price since 1st quarter in 2008 when it was \$443,388. Our median sales price of \$400,000 was up almost 12% from the same time last year when the median home price was \$352,500. These statistics show home sales and prices continue to rise in Canyon Lake despite issues with the lake lease and fire station. According to the Canyon Lake POA, the EVMWD has cashed the payment for the lake lease so the lake lease continues without disruption. Even though the EVMWD has ceased communication with the POA, the POA states they want what's fair for both organizations in negotiating the extension of the lake lease that won't expire until December 2022. Lenders continue to lend on homes in Canyon Lake without issues despite the litigation with the EVMWD. According to the City of Canyon Lake officials, due to the increased costs & refusal of reduced services by the County of Riverside for fire services, the City is taking the necessary steps to keep fire protection until Station 60 can reopen. For Press Releases on these issues, visit us at [KerryKeithRealEstate.com/home/canyon-lake/](http://KerryKeithRealEstate.com/home/canyon-lake/)



## 2nd Quarter Sales in Canyon Lake

**Total Homes Sold: 81**

Houses: 77 ~ Condos: 1 ~ Manuf. Homes: 3

Ave. Sales Price: \$429,482 ~ Ave. List Price: \$441,725

Average Days on the Market (DOM): 101

Lowest Sale: \$175,000 ~ Highest Sale: \$1,350,000

**Waterfront Homes: 14**

Ave. Sales Price: \$674,026 ~ Ave. List Price: \$716,371

Average DOM: 118

**Golf Course Homes: 4**

Ave. Sales Price: \$457,500 ~ Ave. List Price: \$474,100

Average DOM: 175

**Condos: 1**

Ave. Sales Price: \$249,500 ~ Ave. List Price: \$249,500

Average DOM: 274

**Manufactured Homes: 3**

Ave. Sales Price: \$196,500 ~ Ave. List Price: \$197,167

Average DOM: 56

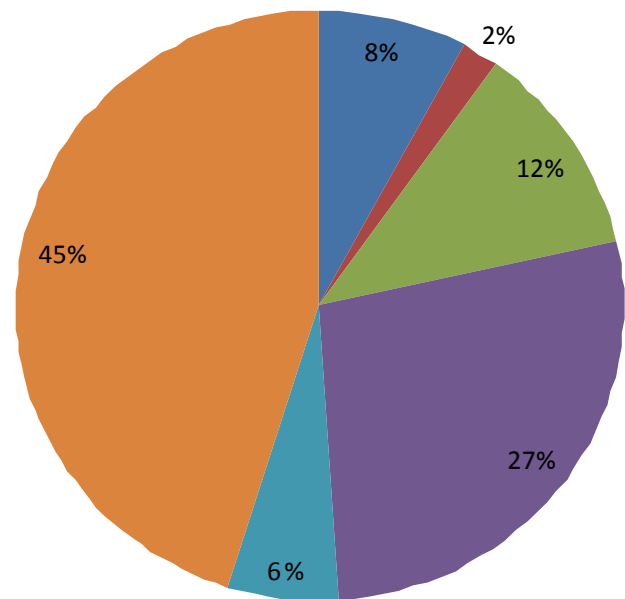
**Lots: 6**

Ave. Sales Price: \$53,733 ~ Ave. List Price: \$64,850

Average DOM: 114

## Properties Sold in 2nd Q

- Golf Course
- Condo
- Lots
- Waterfront
- Manufactured
- Pool Homes



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