



Welcome to The Keith Report, our quarterly examination of Canyon Lake's residential real estate market. Autumn is typically known as the time of year when housing activity starts to slow down and Canyon Lake was no different with 60 sales in 3rd quarter, down 26% from last quarter and down 21% from the same time last year. The good news is there were 274 homes sales in 2014 and so far there are 198 sales with 34 homes pending plus 3 more months of selling to go. The momentum has shifted in favor of buyers though inventory levels were down this quarter. There was an average of 150 to 160 homes for sale in Canyon Lake over the spring and summer months and in 3rd quarter going into 4th quarter, there was an average of 90 homes for sale. It is still taking an average of 90-100 days to sell a home in Canyon Lake compared to Riverside County where it takes an average of 81 days to sell a home and 30-45 days for all of California. Distressed sales continue to stay low with only 6 bank owned or short sales this quarter. If you're looking to buy, now be the perfect time with interest rates low and since homes are moving slower, sellers might be more amenable to negotiate a price. For more information about Canyon Lake's real estate market, please visit us at KerryKeithRealEstate.com.



3rd Quarter Sales in Canyon Lake

Total Homes Sold: 60

Houses: 59 ~ Condos: 1 ~ Manuf. Homes: 0

Ave. Sales Price: \$404,633 ~ Ave. List Price: \$419,159

Average Days on the Market (DOM): 101

Lowest Sale: \$159,000 ~ Highest Sale: \$925,000

Waterfront Homes: 6

Ave. Sales Price: \$596,008 ~ Ave. List Price: \$621,317

Average DOM: 126

Golf Course Homes: 7

Ave. Sales Price: \$462,317 ~ Ave. List Price: \$503,817

Average DOM: 79

Condos: 1

Ave. Sales Price: \$159,000 ~ Ave. List Price: \$159,000

Average DOM: 159

Manufactured Homes: 0

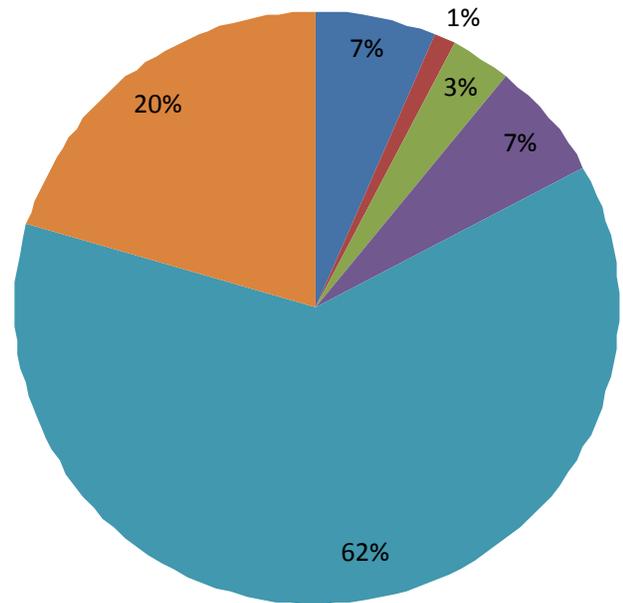
Lots: 6

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

Average DOM: 114

Properties Sold in 3rd Q

- Golf Course
- Condo
- Lots
- Waterfront
- Non Water/Pool
- Pool Homes



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#1 AGENT for Canyon Lake

