



years or older are considered aged and are more likely to require major repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

The housing stock in unincorporated areas is relatively new, with about 43% of all units built after 1980 (Table H-20). According to the 1990 Census, only 0.7% of all Riverside County housing units lacked complete kitchen facilities and only 0.5% lacked complete plumbing facilities. There may also be units that require rehabilitation or replacement despite possessing complete kitchen and plumbing facilities. The California Statewide Housing Plan estimates that 10% of the housing stock is in need of rehabilitation or replacement. The 1999-2004 Consolidated Plan estimates that there are 483,847 housing units in Riverside County (1990 Census). Therefore, approximately 48,384 units countywide are estimated to be in need of repair or replacement. Of those, 9,562 units are located in the unincorporated county.



It should be noted, however, that over one-quarter of all housing units in the unincorporated county and nearly half of all units in the eastern county are mobile homes. Experience has shown that these structures age much more rapidly than traditional construction and therefore assumptions regarding housing condition based solely on age may not be valid for mobile homes. The County has paid particular attention to the illegal and unsafe mobile home parks in the Coachella Valley. Approximately 200 illegal housing facilities, containing up to 2,000 unpermitted and potentially substandard mobile home units are within the Coachella Valley. The County has addressed the issue by assigning at least four agency staff, developing an array of programs, and allocating millions of dollars of redevelopment funds to assist the park owners and residents in bringing the parks and residences up to code.

**Table H-20  
Age of Housing Stock  
Riverside County Unincorporated Area**

Planning Area	Total	Pre-1940	% of Total	1940-1960	% of Total	1961-1980	% of Total	1980 or Newer	% of Total
Western Co. Area	76188	2543	3%	8452	11%	31573	41%	33620	44%
Eastern Co. Area	19431	559	3%	2128	11%	8960	46%	7784	40%
<b>TOTAL</b>	<b>95620</b>	<b>3102</b>	<b>3%</b>	<b>10580</b>	<b>11%</b>	<b>40533</b>	<b>42%</b>	<b>41405</b>	<b>43%</b>

Source: 1990 Census

## Housing Costs and Rents

### New Home Price Trends

Table H-21 shows median sales prices by community based on a survey of both new and resale home prices in November 1999. The median sales price for all units was \$135,750. This table shows that home prices were substantially higher in the communities of Canyon Lake and Rancho Mirage than in other portions of the county. This is attributable to the popularity of resort communities with a high level of amenities (such as golf courses, tennis courts and lush landscaping). The least expensive areas were Desert Hot Springs, Indio, Perris, Sun City and Beaumont, which all had median prices below \$90,000.



**Table H-21  
Median Home Prices  
November 1999**

Jurisdiction	Median Price	% of County
Riverside County	\$135,750	100.0%
Beaumont	\$77,500	57.1%
Canyon Lake	\$293,000	215.8%
Cathedral City	\$140,000	103.1%
Corona	\$175,500	129.3%
Desert Hot Springs	\$65,000	47.9%
Hemet	\$93,500	68.9%
Indio	\$86,000	63.4%
Lake Elsinore	\$108,250	79.7%
Menifee	\$148,750	109.6%
Moreno Valley	\$113,000	83.2%
Murietta	\$161,000	118.6%
Norco	\$190,500	140.3%
Palm Desert	\$150,000	110.5%
Palm Springs	\$180,000	132.6%
Perris	\$84,000	61.9%
Rancho Mirage	\$268,000	197.4%
Riverside	\$220,000	162.1%
Sun City	\$85,000	62.6%
Temecula	\$180,000	132.6%
Wildomar	\$132,500	97.6%

Notes: Data includes new and resale single-family homes and condominiums.  
Sources: Stanley R. Hoffman Associates, Inc., California Association of Realtors, Transamerica Intellitech MetroScan

**Rental Prices**

Rental market statistics are shown in Table H-22. Unlike home prices, rental rates are slightly lower in the eastern county than in the west. Since rental units are typically occupied by full-time residents, this reflects the weaker labor market in the Coachella Valley compared to the western county areas. The average rent in the western county area was \$698 per month, while the eastern county area averaged \$625 per month for all rental units.

**Table H-22  
Average Rents by Unit Type  
Second Quarter 1999**

Planning Area	Studio	1-bd	2-bd	3+ bd	All Units
Western Co. Area	\$376	\$606	\$753	\$875	\$698
Eastern Co. Area	\$508	\$581	\$676	\$838	\$625

Source: Stanley R. Hoffman Associates, Inc., Market Profiles, Property Data and Market Trend Analysis, Seven Fiscal Analysis Areas, County of Riverside, November 1999.



The Inland Empire, northwestern Riverside and southwestern San Bernardino Counties, is ranked number 154 for housing affordability in a rent survey involving 173 communities throughout the nation.