



**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.*