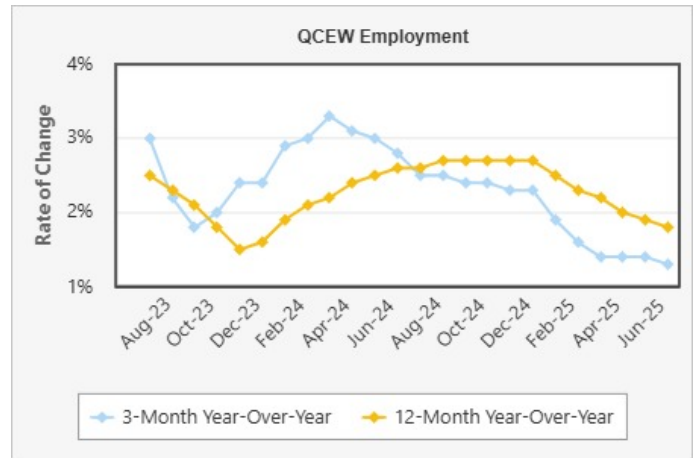
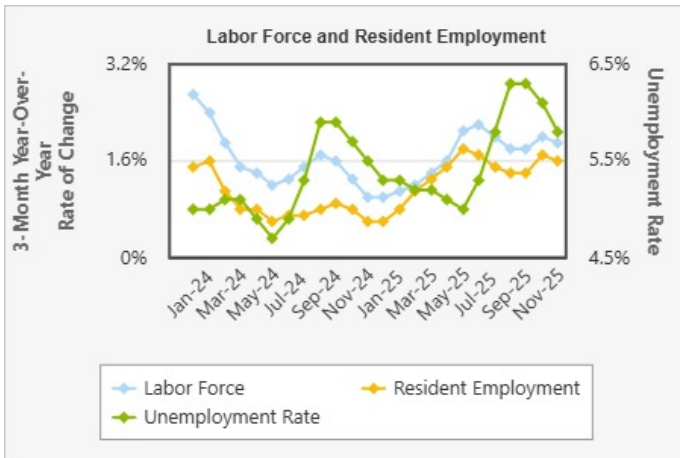


ECONOMIC CONDITIONS



Data Source: U.S. Bureau of Labor Statistics
Note: BLS data includes EMAD estimates for data missing as a result of a lapse in appropriations

Data Source: U.S. Bureau of Labor Statistics

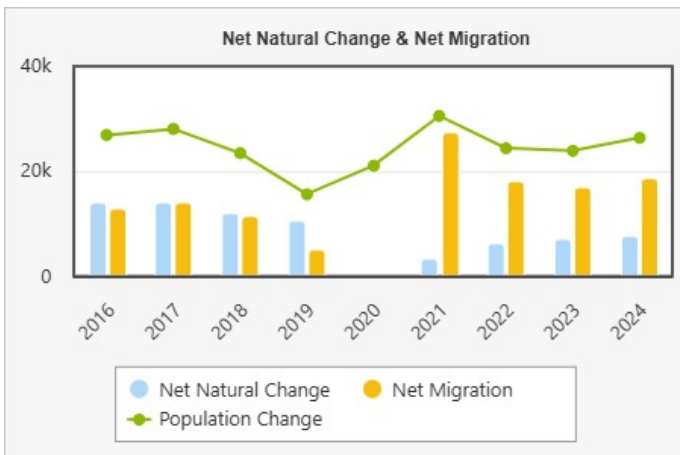
	3-Month Average			3-Month Year-Over-Year Change			
	November 2023	November 2024	November 2025	November 2023 to November 2024		November 2024 to November 2025	
	Number	Number	Number	Number	Percent	Number	Percent
Labor Force	1,179,010	1,191,022	1,213,997	12,012	1	22,975	1.9
Resident Employment	1,118,648	1,125,618	1,143,544	6,970	0.6	17,926	1.6
Unemployment Rate (%)	5.1	5.5	5.8	n/a	n/a	n/a	n/a
	June 2023	June 2024	June 2025	June 2023 to June 2024		June 2024 to June 2025	
QCEW Employment	819,354	841,945	852,974	22,591	2.8	11,029	1.3

Data Source: U.S. Bureau of Labor Statistics
Note: BLS data includes EMAD estimates for data missing as a result of a lapse in appropriations

POPULATION & HOUSEHOLDS

	Decennial Census				ACS & Population Estimates Program						
	April 2010	April 2020	Average Annual Change 2010 to 2020		July 2022	July 2023	July 2024	2022 to 2023		2023 to 2024	
			Number	Percent				Number	Percent	Number	Percent
Population	2,189,641	2,418,185	22,854	1	2,479,628	2,503,549	2,529,933	23,921	1	26,384	1.1
Households	686,260	763,283	7,702	1.1	769,475	791,757	797,569	22,282	2.9	5,812	0.7

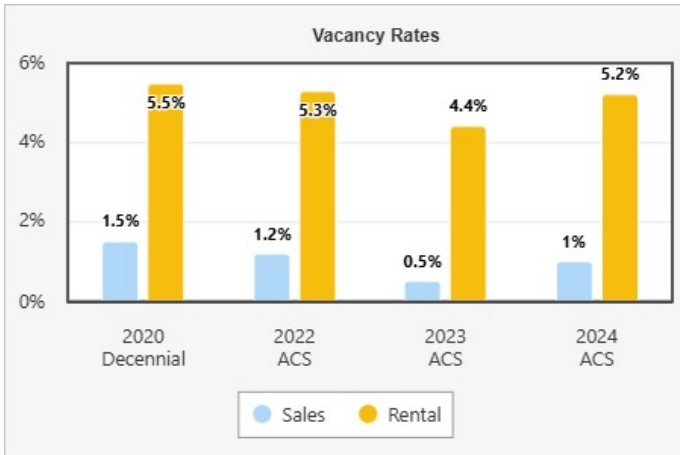
Data Source: 1 - 2010 Census; 2020 Census; U.S. Census Bureau Population Estimates
2 - 2010 Census; 2020 Census; 2022, 2023 and 2024 American Community Surveys (1-Year)



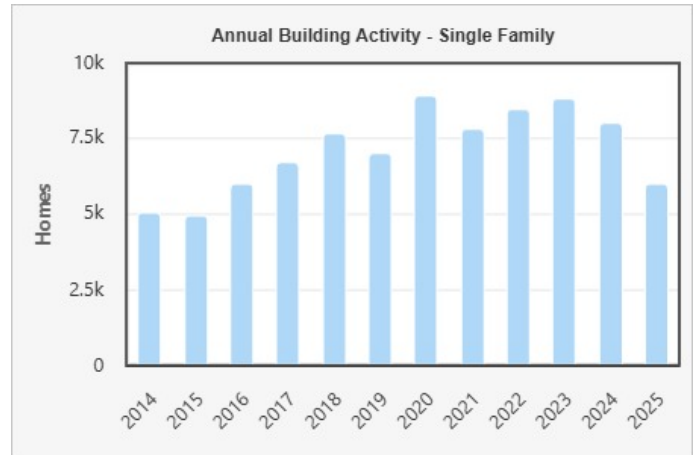
Notes: 1 - Values in chart reflect July year-to-year changes
2 - Net Migration includes residual population change
3 - Annual components of population change are not available for 2020

Economic Trends and Population and Household Trends

Economic conditions in Riverside County are currently stable. Resident employment averaged 1.12 million as of the 3 months ending August 2025, increasing by 15,900, or 1.4%, from a year earlier, when employment grew by 9,250, or 0.8%. Major employers in the county include the County of Riverside, Amazon.com Inc., and the University of California, Riverside, employing approximately 23,775; 14,325 and 8,600 people, respectively. As of the 3 months ending August 2025, the unemployment rate averaged 6.3%, up from 5.9% a year ago. As of October 2025, the population of the county is estimated at 2.56 million, an average increase of 26,250, or 1.1%, annually since April 2020, compared with an average increase of 22,850, or 1.0%, annually from 2010 to 2020. Since April 2020, the number of households in the county has increased by 8,775, or 1.1%, annually to reach an estimated 811,600, unchanged from the rate of growth during the decade prior.



Data Source: 2020 Census; 2022, 2023 and 2024 American Community Surveys (1 - Year)

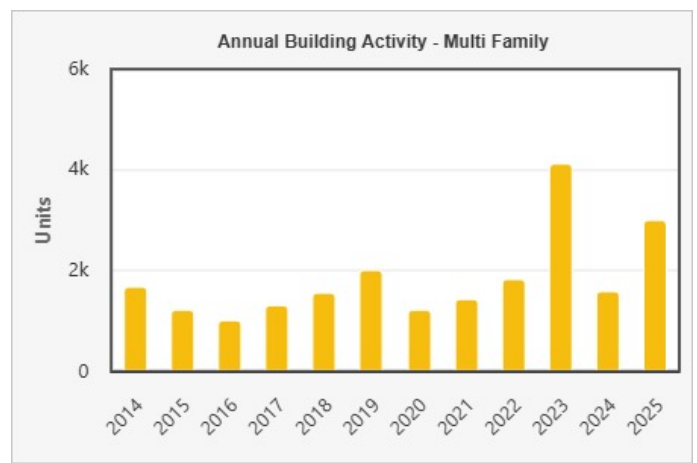


Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2025 is preliminary, through December 2025

Housing Inventory by Tenure				
	2020 Decennial	2021 ACS	2022 ACS	2023 ACS
Total Housing Units	848,549	867,961	877,776	888,084
Occupied	763,283	769,475	791,757	797,569
Owners	508,146	527,528	547,302	543,810
% Owners	66.6	68.6	69.1	68.2
Renters	255,137	241,947	244,455	253,759
% Renters	33.4	31.4	30.9	31.8
Total Vacant	85,266	98,486	86,019	90,515
Available for Sale	7,601	6,297	2,504	5,712
Available for Rent	14,779	13,471	11,282	13,848
Other Vacant	62,886	78,718	72,233	70,955

Data Source: 2020 Census; 2022, 2023 and 2024 American Community Surveys (1 - Year)



Data Source: U.S. Census Bureau, Building Permits Survey

Note: Data for 2025 is preliminary, through December 2025

Housing Market Conditions Summary

Home sales market conditions in Riverside County are currently balanced, with an estimated vacancy rate of 2.4% as of October 2025, up from 1.5% in April 2020. During the 12 months ending September 2025, home sales in the county decreased 6% to 31,750, following a 1% decline a year earlier (Cotality). During the 12 months ending September 2025, the average sales price of a home increased 2% to \$650,600, compared to a year earlier when average prices increased 6%. During the 12 months ending September 2025, sales permitting decreased 920 units or 12% to 7,025 homes (preliminary data and estimates by the analyst). Rental market conditions in the county are slightly soft, with the vacancy rate currently estimated at 7.1%, up from 5.5% in April 2020. The apartment market is currently slightly soft with an overall vacancy rate of 7.9% as of the third quarter of 2025, unchanged from a year earlier (CoStar Group). The average rent reached \$2,126, unchanged from a year earlier. Rental construction activity, as measured by preliminary building permits and adjustments by the analyst, totaled 3,175 units permitted during the 12 months ending September 2025, down 870 units or 21% from a year earlier. Rental permitting in the county averaged 1,600 units annually from 2018 through 2022.

Rental Housing Supply	
Under Construction	4350
In Planning	660

Data Source: Estimates by analyst

Note: Units in Planning have not been permitted, but are expected to be completed within 3 years

For additional information, please contact: Alexander Lee Flowers
Alexander.L.Flowers@hud.gov