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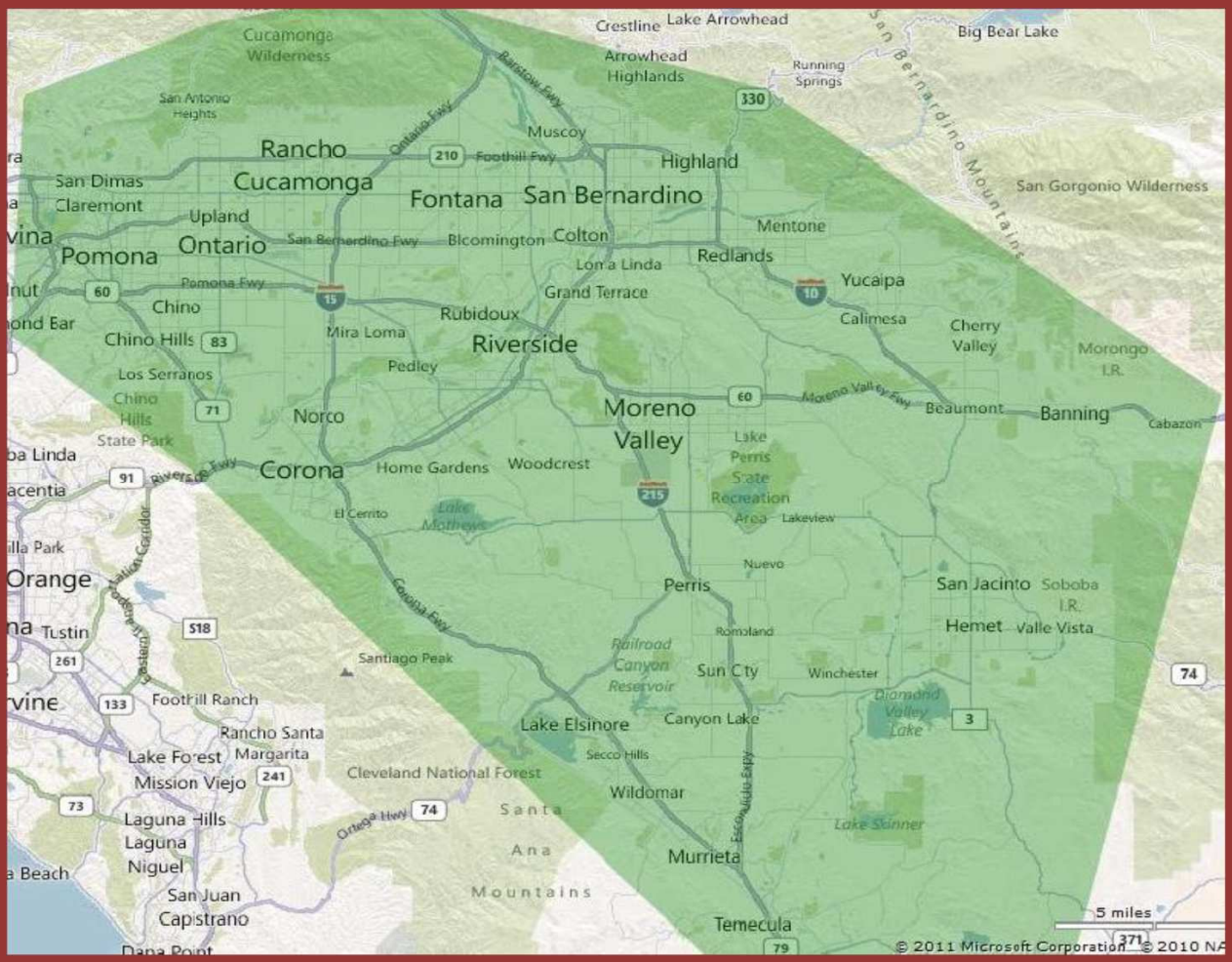
Housing Data – February 2015



Inland Valleys Association of REALTORS® (IVAR)

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Feb 2015 - Monthly Report

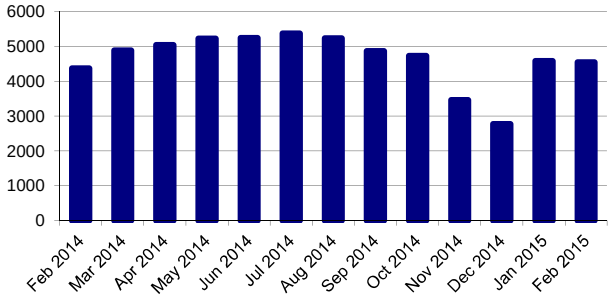
Inland Valleys Regional Summary

Mark Dowling, Chief Executive Officer

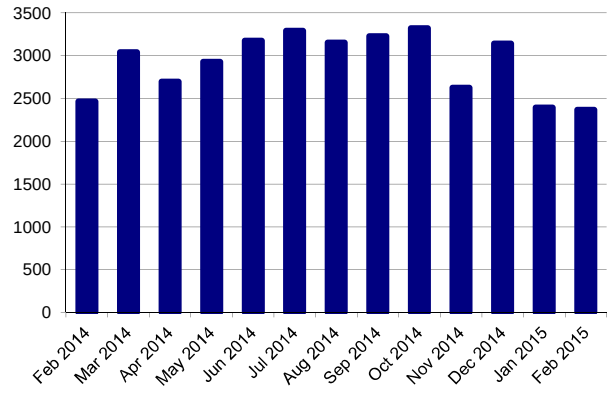
Welcome to the Inland Valleys Association of REALTORS (IVAR) monthly housing update. As a member benefit, IVAR produces monthly and quarterly housing reports to help members and area leaders better understand what's going on in the regional housing market. When reviewing the latest housing data from the region, there are a few noticeable trends emerging over the last several months:

· "Pending Sales" experienced a significant year-over-year increase of 21% for the month of February.
· Although "Sold Listings" were down 4%, due to the increase in "Pending Sales", there should be a resulting increased in "Sold Listings" in the coming months
· January's "Median Sales" price dropped below $300,000 for the first time in seven months, however February's "Median Sales Price" jumped back up to $307,000
· "Cumulative Days on Market" continues to exceed 70 days, demonstrating a slight decrease in demand

New Listings (Last 12 Months)



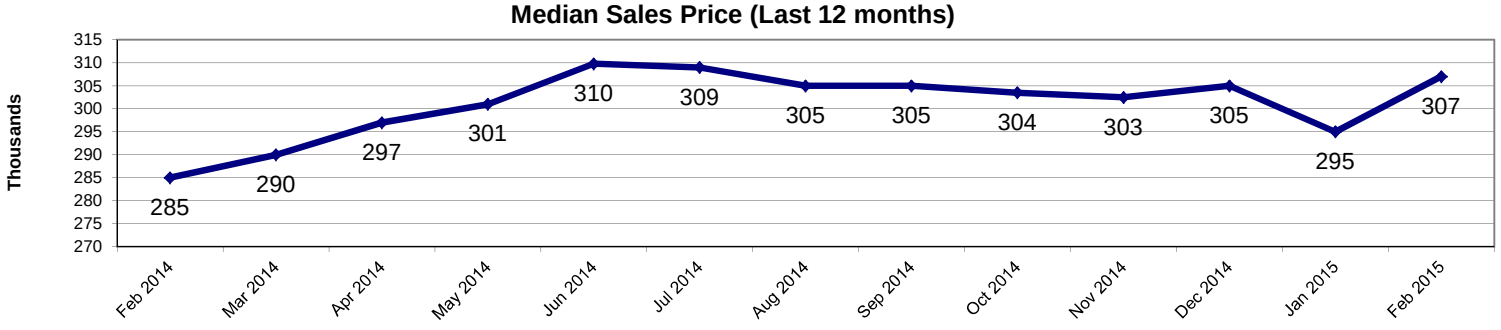
Closed Listings (Last 12 Months)



	Feb-2014	Feb-2015	Annual Change
New Listings	4,362	4,541	4%
Pending Sales	3,030	3,857	21%
Sold Listings	2,461	2,364	-4%
Median Sales Price	$285,000	$307,000	7%
Sales Volume ($M)	$773	$789	2%
Price/Sq.Ft.	$162	$170	5%
Sold $/List $	98.98%	97.73%	-1%
Days on Market	41	59	31%
CDOM	50	73	32%

All data used to generate these reports comes from the California Regional Multiple Listing Service, Inc. If you have any questions about the data, please call the CRMLS Customer Service Department between the hours of 8:30am to 9:00pm Monday thru Friday or 10:00am to 3:00pm Saturday and Sunday at 800-925-1525 or 909-859-2040.

Median Sales Price (Last 12 months)



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Feb 2015 City Overview

As a service and convenience to our members, IVAR is pleased to offer several "Quick Look" reports. This is one more way for IVAR members to stay informed with minimal effort.

The following monthly data shows "YEAR-OVER-YEAR" (YOY)changes as well as current conditions in the real estate market

	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price $	Price per Sq.Ft.	Total Days on Market
Alta Loma	50%	24%	$ 500,000	$ 267	120
Banning	-5%	18%	$ 180,000	$ 136	89
Beaumont	14%	13%	$ 265,999	$ 122	72
Bloomington	22%	-16%	$ 235,000	$ 160	42
Canyon Lake	12%	-10%	$ 349,900	$ 174	70
Chino	-17%	3%	$ 395,000	$ 207	78
Chino Hills	51%	14%	$ 565,000	$ 281	77
Claremont	11%	-16%	$ 435,000	$ 307	57
Colton	-3%	31%	$ 229,000	$ 162	31
Corona	-8%	3%	$ 385,000	$ 208	77
Diamond Bar	-5%	20%	$ 628,000	$ 344	89
Eastvale	-10%	-4%	$ 460,000	$ 165	72
Fontana	-18%	11%	$ 315,000	$ 183	64
Grand Terrace	500%	6%	$ 316,500	$ 168	85
Hemet	6%	29%	$ 175,000	$ 113	90
Highland	-6%	-6%	$ 222,000	$ 166	80
Jurupa Valley	-6%	33%	$ 339,900	$ 210	62
Lake Elsinore	4%	10%	$ 275,000	$ 145	86
Loma Linda	22%	20%	$ 320,000	$ 175	97
Menifee	2%	3%	$ 285,000	$ 141	68
Montclair	-13%	-3%	$ 321,114	$ 201	25
Moreno Valley	-3%	8%	$ 245,000	$ 139	68
Murrieta	-3%	1%	$ 327,500	$ 153	80
Norco	13%	19%	$ 509,000	$ 222	106
Ontario	-20%	7%	$ 320,000	$ 225	56
Perris	-5%	19%	$ 240,000	$ 127	70
Pomona	-37%	0%	$ 295,000	$ 235	57
Rancho Cucamonga	-12%	8%	$ 400,000	$ 235	67
Redlands	18%	2%	$ 299,900	$ 198	68
Rialto	7%	8%	$ 260,000	$ 163	73
Riverside	-2%	14%	$ 310,000	$ 183	90
San Bernardino	-18%	9%	$ 180,000	$ 145	70
San Dimas	25%	10%	$ 473,000	$ 293	60
San Jacinto	15%	14%	$ 210,000	$ 104	96
Sun City	-48%	13%	$ 186,000	$ 148	80
Temecula	-5%	3%	$ 378,000	$ 180	71
Upland	2%	-19%	$ 420,000	$ 254	72
Wildomar	-10%	5%	$ 292,500	$ 137	53

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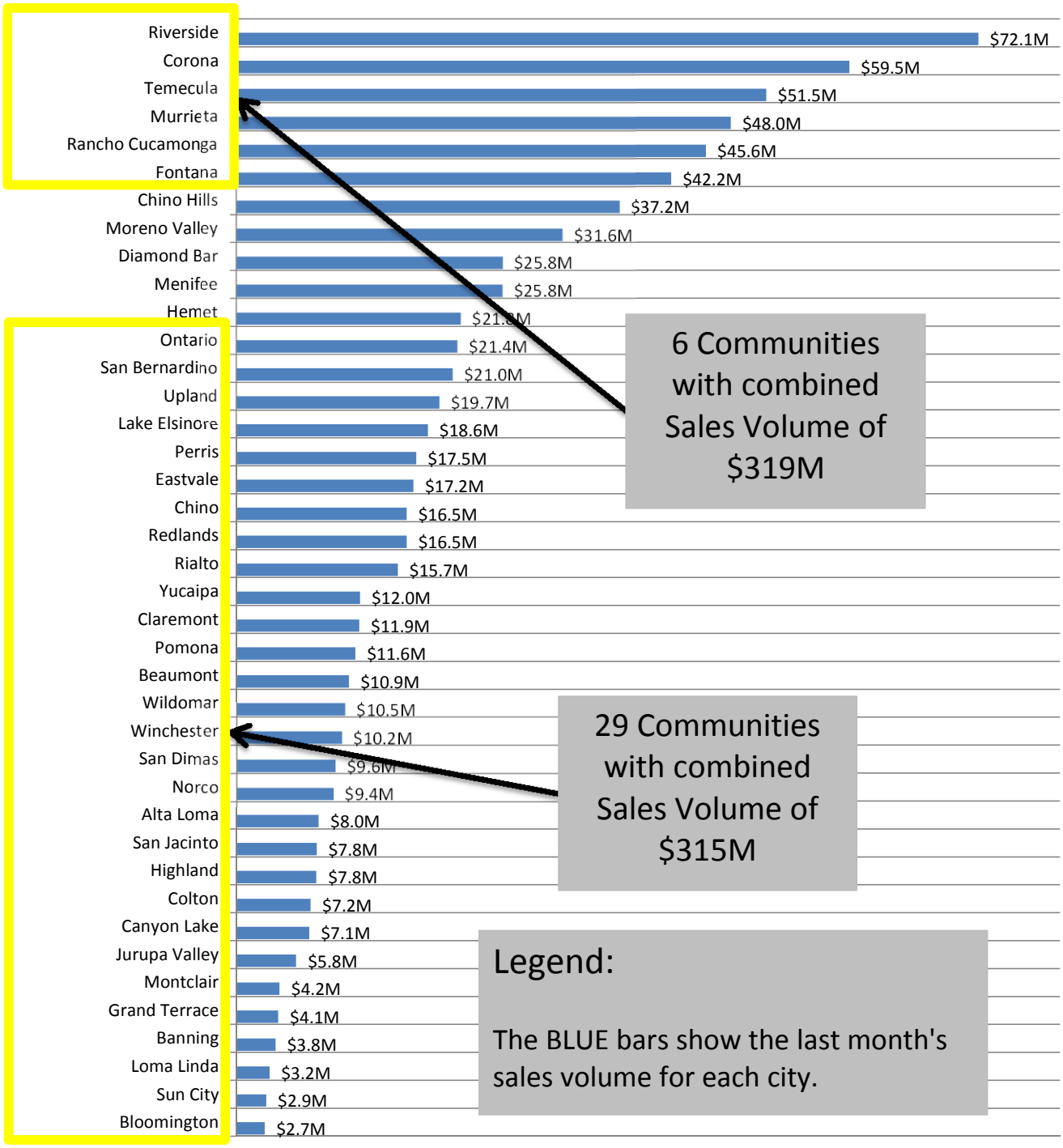
Feb 2015 - Sales Volume per City

As a service and convenience to our members, IVAR is pleased to offer several "Quick Look" reports. This is one more way for IVAR members to stay informed with minimal effort.



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Feb 2015 - Top Communities with New Listings (year-over-year)

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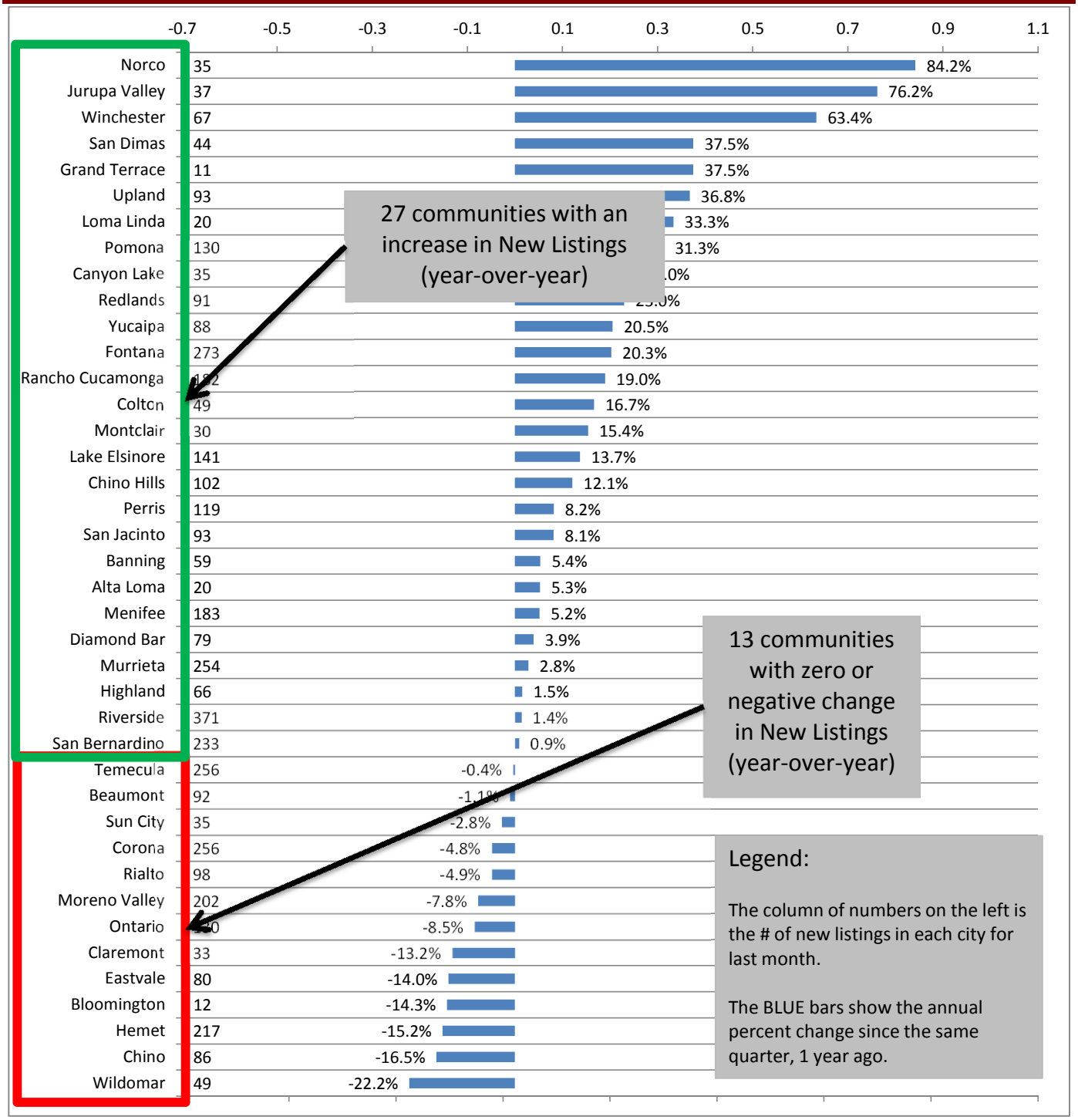

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Sell Price vs Original List Price

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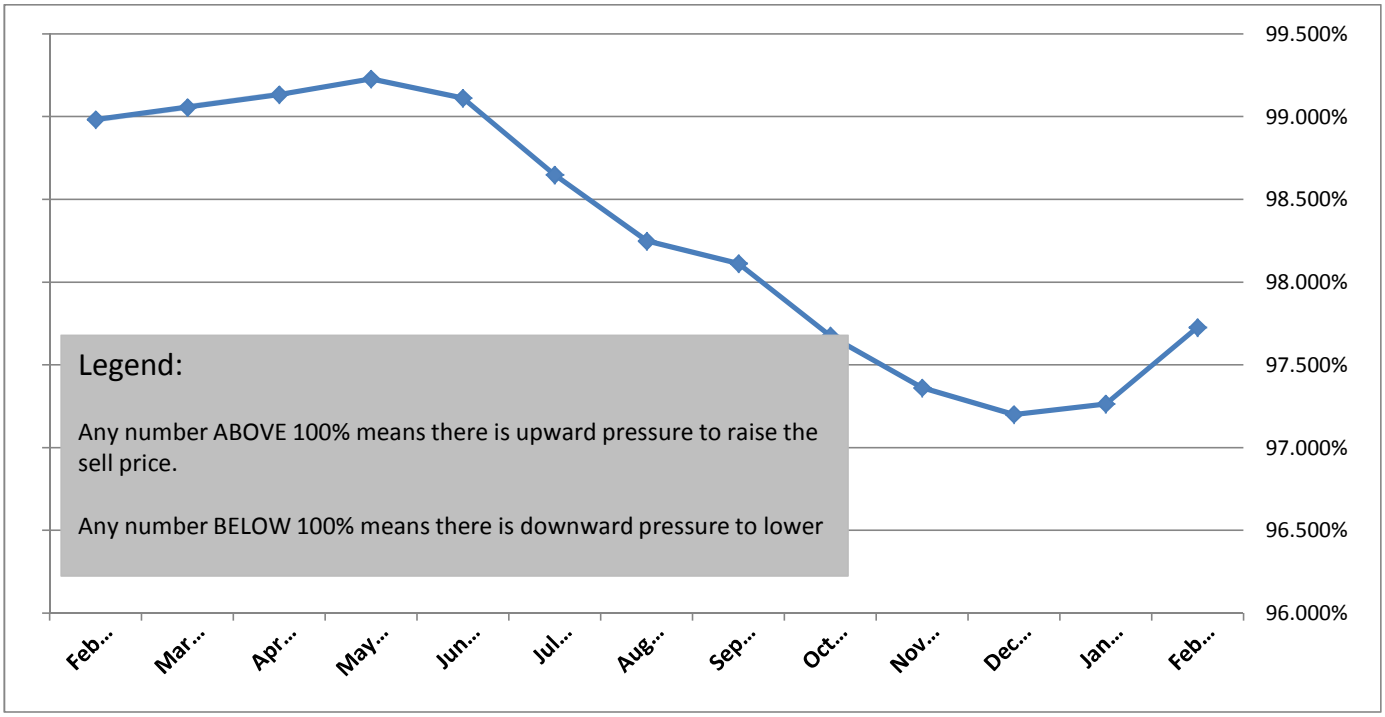
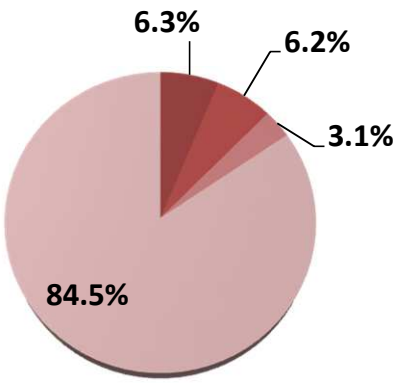
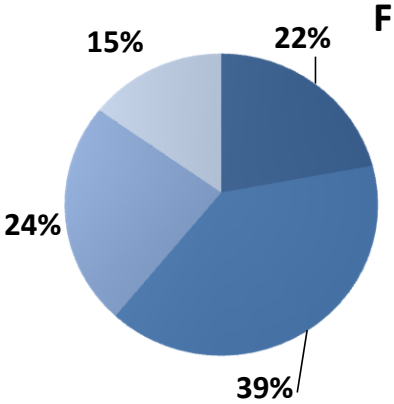




Sale Type

- Other
- REO Sales
- Short Sales
- Standard Sales



Finance Type

- Cash
- Conventional
- FHA
- Other

The IVAR team has worked hard to improve services and make IVAR a better business association. IVAR is committed to defining its service and building member relationships not with promotional gimmicks and giveaways, but rather by refining a business-minded approach to serve our members' professional needs with our problem-solving approach. By focusing on value-added services, IVAR is committed to being the board of choice for Inland Empire REALTORS.

If you have any questions or suggestions on how IVAR can provide better services, please feel free to contact us.

Mark Dowling, Chief Executive Officer