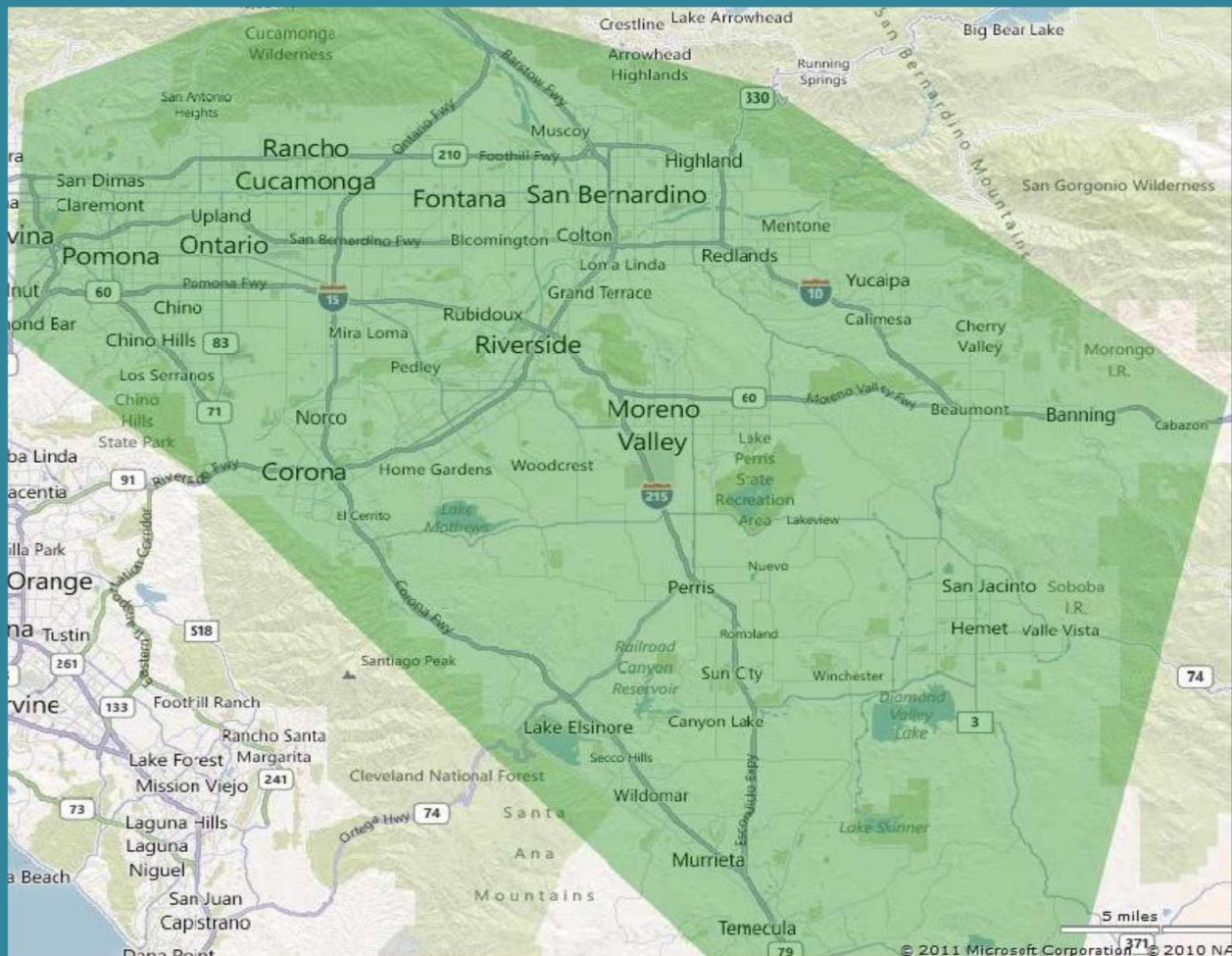


# Housing Data – March 2015



Inland Valleys Association of REALTORS® (IVAR)

[www.ivaor.com](http://www.ivaor.com)

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## Mar 2015 - Monthly Report

### Inland Valleys Regional Summary

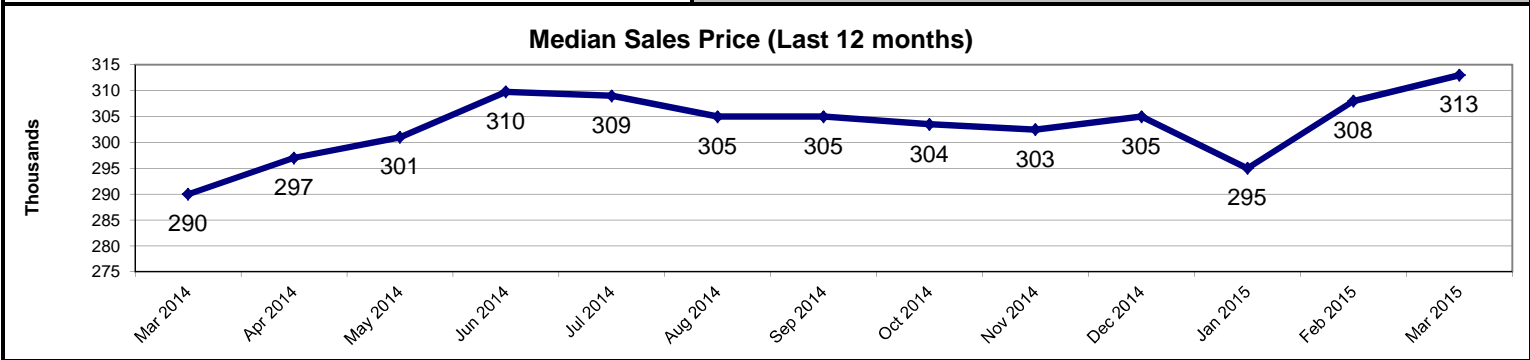
**Mark Dowling, Chief Executive Officer**

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:

- For the first time in years, the IVAR regional housing market saw an increase "across the board" in all five major sales transactions categories: New Listings, Pending Sales, Sold Listings, Median Sales Price and Sales Volume.
- Although cumulative days on market is up 22% year-over-year, for the first time in the last several months the CDOM dropped below 70 days to 63 days.
- Southwest Riverside County cities Temecula, Murrieta, and Menifee combined for approximately \$200 million in Sales Volume for the month of March.



|   | Mar-2014           | Mar-2015  | Annual Change |       |
|---|--------------------|-----------|---------------|-------|
| <p><b>New Listings (Last 12 Months)</b></p>   | New Listings       | 4,879     | 5,264         | ↑ 7%  |
|   | Pending Sales      | 3,723     | 4,734         | ↑ 21% |
|   | Sold Listings      | 3,037     | 3,408         | ↑ 11% |
|   | Median Sales Price | \$290,000 | \$313,000     | ↑ 7%  |
|   | Sales Volume (\$M) | \$974     | \$1,159       | ↑ 16% |
| <p><b>Closed Listings (Last 12 Months)</b></p>  | Price/Sq.Ft.       | \$164     | \$173         | ↑ 6%  |
|   | Sold \$/List \$    | 99.06%    | 98.10%        | ↓ -1% |
|   | Days on Market     | 40        | 51            | ↑ 22% |
|   | CDOM               | 49        | 63            | ↑ 22% |
| <p>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.</p> |                    |           |               |       |



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## Mar 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        | ↑ 25%                  | ↑ 2%                     | \$ 465,000            | \$ 246           | 91                   |
| Banning          | ↑ 11%                  | ↑ 5%                     | \$ 177,000            | \$ 137           | 104                  |
| Beaumont         | ↑ 24%                  | ↑ 11%                    | \$ 260,000            | \$ 127           | 71                   |
| Bloomington      | ↑ 110%                 | ↑ 7%                     | \$ 255,000            | \$ 176           | 72                   |
| Canyon Lake      | ↑ 26%                  | ↓ -1%                    | \$ 333,000            | \$ 176           | 91                   |
| Chino            | ↑ 11%                  | ↑ 1%                     | \$ 375,000            | \$ 219           | 62                   |
| Chino Hills      | ↑ 22%                  | ↑ 10%                    | \$ 560,000            | \$ 286           | 67                   |
| Claremont        | → 0%                   | ↑ 10%                    | \$ 625,000            | \$ 317           | 46                   |
| Colton           | → 0%                   | ↑ 2%                     | \$ 194,000            | \$ 143           | 37                   |
| Corona           | ↓ -1%                  | ↑ 9%                     | \$ 415,000            | \$ 201           | 86                   |
| Diamond Bar      | ↓ -4%                  | ↓ -8%                    | \$ 545,000            | \$ 328           | 60                   |
| Eastvale         | ↑ 42%                  | ↑ 2%                     | \$ 470,000            | \$ 177           | 75                   |
| Fontana          | ↑ 2%                   | ↑ 6%                     | \$ 312,000            | \$ 182           | 55                   |
| Hemet            | → 0%                   | ↑ 8%                     | \$ 178,000            | \$ 113           | 78                   |
| Highland         | ↑ 42%                  | ↑ 8%                     | \$ 239,000            | \$ 160           | 51                   |
| Jurupa Valley    | ↑ 50%                  | ↑ 5%                     | \$ 315,000            | \$ 188           | 68                   |
| La Verne         | ↓ -26%                 | ↑ 2%                     | \$ 511,000            | \$ 308           | 41                   |
| Lake Elsinore    | ↑ 26%                  | ↑ 6%                     | \$ 295,000            | \$ 133           | 75                   |
| Loma Linda       | → 0%                   | ↑ 45%                    | \$ 385,000            | \$ 180           | 97                   |
| Menifee          | ↑ 21%                  | ↑ 9%                     | \$ 299,900            | \$ 146           | 52                   |
| Montclair        | ↑ 7%                   | ↑ 8%                     | \$ 335,000            | \$ 232           | 61                   |
| Moreno Valley    | ↑ 8%                   | ↑ 9%                     | \$ 244,900            | \$ 143           | 64                   |
| Murrieta         | ↑ 23%                  | ↑ 1%                     | \$ 340,000            | \$ 158           | 67                   |
| Norco            | ↑ 20%                  | ↑ 4%                     | \$ 469,000            | \$ 227           | 72                   |
| Ontario          | ↑ 18%                  | ↑ 18%                    | \$ 325,000            | \$ 214           | 53                   |
| Perris           | ↑ 7%                   | ↑ 6%                     | \$ 239,000            | \$ 126           | 50                   |
| Pomona           | ↑ 6%                   | ↑ 7%                     | \$ 320,000            | \$ 240           | 57                   |
| Rancho Cucamonga | ↓ -1%                  | ↑ 3%                     | \$ 420,000            | \$ 238           | 62                   |
| Redlands         | ↑ 24%                  | ↑ 5%                     | \$ 310,000            | \$ 206           | 70                   |
| Rialto           | ↓ -3%                  | ↑ 8%                     | \$ 265,000            | \$ 174           | 47                   |
| Riverside        | ↑ 12%                  | ↑ 13%                    | \$ 315,000            | \$ 192           | 62                   |
| San Bernardino   | ↑ 13%                  | ↑ 15%                    | \$ 201,000            | \$ 147           | 52                   |
| San Dimas        | ↓ -10%                 | ↑ 9%                     | \$ 422,000            | \$ 321           | 65                   |
| San Jacinto      | ↑ 7%                   | ↑ 3%                     | \$ 200,000            | \$ 111           | 72                   |
| Sun City         | ↓ -30%                 | ↑ 0%                     | \$ 168,000            | \$ 116           | 67                   |
| Temecula         | ↑ 38%                  | ↑ 1%                     | \$ 390,000            | \$ 175           | 62                   |
| Upland           | ↑ 42%                  | ↑ 14%                    | \$ 469,000            | \$ 251           | 59                   |
| Wildomar         | ↓ -11%                 | ↑ 12%                    | \$ 310,000            | \$ 141           | 60                   |
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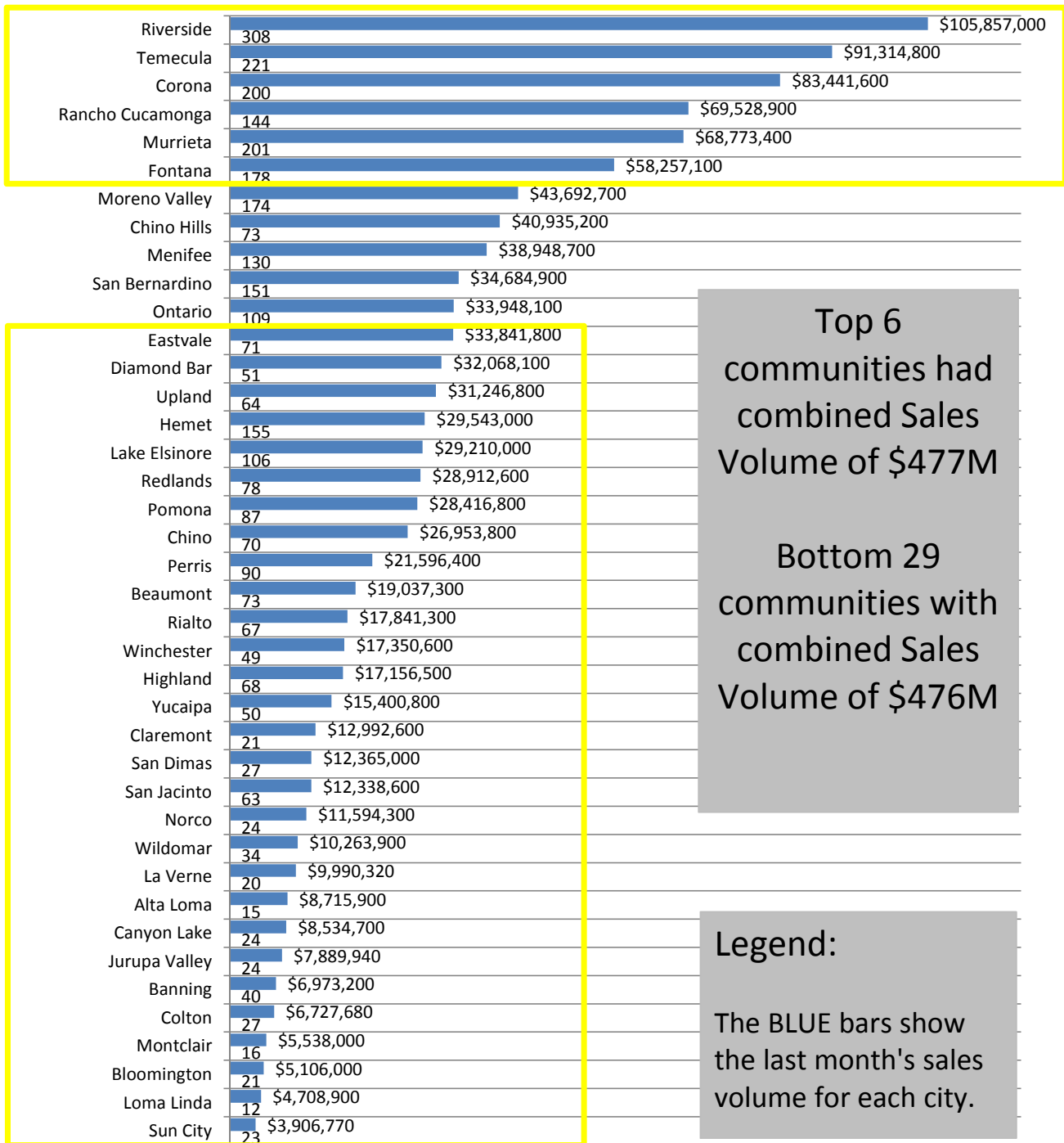
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## Mar 2015 - Sales Volume per City

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Top 6 communities had combined Sales Volume of \$477M

Bottom 29 communities with combined Sales Volume of \$476M

### Legend:

The BLUE bars show the last month's sales volume for each city.

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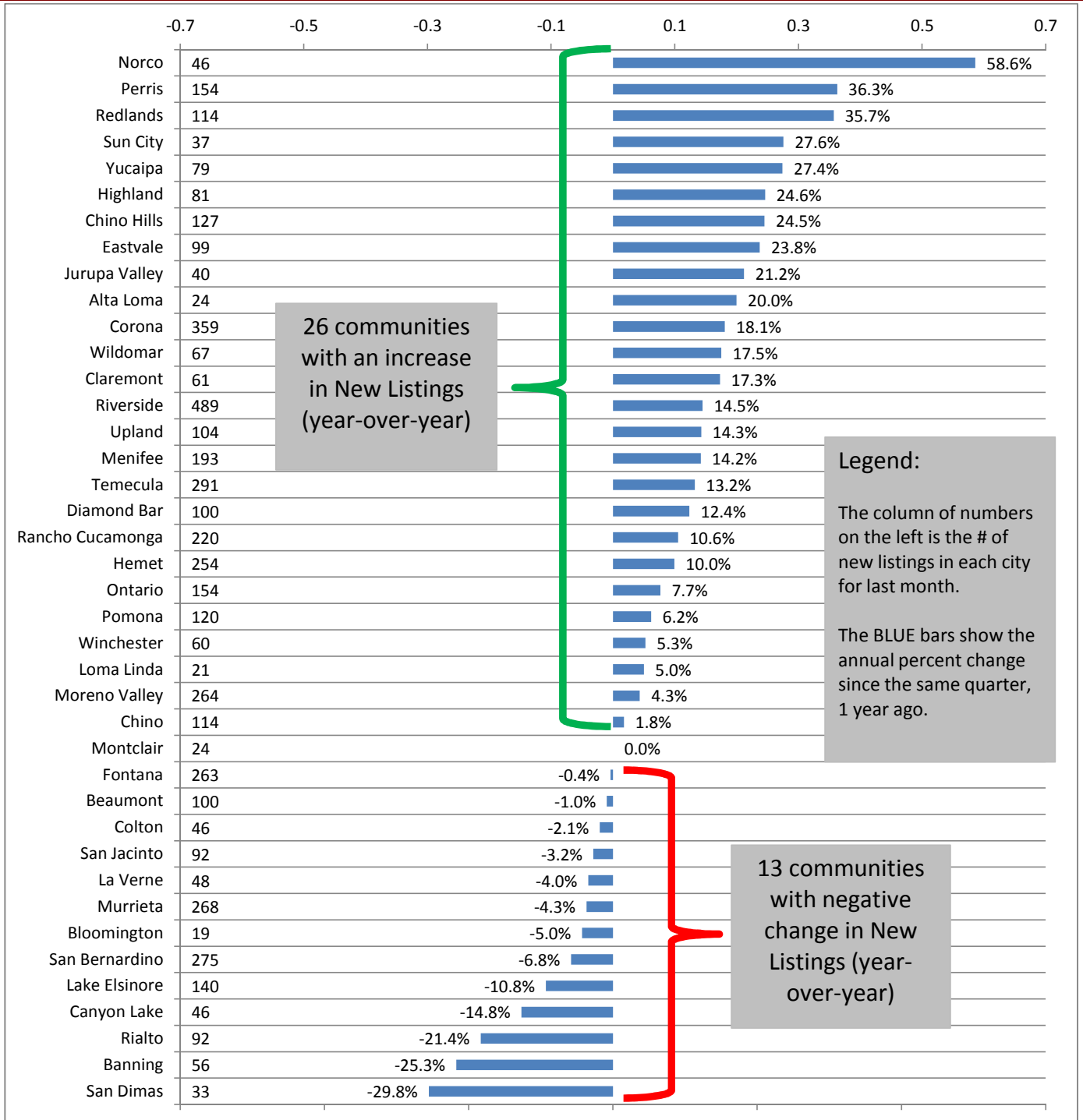
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### Mar 2015 - Top Communities with New Listings (year-over-year)

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26 communities with an increase in New Listings (year-over-year)

**Legend:**  
 The column of numbers on the left is the # of new listings in each city for last month.  
 The BLUE bars show the annual percent change since the same quarter, 1 year ago.

13 communities with negative change in New Listings (year-over-year)

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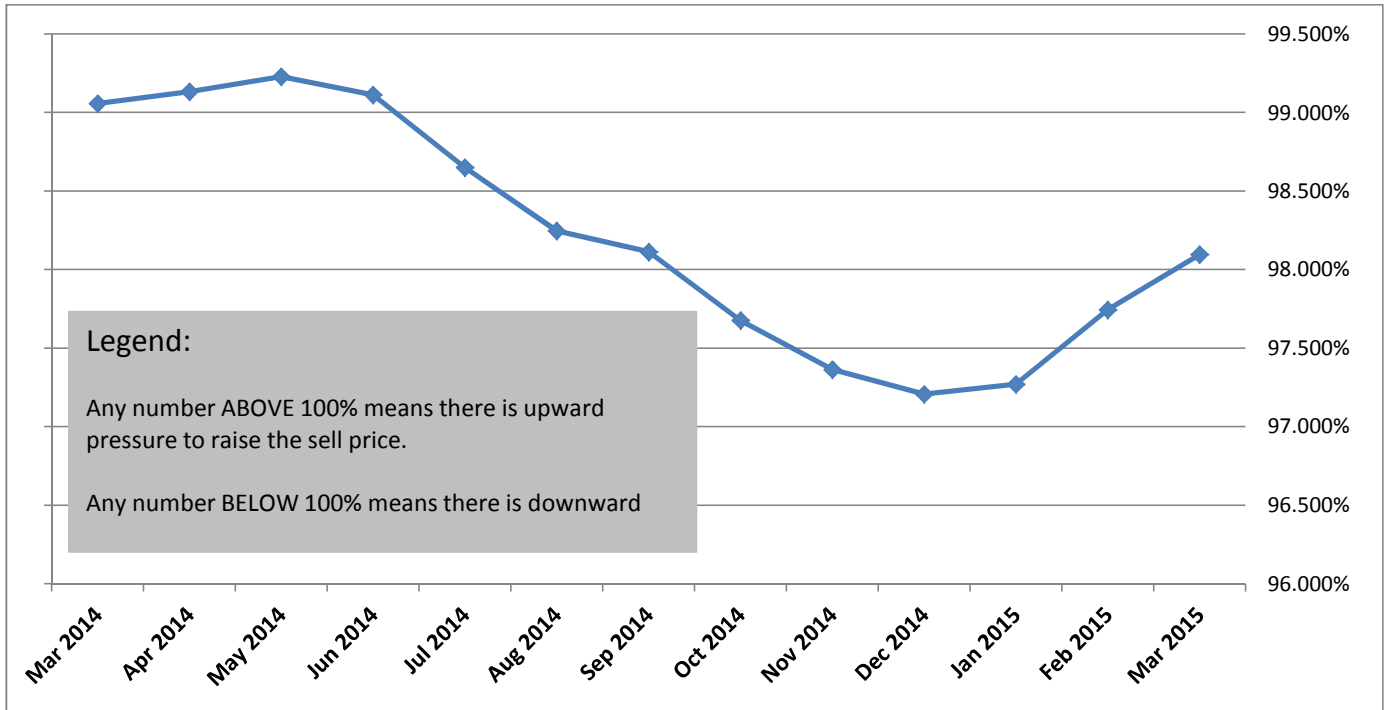
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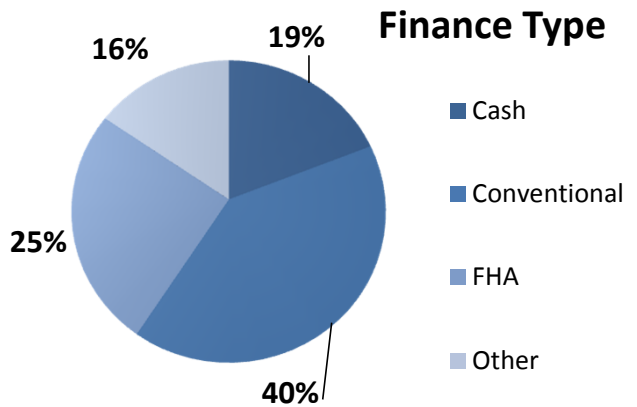
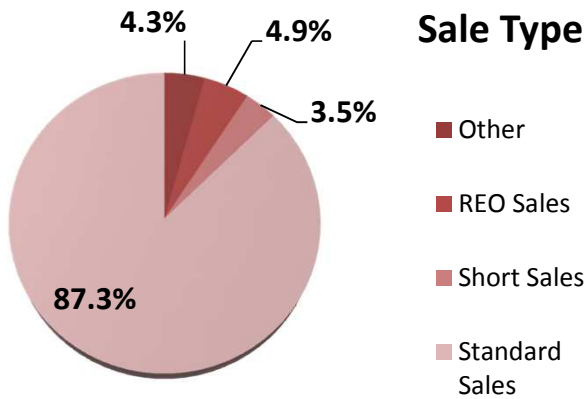
## Sell Price vs Original List Price

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**Legend:**  
Any number ABOVE 100% means there is upward pressure to raise the sell price.  
Any number BELOW 100% means there is downward



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