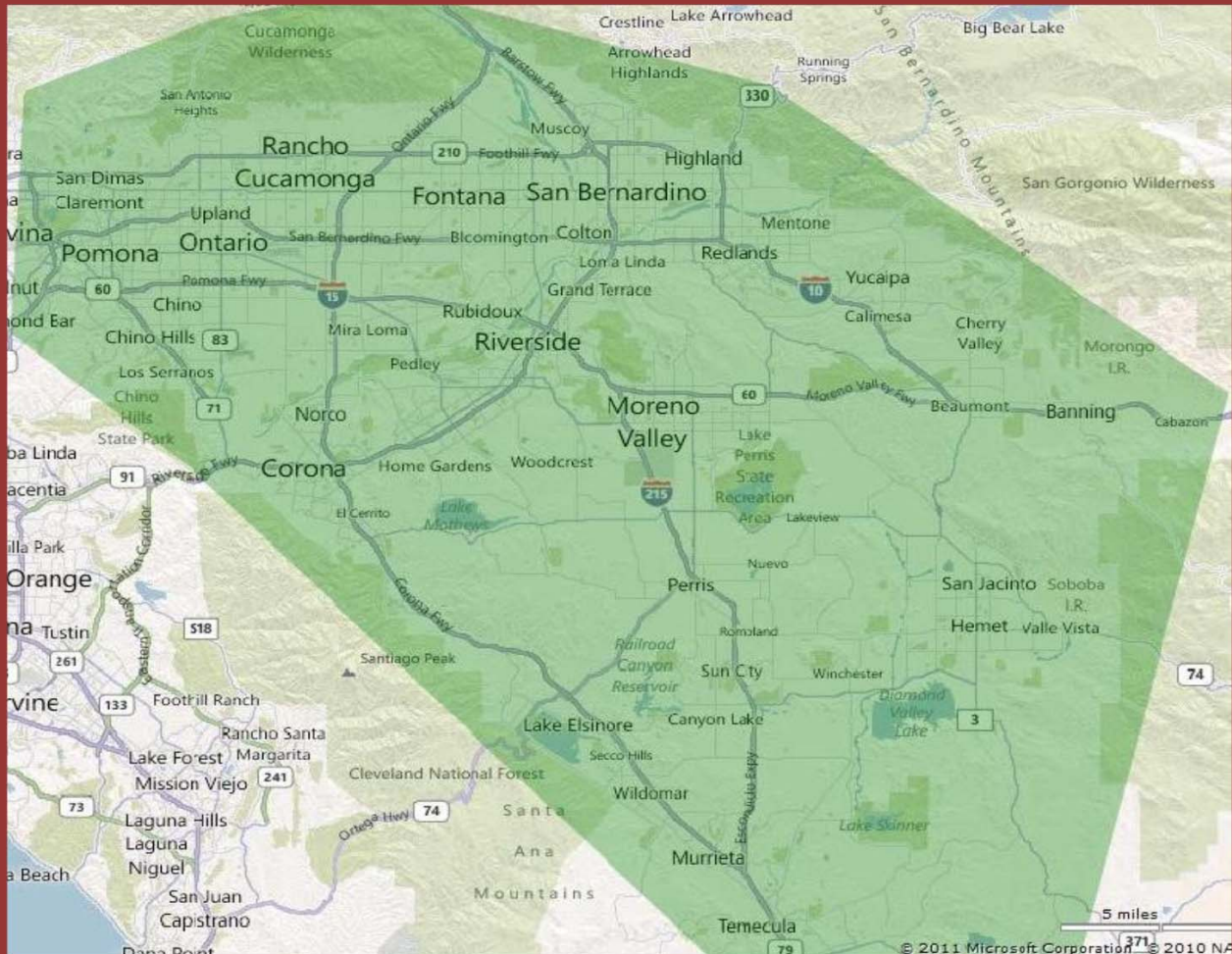


Housing Data – August 2015



Inland Valleys Association of REALTORS® (IVAR)

www.ivaor.com

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Aug 2015 - Monthly Report

Inland Valleys Regional Summary

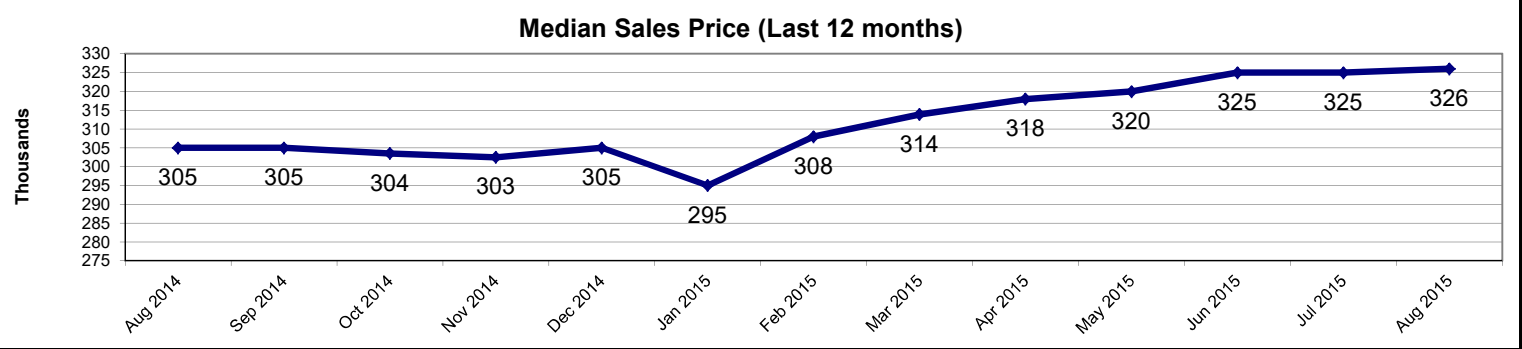
Mark Dowling, Chief Executive Officer

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:



- The housing market continues to show strength through the first half of 2015 with solid increases in Pending Sales, Sold Listings, Median Sales Price and Sales Volume.
- Pending Sales continue to represent the biggest area of improvement with August, year-over-year numbers up over 19%.
- The market continues to reflect a steady Median Sales price for the region, demonstrated by a year-over-year increase of 6.7%.

	Aug-2014	Aug-2015	Annual Change	
<p>New Listings (Last 12 Months)</p>	New Listings	5,221	5,005	↓ -4.3%
	Pending Sales	3,223	4,000	↑ 19.4%
	Sold Listings	3,151	3,505	↑ 10.1%
	Median Sales Price	\$305,000	\$326,000	↑ 6.4%
	Sales Volume (\$M)	\$1,063	\$1,248	↑ 14.9%
<p>Closed Listings (Last 12 Months)</p>	Price/Sq.Ft.	\$171	\$184	↑ 6.7%
	Sold \$/List \$	98.25%	98.67%	↑ 0.4%
	Days on Market	43	43	→ 0.0%
	CDOM	51	51	→ 0.0%
<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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Aug 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	↑ 129%	↑ 14%	\$ 585,000	\$ 248	40
Banning	↓ -18%	↑ 11%	\$ 197,000	\$ 146	55
Beaumont	↑ 30%	↓ -1%	\$ 268,000	\$ 143	59
Bloomington	↓ -42%	↑ 18%	\$ 270,000	\$ 195	31
Canyon Lake	↓ -27%	↓ -10%	\$ 350,000	\$ 192	76
Chino	↑ 24%	↑ 8%	\$ 420,000	\$ 225	55
Chino Hills	↓ -6%	↓ -4%	\$ 525,000	\$ 297	48
Claremont	↑ 17%	↑ 4%	\$ 590,000	\$ 299	57
Colton	↑ 31%	↑ 6%	\$ 232,500	\$ 173	61
Corona	↑ 33%	↑ 8%	\$ 410,000	\$ 212	61
Diamond Bar	↑ 4%	↓ -4%	\$ 530,000	\$ 319	64
Eastvale	↓ -5%	↓ -5%	\$ 459,000	\$ 175	53
Fontana	↑ 13%	↑ 15%	\$ 350,000	\$ 189	48
Hemet	↑ 6%	↑ 11%	\$ 200,000	\$ 123	48
Highland	↓ -24%	↑ 7%	\$ 279,900	\$ 172	42
Jurupa Valley	↑ 100%	↑ 9%	\$ 319,000	\$ 215	35
La Verne	↑ 24%	↓ -10%	\$ 517,650	\$ 311	41
Lake Elsinore	↓ -3%	↑ 4%	\$ 295,000	\$ 146	52
Loma Linda	↑ 29%	↑ 5%	\$ 405,000	\$ 196	34
Menifee	↑ 2%	↑ 7%	\$ 308,000	\$ 146	53
Montclair	↓ -33%	↑ 6%	\$ 360,000	\$ 236	59
Moreno Valley	↑ 9%	↑ 6%	\$ 255,000	\$ 156	44
Murrieta	↑ 6%	↑ 5%	\$ 368,500	\$ 160	44
Norco	↑ 70%	↑ 26%	\$ 480,000	\$ 238	89
Ontario	↑ 31%	↑ 0%	\$ 331,000	\$ 231	47
Perris	↓ -3%	↑ 9%	\$ 245,000	\$ 142	49
Pomona	↑ 4%	↑ 5%	\$ 335,000	\$ 244	51
Rancho Cucamonga	↑ 25%	↑ 4%	\$ 405,000	\$ 236	56
Redlands	↑ 27%	↑ 21%	\$ 356,500	\$ 208	65
Rialto	↓ -3%	↑ 12%	\$ 280,000	\$ 185	26
Riverside	↑ 16%	↑ 2%	\$ 326,000	\$ 197	47
San Bernardino	↑ 5%	↑ 8%	\$ 215,000	\$ 163	51
San Dimas	→ 0%	↓ -19%	\$ 449,000	\$ 294	47
San Jacinto	↓ -3%	↑ 20%	\$ 218,000	\$ 114	55
Sun City	↑ 17%	↓ -8%	\$ 175,000	\$ 146	79
Temecula	↑ 13%	↑ 2%	\$ 398,777	\$ 185	53
Upland	↑ 14%	↓ -10%	\$ 439,900	\$ 260	50
Wildomar	↓ -16%	↑ 9%	\$ 323,000	\$ 149	62

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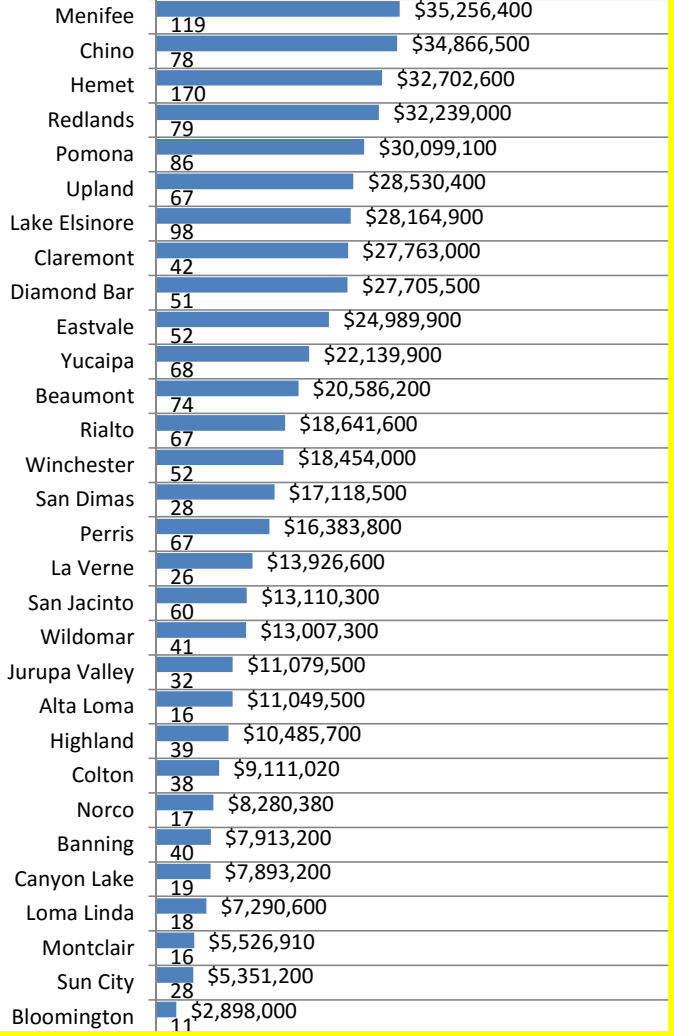
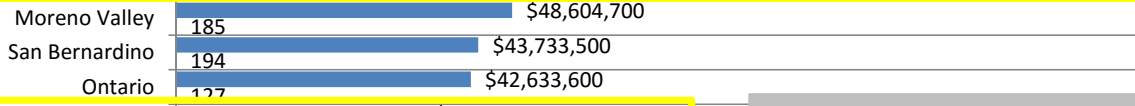
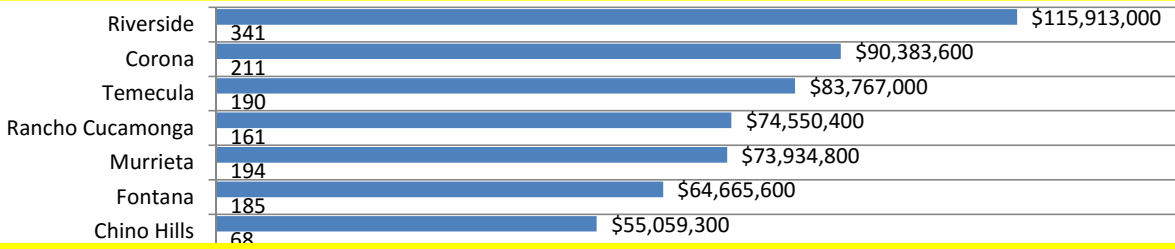
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Aug 2015 - Sales Volume per City

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Top 7 communities had combined Sales Volume of \$558M

Bottom 30 communities with combined Sales Volume of \$542M

Legend:

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

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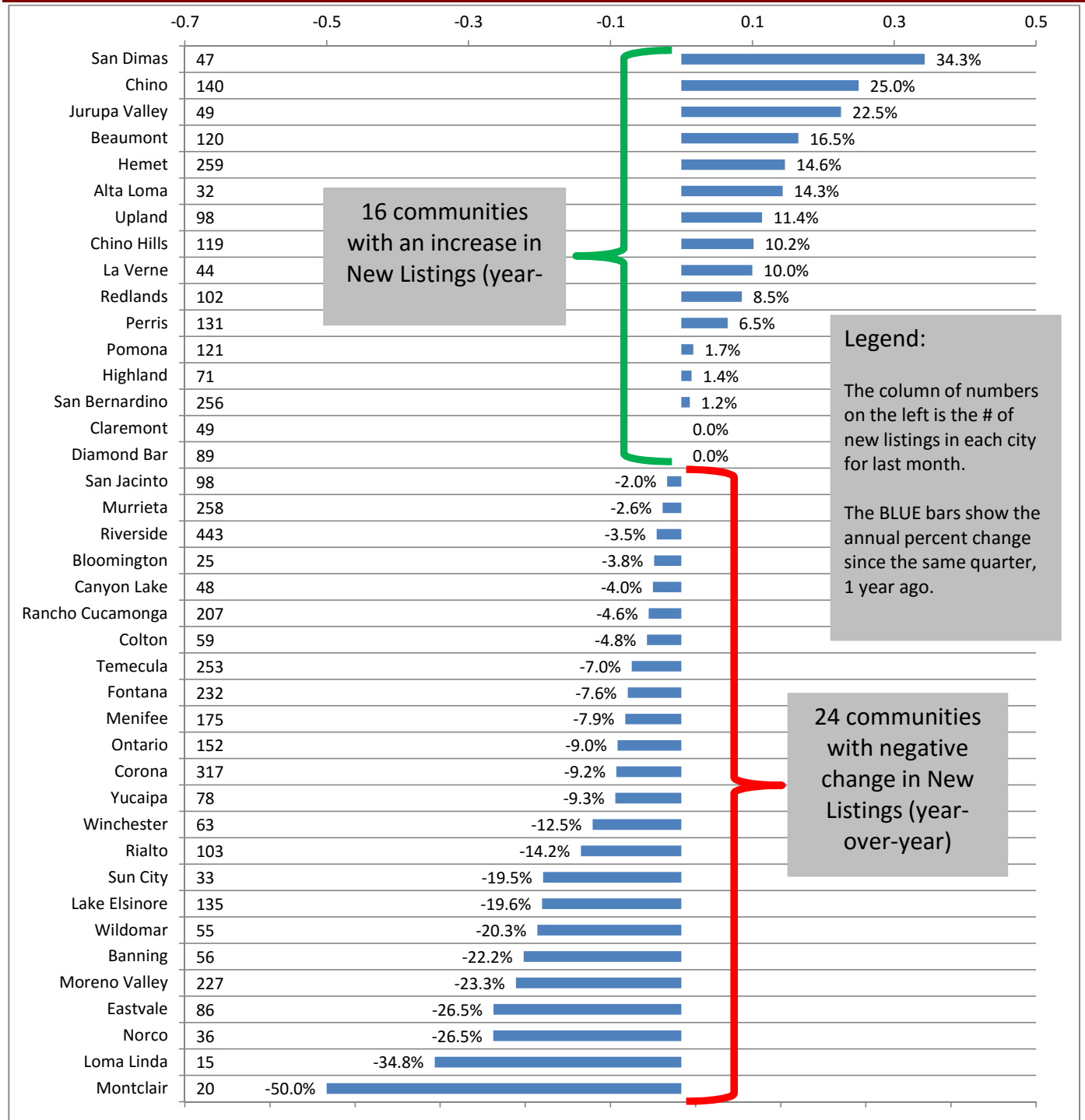
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Aug 2015 - Top Communities with New Listings (year-over-year)

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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.

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

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

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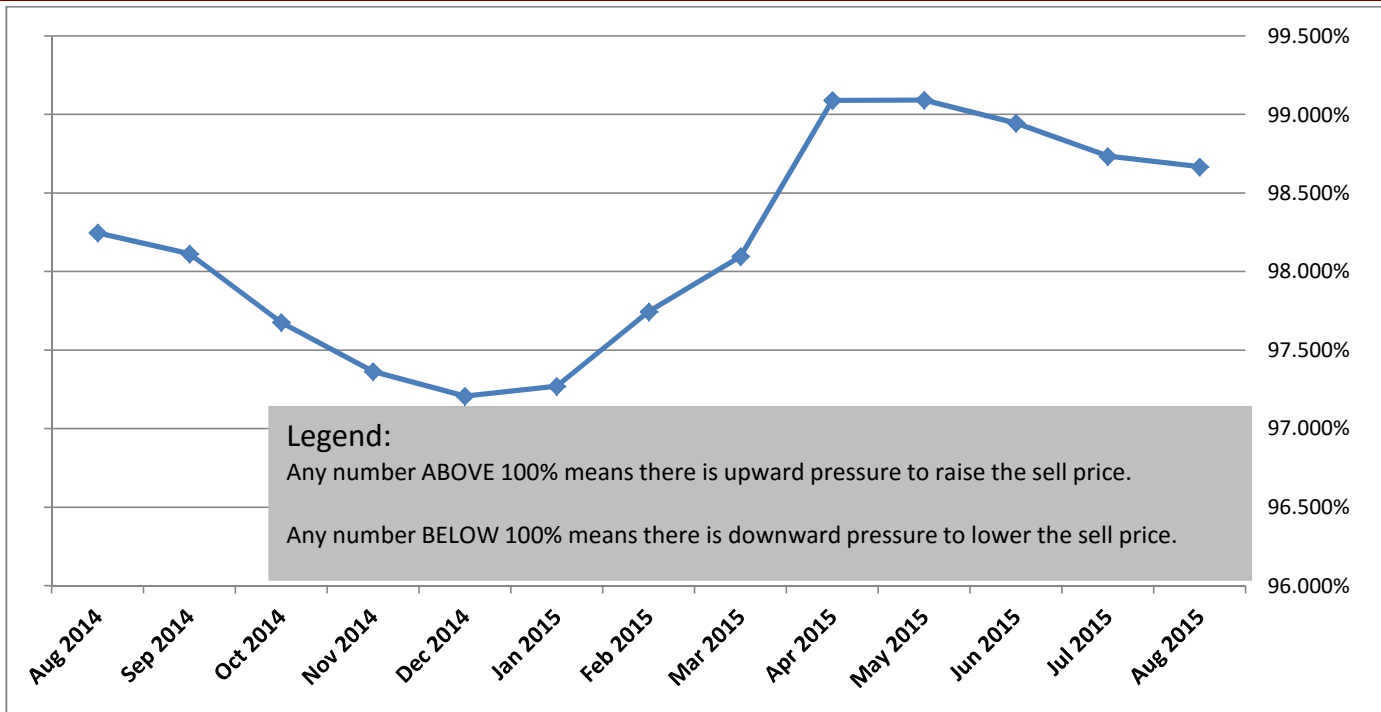
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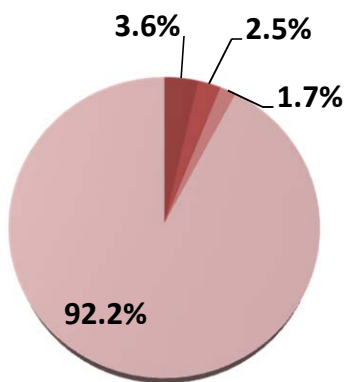
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Sell Price vs Original List Price

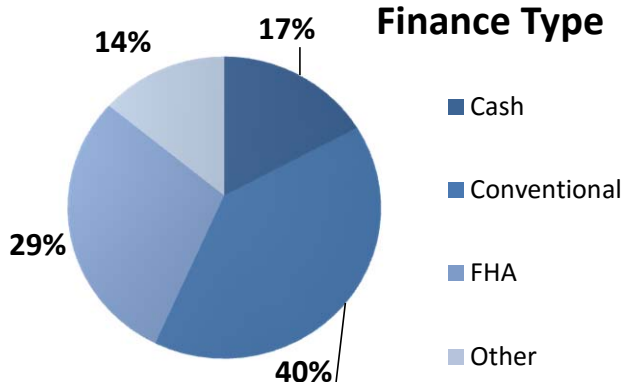


Legend:
 Any number ABOVE 100% means there is upward pressure to raise the sell price.
 Any number BELOW 100% means there is downward pressure to lower the sell price.



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