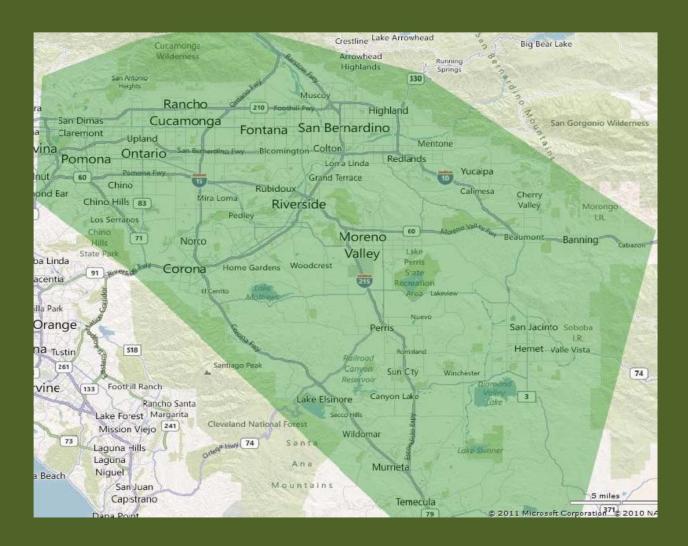


Housing Data – February 2016



Inland Valleys Association of REALTORS® (IVAR) www.ivaor.com

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Feb 2016 - Monthly Report

Inland Valleys Regional Summary

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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 continued to show strength by starting off the year with solid year-overyear increases in Pending Sales, Sold Listings, Median Sales Price and Sales Volume.
- However, New Listings are lagging totaling a 3.4% decrease for the first two months of 2016. Although this is only a few months of data, this is an important indicator to watch closely over the coming months.
- The market continued to reflect a steady Median Sales price gain for the region, demonstrated by a yearover-year increase of 5.2%. However, the regional median sales price at \$325,000 is the same as the median sales price in June of 2015. Accordingly, increases in Median Sales price has been mostly stagnant for the last eight to nine months.





	Feb-2015	Feb-2016	Annual Change	
New Listings	4,581	4,535	-1.0%	
Pending Sales	3,412	3,810	10.4%	
Sold Listings	2,389	2,572	7.1%	
Median Sales Price	\$308,000	\$325,000	1 5.2%	
Sales Volume (\$M)	\$799	\$895	1 0.7%	
Price/Sq.Ft.	\$170	\$182	1 6.4%	
Sold \$/List \$	97.74%	98.41%	0.7%	
Days on Market	59	52	-13.5%	
CDOM	73	68	-7.4 %	



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.







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Jan through Feb 2016 - YTD Comparisons

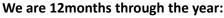
Inland Valleys Regional Summary

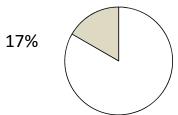
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Year-Over-Year

The statistics shown below are only for the first 2 months of the years represented.

Month to month comparisons give you a quick way to see what is recently changing in the region. However, by comparing Year-To-Date (YTD) information across several years, you can observe more signifiant trends.





Jan-Feb

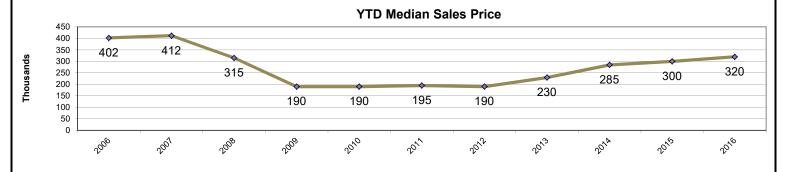


	Jan-Feb 2015	2016	Change		
New Listings	9,172	8,872	-3.4%		
Pending Sales	6,384	6,846	1 6.7%		
Sold Listings	4,808	5,110	1 5.9%		
Median Sales Price	\$300,000	\$320,000	1 6.3%		
Sales Volume (\$M)	\$1,578	\$1,778	11.2 %		
Price/Sq.Ft.	\$170	\$182	1 6.6%		
Sold \$/List \$	97.50%	98.15%	1 0.7%		
Days on Market	60	55	-9.1%		
CDOM	73	68	-7 .4%		



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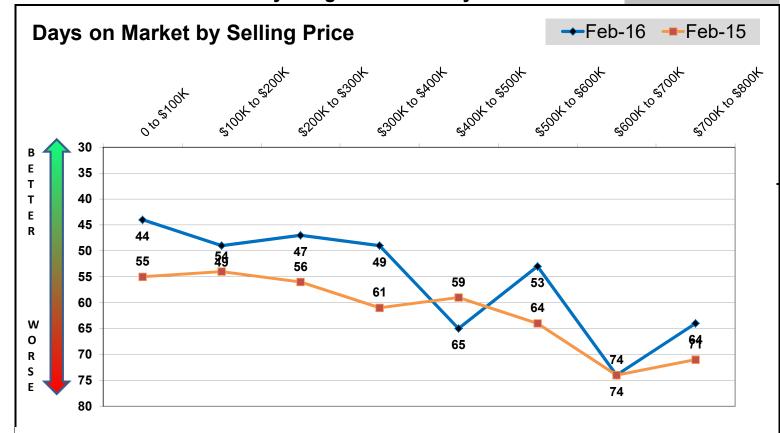
Feb 2016 - Monthly Report

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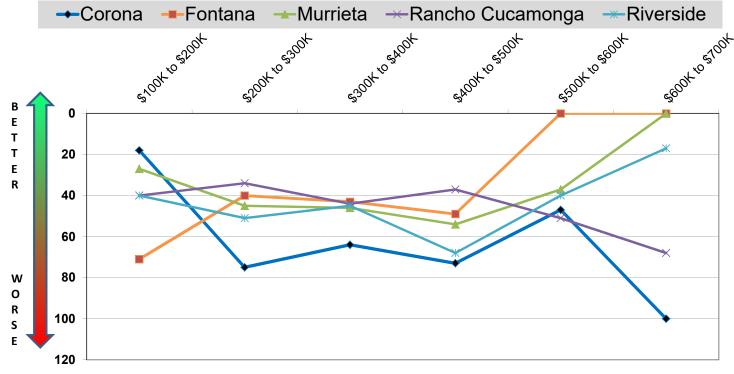
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Inland Valleys Regional Summary



Days on Market by Selling Price - "Largest Markets"



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Feb 2016 City Overview

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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	YOY Median	Median		Total Days on
	Transactions	Sales Price %	Sales Price \$	Price per Sq.Ft.	Market
Banning	27%	6 %	\$ 190,000	\$ 151	55
Beaumont	49%	6%	\$ 281,000	\$ 133	62
Bloomington	46%	23%	\$ 290,000	\$ 199	85
Canyon Lake	-32%	-7%	\$ 325,000	\$ 171	42
Chino	20%	10%	\$ 435,000	\$ 243	67
Chino Hills	□ 0%	0%	\$ 566,000	\$ 290	79
Claremont	-14%	37%	\$ 595,000	\$ 324	47
Colton	20%	-12%	\$ 202,000	\$ 157	80
Corona	5%	6%	\$ 406,500	\$ 206	78
Diamond Bar	-16%	-6%	\$ 590,000	\$ 321	99
Eastvale	□ 0%	0%	\$ 460,700	\$ 180	81
Fontana	□ 0%	10%	\$ 339,900	\$ 191	67
Hemet	29%	6%	\$ 185,000	\$ 112	69
Highland	-3%	35%	\$ 300,000	\$ 161	58
Jurupa Valley	18%	-16%	\$ 285,000	\$ 212	83
La Verne	50%	59%	\$ 590,000	\$ 328	31
Lake Elsinore	-7%	8%	\$ 302,500	\$ 153	70
Menifee	16%	9%	\$ 317,000	\$ 149	67
Montclair	-7%	9%	\$ 351,000	\$ 245	97
Moreno Valley	14%	10%	\$ 270,000	\$ 159	63
Murrieta	-9%	7%	\$ 349,900	\$ 166	54
Norco	28%	-10%	\$ 460,000	\$ 235	124
Ontario	29%	5%	\$ 335,000	\$ 232	54
Perris	-4%	8%	\$ 260,000	\$ 140	68
Pomona	36%	13%	\$ 338,000	\$ 262	49
Rancho Cucamonga	27%	0%	\$ 400,000	\$ 248	53
Redlands	4%	8%	\$ 325,000	\$ 207	80
Rialto	-3%	18%	\$ 300,000	\$ 172	40
Riverside	0%	4%	\$ 325,700	\$ 207	68
San Bernardino	20%	23%	\$ 221,000	\$ 156	62
San Dimas	15%	-11%	\$ 420,000	\$ 313	44
San Jacinto	24%	10%	\$ 226,000	\$ 121	68
Sun City	57%	-7%	\$ 173,000	\$ 123	67
Temecula	12%	6%	\$ 399,000	\$ 187	66
Upland	12%	17%	\$ 490,000	\$ 240	103
Wildomar	-27%	20%	\$ 335,000	\$ 139	60
Winchester	13%	9%	\$ 360,000		50
Yucaipa	-27%	0%	\$ 286,125	\$ 175	59
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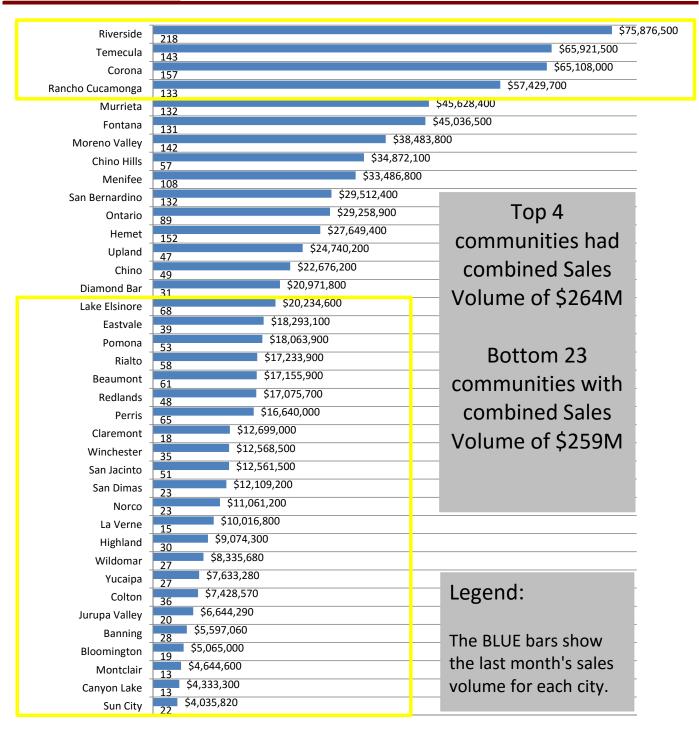
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Feb 2016 - Sales Volume per City

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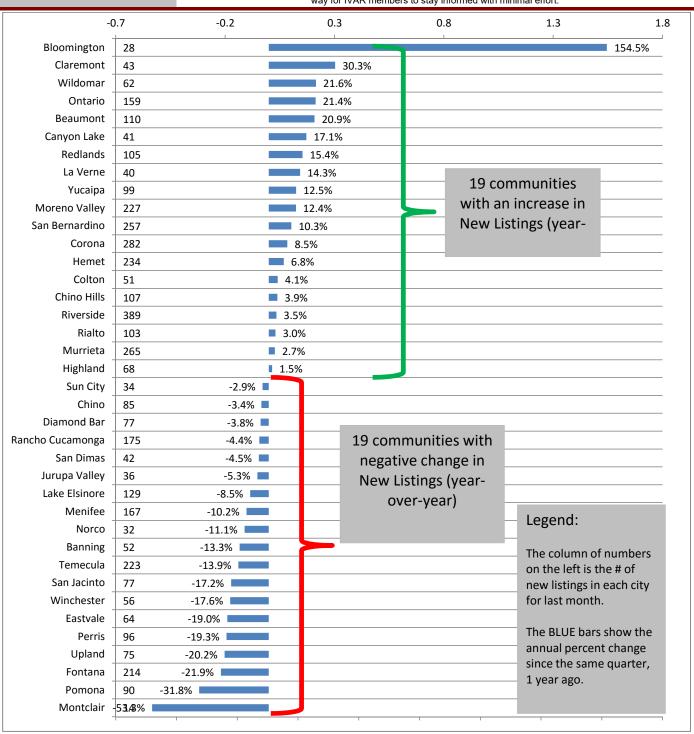
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Feb 2016 - Top Communities with New Listings (year-over-year)

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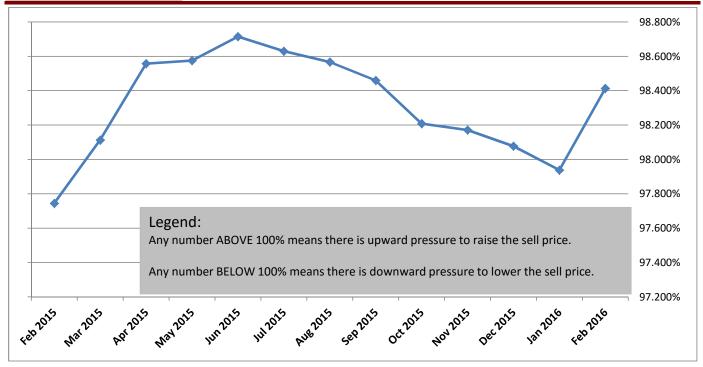
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Sell Price vs Original List Price

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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

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