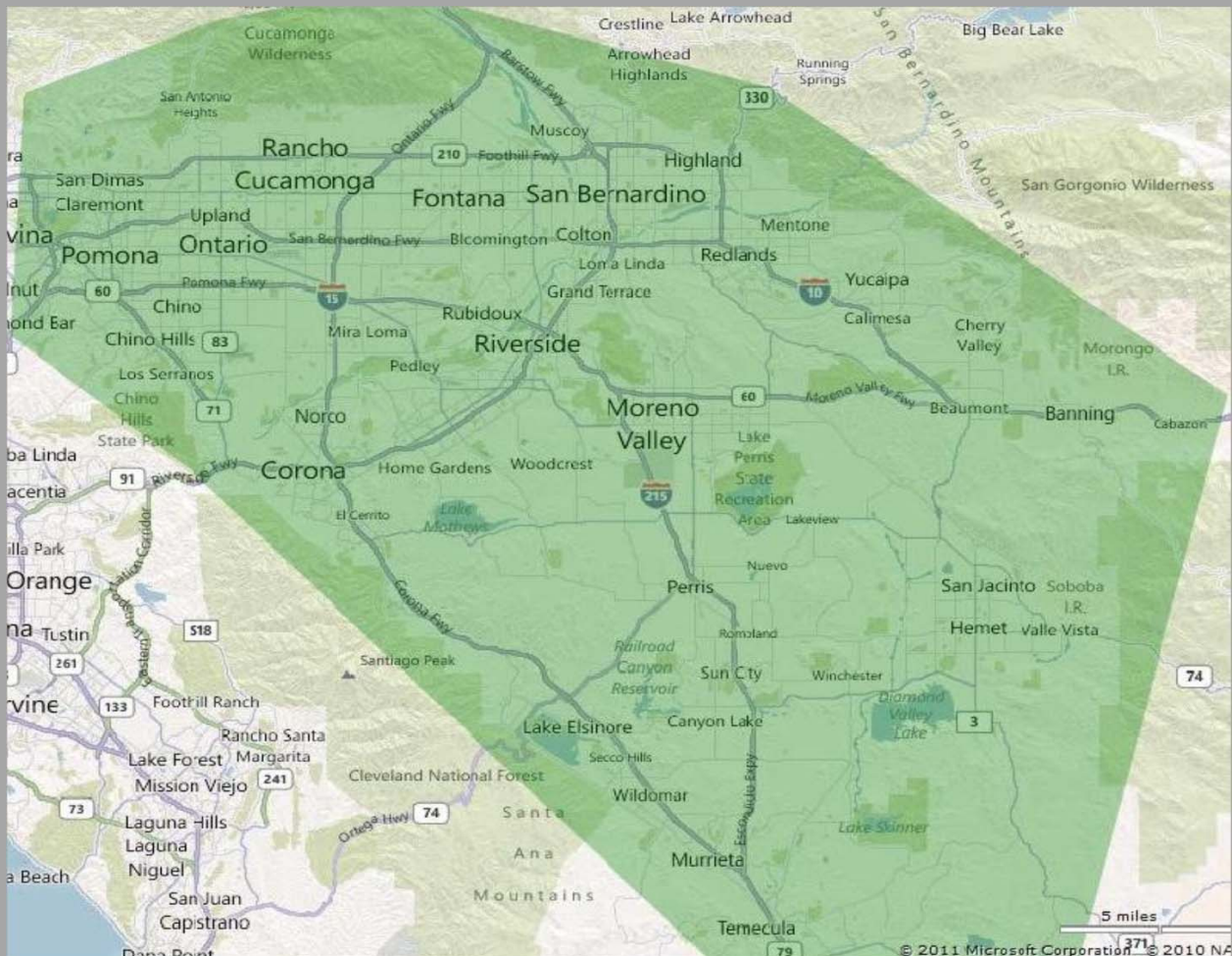


# Housing Data – July 2016



Inland Valleys Association of REALTORS® (IVAR)

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

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## Jul 2016 - Monthly Report

### Inland Valleys Regional Summary

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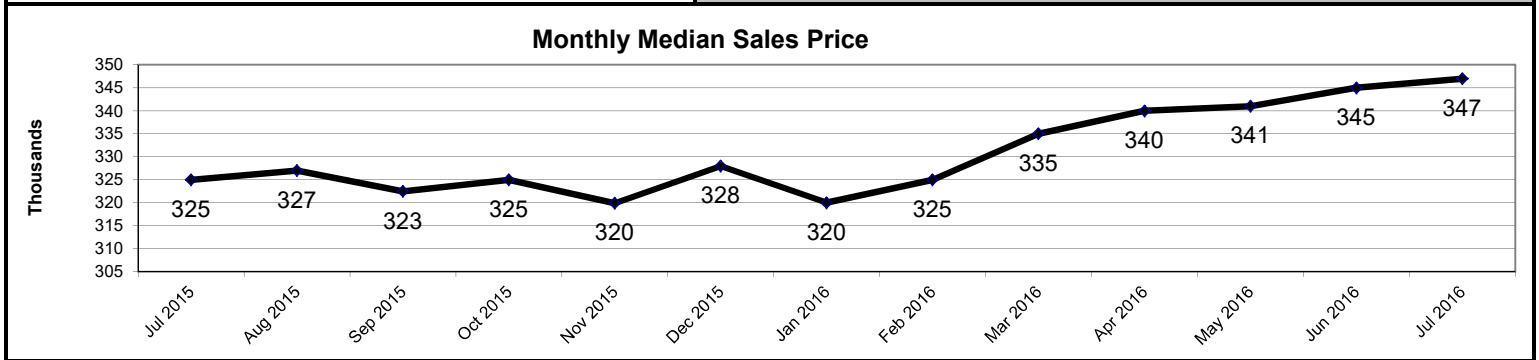
**Mark Dowling, Chief Executive Officer**

When reviewing the latest housing data from the region, there are a few noticeable trends emerging over the last several months:

- Year-to-date regional housing data is showing slight market strains as a result of decreasing New Listings.
- For the first 6 months of 2016 New Listings were down 2.2%, coupled with a 4th Quarter 2015 decrease in New Listings, the region has experienced 10 straight months of decreased New Listings. Year-to-date New Listings are down approximately 750 total units.
- Concurrent with the decrease in New Listings, Days on Market has experienced an 5.3% decrease year-to-date.
- With a decrease of New Listings (inventory), Median Sales prices have jumped 6.2% year-to-date, up to \$347,000 for the month of July. This is the highest regional Median Sales Price since 2007.
- If New Listings continue to lag, then the resulting impact will likely cause a tightening of inventory, and an increase in Median Sales Price.



	Jul-2015	Jul-2016	Annual Change	
<p><b>Monthly New Listings</b></p>	New Listings	5,472	5,235	↓ -4.5%
	Pending Sales	3,783	4,094	↑ 7.6%
	Sold Listings	4,235	3,801	↓ -11.4%
	Median Sales Price	\$325,000	\$347,000	↑ 6.3%
	Sales Volume (\$M)	\$1,511	\$1,453	↓ -4.0%
<p><b>Monthly Closed Listings</b></p>	Price/Sq.Ft.	\$180	\$192	↑ 6.0%
	Sold \$/List \$	98.63%	99.03%	↑ 0.4%
	Days on Market	44	42	↓ -4.8%
	CDOM	52	50	↓ -4.0%
<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>				



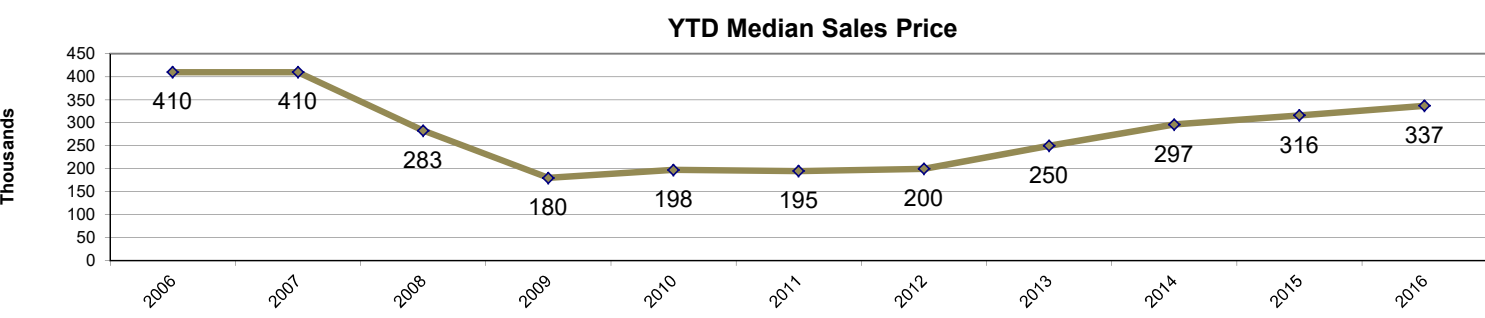
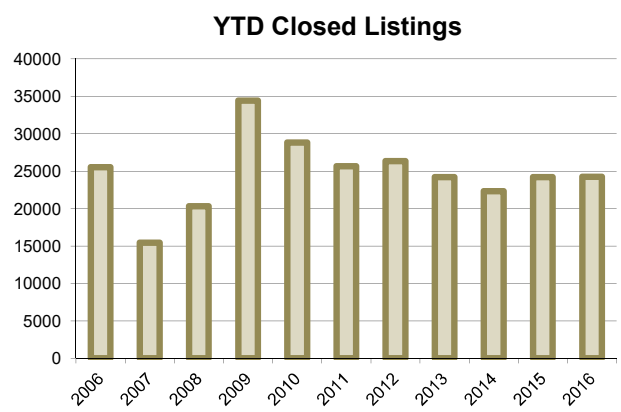
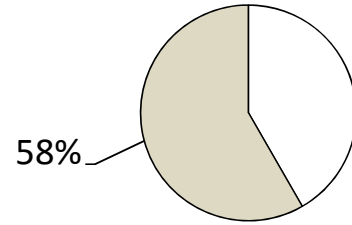
**Jan through Jul 2016 - YTD Comparisons**  
**Inland Valleys Regional Summary**

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We are 7 months through the year:

The statistics shown below are only for the first 7 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 significant trends.



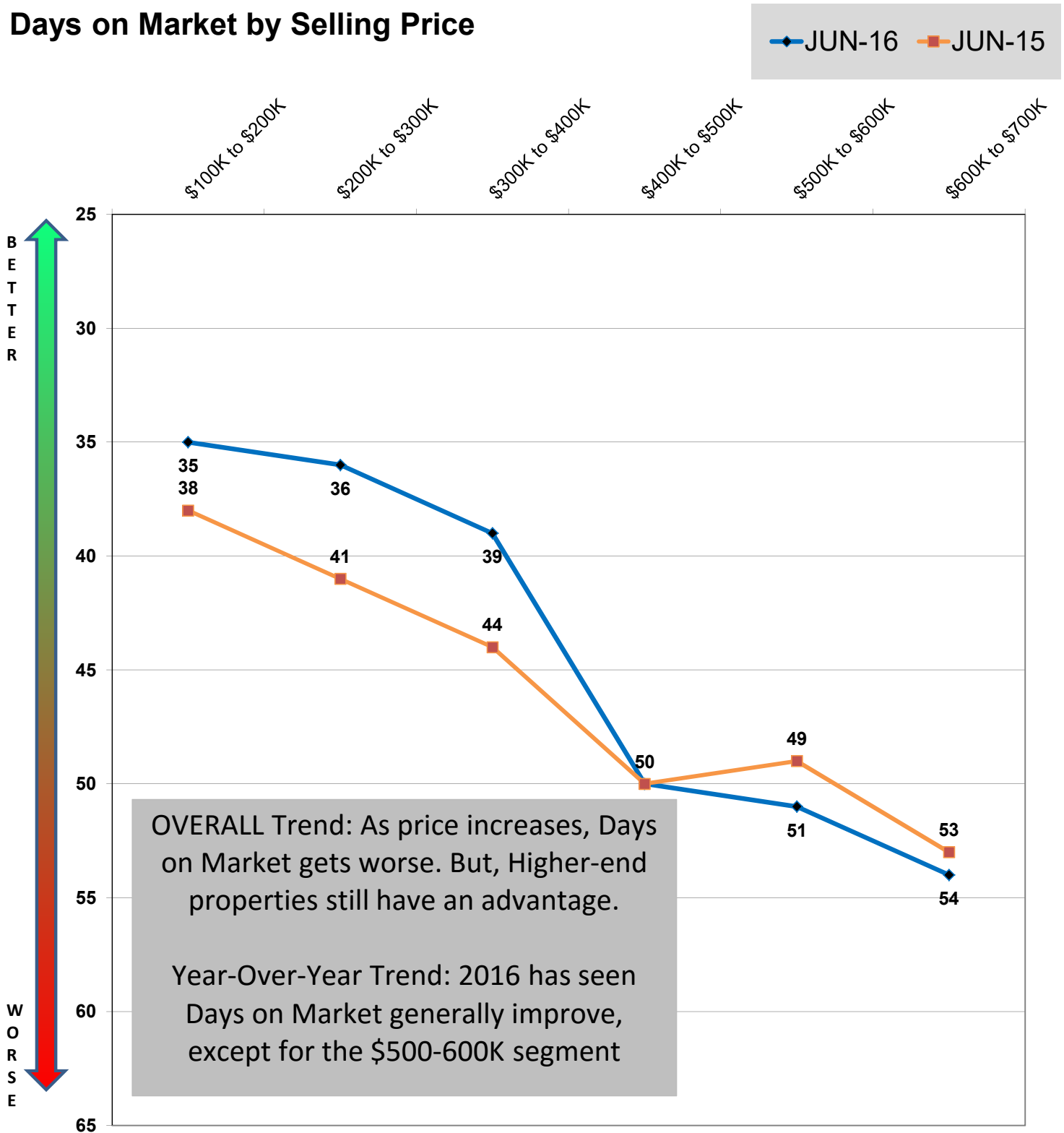
	Jan-Jul 2015	Jan-Jul 2016	Year-Over-Year Change
New Listings	36,152	35,389	↓ -2.2%
Pending Sales	25,974	26,824	↑ 3.2%
Sold Listings	24,205	24,258	↑ 0.2%
Median Sales Price	\$316,000	\$337,000	↑ 6.2%
Sales Volume (\$M)	\$8,345	\$8,889	↑ 6.1%
Price/Sq.Ft.	\$176	\$187	↑ 6.1%
Sold \$/List \$	98.36%	98.74%	↑ 0.4%
Days on Market	48	46	↓ -4.3%
CDOM	59	56	↓ -5.4%

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**Jul 2016 - Monthly Report**  
**Inland Valleys Regional Summary**

**Days on Market by Selling Price**



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## Jul 2016 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	↑ 9%	↑ 5%	\$ 551,100	\$ 270	48
Banning	↑ 4%	↑ 0%	\$ 216,000	\$ 151	77
Beaumont	↓ -10%	↑ 4%	\$ 280,000	\$ 147	51
Calimesa	↔ 0%	↑ 27%	\$ 348,500	\$ 145	48
Canyon Lake	↑ 14%	↑ 12%	\$ 365,000	\$ 193	108
Chino	↓ -7%	↑ 7%	\$ 408,000	\$ 248	54
Chino Hills	↓ -12%	↑ 3%	\$ 587,000	\$ 307	53
Claremont	↓ -30%	↑ 1%	\$ 600,000	\$ 343	41
Colton	↓ -22%	↑ 12%	\$ 240,000	\$ 206	42
Corona	↓ -13%	↑ 3%	\$ 433,000	\$ 231	54
Diamond Bar	↑ 24%	↑ 3%	\$ 565,000	\$ 350	47
Eastvale	↑ 3%	↑ 2%	\$ 490,000	\$ 184	54
Fontana	↓ -13%	↑ 1%	\$ 340,000	\$ 209	55
Grand Terrace	↔ 0%	↑ 3%	\$ 315,000	\$ 186	61
Hemet	↑ 6%	↑ 10%	\$ 218,500	\$ 132	53
Highland	↓ -18%	↑ 32%	\$ 310,000	\$ 174	58
Jurupa Valley	↑ 41%	↑ 5%	\$ 390,000	\$ 210	53
La Verne	↓ -13%	↓ -4%	\$ 602,500	\$ 321	65
Lake Elsinore	↑ 3%	↑ 7%	\$ 325,000	\$ 159	59
Loma Linda	↓ -48%	↑ 24%	\$ 410,000	\$ 188	87
Menifee	↑ 30%	↑ 6%	\$ 330,000	\$ 160	32
Mentone	↑ 100%	↓ -34%	\$ 199,000	\$ 173	46
Montclair	↓ -28%	↑ 8%	\$ 385,000	\$ 258	76
Moreno Valley	↓ -15%	↑ 10%	\$ 285,000	\$ 159	39
Murrieta	↓ -13%	↑ 4%	\$ 380,000	\$ 174	46
Norco	↓ -38%	↓ -4%	\$ 449,000	\$ 251	64
Ontario	↓ -19%	↑ 6%	\$ 355,000	\$ 239	53
Perris	↓ -12%	↑ 12%	\$ 265,000	\$ 152	40
Pomona	↓ -12%	↑ 9%	\$ 350,000	\$ 266	51
Rancho Cucamonga	↓ -13%	↑ 13%	\$ 462,000	\$ 250	50
Redlands	↓ -36%	↑ 8%	\$ 345,000	\$ 223	60
Rialto	↓ -19%	↑ 5%	\$ 305,000	\$ 199	52
Riverside	↓ -2%	↑ 9%	\$ 350,000	\$ 209	50
San Bernardino	↓ -11%	↑ 11%	\$ 230,000	\$ 177	48
San Dimas	↓ -35%	↑ 15%	\$ 495,000	\$ 319	54
San Jacinto	↓ -7%	↑ 9%	\$ 245,000	\$ 124	44
Sun City	↓ -26%	↑ 16%	\$ 212,500	\$ 156	32
Temecula	↓ -16%	↑ 6%	\$ 420,000	\$ 190	45
Upland	↓ -37%	↑ 2%	\$ 535,000	\$ 265	70
Wildomar	↓ -14%	↑ 9%	\$ 350,000	\$ 156	45
Winchester	↓ -28%	↑ 10%	\$ 389,000	\$ 149	38
Yucaipa	↑ 15%	↑ 12%	\$ 337,000	\$ 182	54
<b>Riverside: 951.684.1221   Rancho Cucamonga: 909.527.2133   FAX: 951.684.0450</b>					

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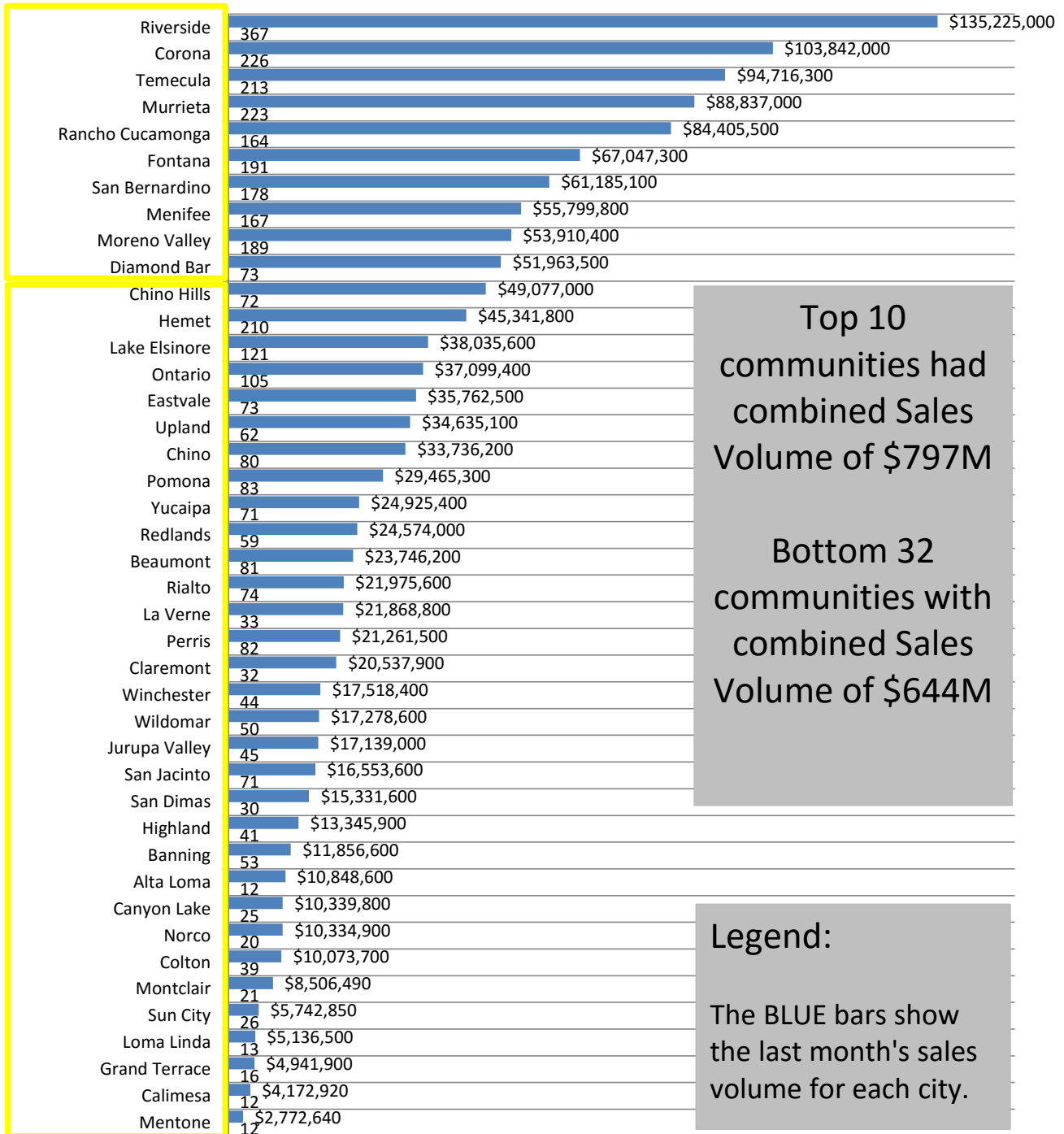
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## Jul 2016 - Sales Volume per City

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Top 10 communities had combined Sales Volume of \$797M

Bottom 32 communities with combined Sales Volume of \$644M

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

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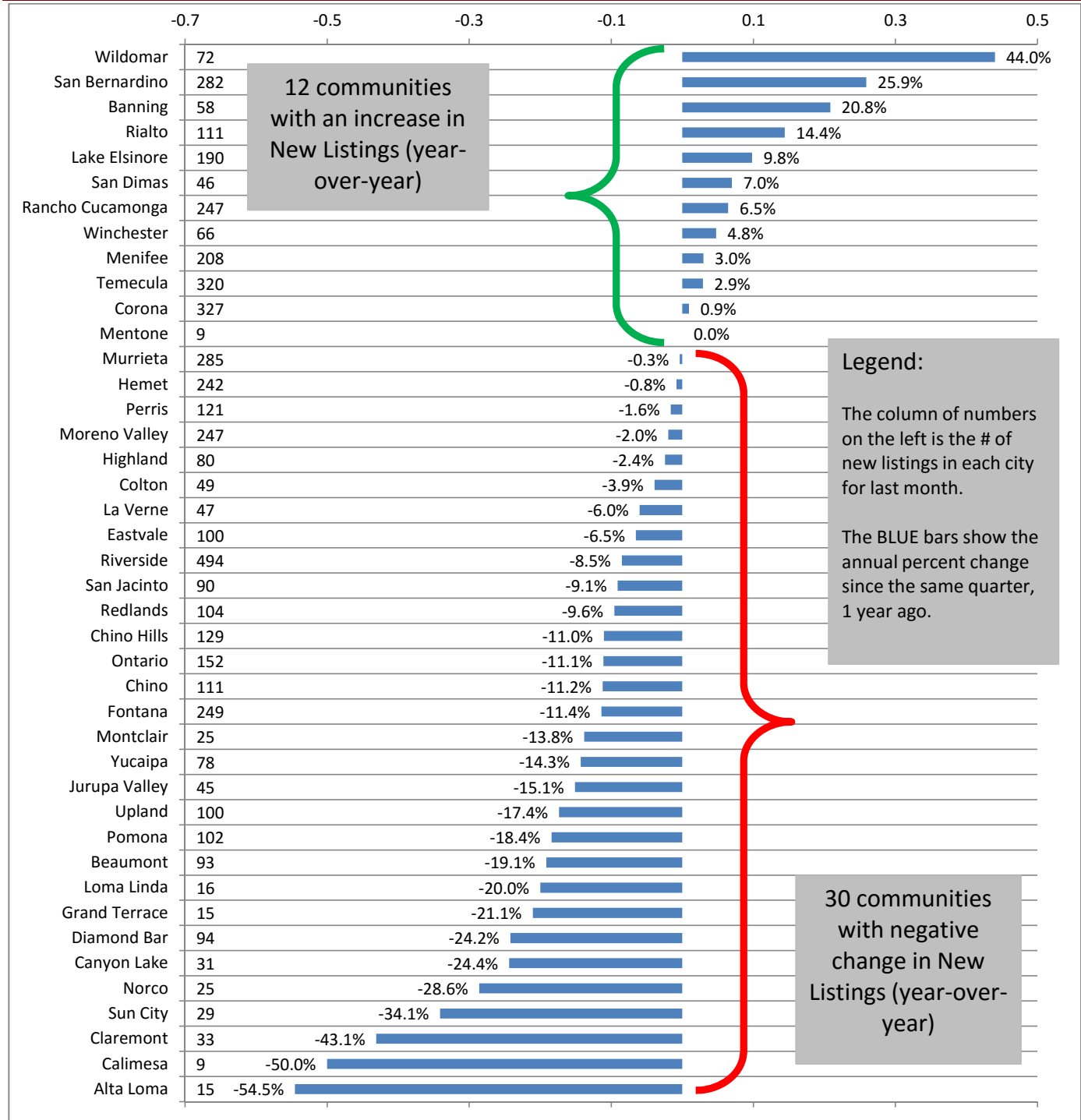
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### Jul 2016 - Top Communities with New Listings (year-over-year)

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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.

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

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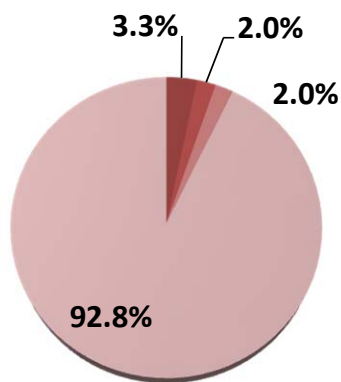
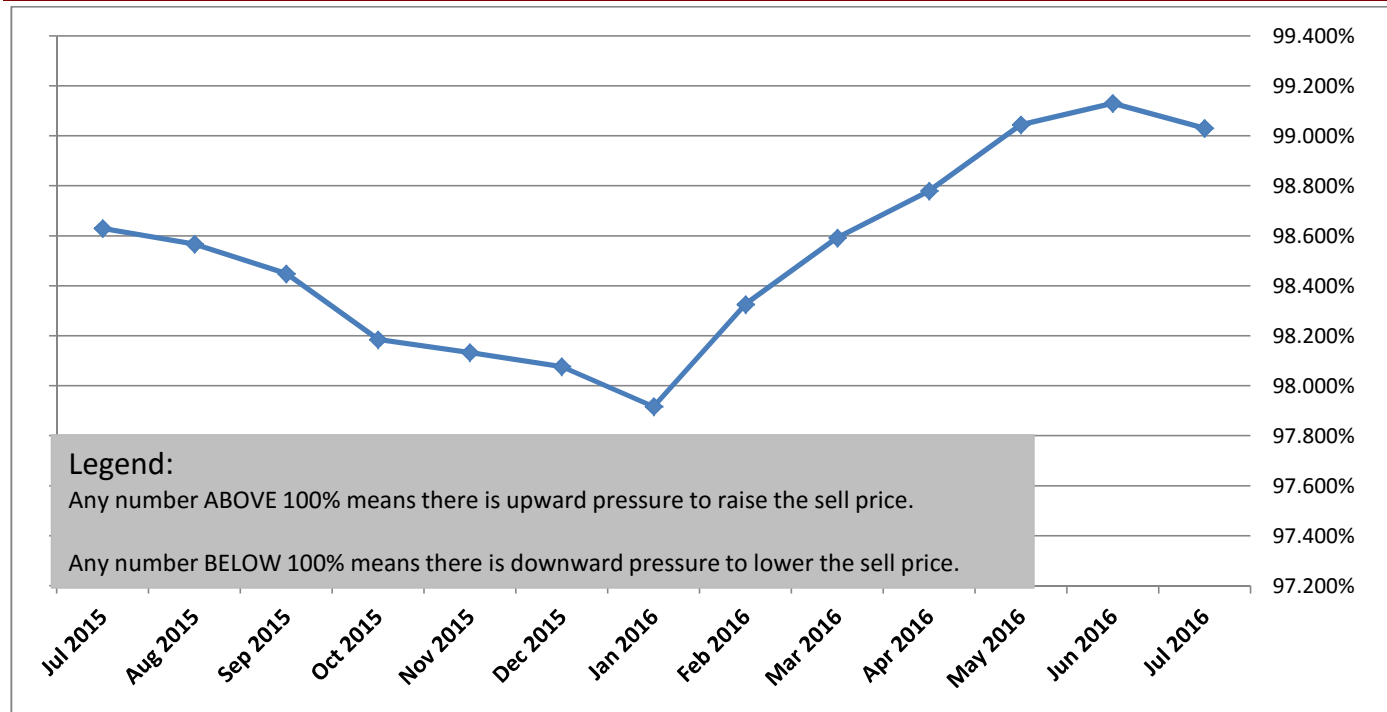
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## Sell Price vs Original List Price

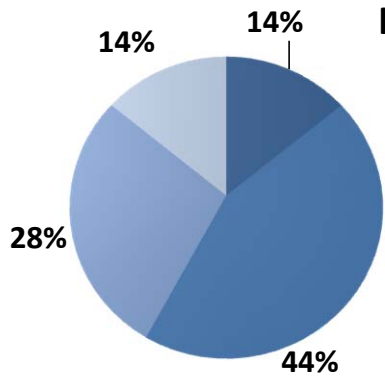
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**Sale Type**

- 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