

# Housing Data Report

## April 2017

The Voice of Real Estate in the Inland Empire<sup>SM</sup>



A report brought to you by the Inland Valleys Association of REALTORS® (IVAR)  
[www.ivaor.com](http://www.ivaor.com)

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## Apr 2017 - Monthly Report

### Inland Valleys Regional Summary

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#### Mark Dowling, Chief Executive Officer

Comparing year-to-date housing data from (Jan-April 2016 vs. Jan-April 2017) there were strong increases in Sold Listings (up 5.4%), Sales Volume (up 12.7%) and Pending Sales (up 7.8%). However, New Listings continue to track downward with a 6.3% decrease.

Heightened demand has also caused a reduction in "Combined Days on Market" which decreased 32% year-over-year, and down to a low of 26 days in April, 2017. Moreover, roughly one-third of the homes sold were on the market less than two weeks.

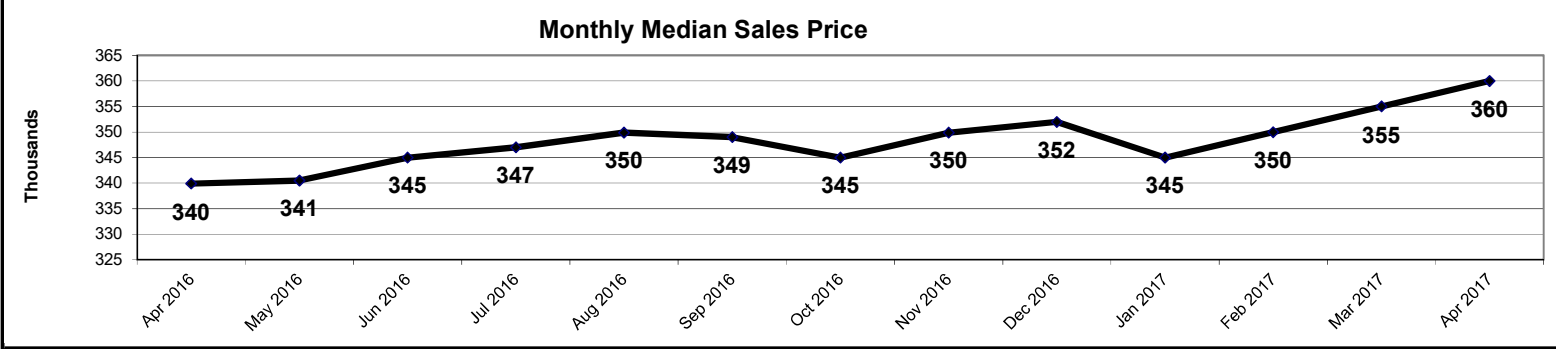
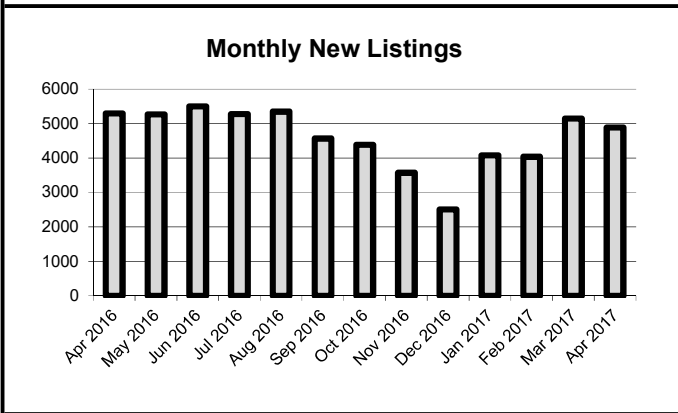
Median Sales prices took another up-tick in April coming in at \$360,000, which is a 5.9% increase compared to April, 2016.

Following a robust 2016 housing market, the first four months of 2017 is starting off with a strong demand for housing reflected through increased Sold Listings, Sales Volume and Median Sales Prices, and a drastic reduction of Days on Market for homes.



	Apr-2016	Apr-2017	Annual Change
<b>New Listings</b>	<b>5,295</b>	<b>4,883</b>	<span style="color: red;">↓</span> <b>-7.8%</b>
<b>Pending Sales</b>	<b>4,087</b>	<b>4,447</b>	<span style="color: green;">↑</span> <b>8.8%</b>
<b>Sold Listings</b>	<b>3,618</b>	<b>3,544</b>	<span style="color: red;">↓</span> <b>-2.0%</b>
<b>Median Sales Price</b>	<b>\$339,900</b>	<b>\$360,000</b>	<span style="color: green;">↑</span> <b>5.9%</b>
<b>Sales Volume (\$M)</b>	<b>\$1,315</b>	<b>\$1,377</b>	<span style="color: green;">↑</span> <b>4.7%</b>
<b>Price/Sq.Ft.</b>	<b>\$186</b>	<b>\$200</b>	<span style="color: green;">↑</span> <b>7.3%</b>
<b>Sold \$/List \$</b>	<b>98.78%</b>	<b>99.72%</b>	<span style="color: green;">↑</span> <b>1.0%</b>
<b>Days on Market</b>	<b>44</b>	<b>23</b>	<span style="color: red;">↓</span> <b>-47.7%</b>
<b>CDOM</b>	<b>55</b>	<b>26</b>	<span style="color: red;">↓</span> <b>-52.7%</b>

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.

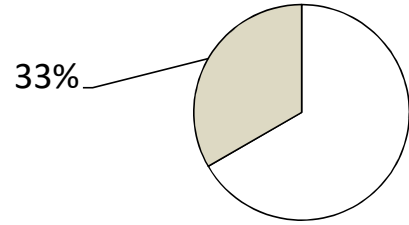


## Jan through Apr 2017 - YTD Comparisons

### Inland Valleys Regional Summary

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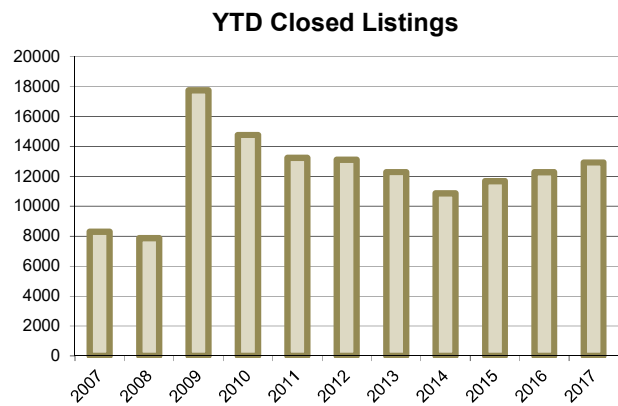
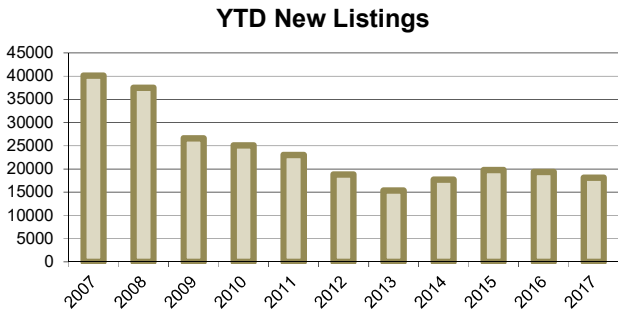
We are 4 months through the year:



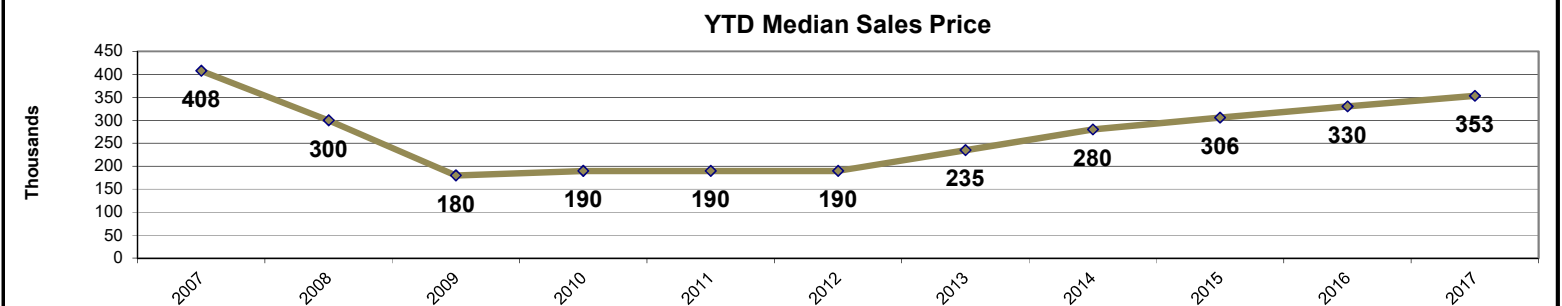
The statistics shown below are for all 4 months of the years represented.

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-Apr 2016	Jan-Apr 2017	Year-Over-Year Change
<b>YTD New Listings</b>	<b>19,369</b>	<b>18,141</b>	<b>↓ -6.3%</b>
<b>Pending Sales</b>	<b>14,513</b>	<b>15,641</b>	<b>↑ 7.8%</b>
<b>Sold Listings</b>	<b>12,261</b>	<b>12,918</b>	<b>↑ 5.4%</b>
<b>Median Sales Price</b>	<b>\$330,000</b>	<b>\$353,000</b>	<b>↑ 7.0%</b>
<b>Sales Volume (\$M)</b>	<b>\$4,370</b>	<b>\$4,924</b>	<b>↑ 12.7%</b>
<b>Price/Sq.Ft.</b>	<b>\$184</b>	<b>\$197</b>	<b>↑ 6.9%</b>
<b>Sold \$/List \$</b>	<b>98.47%</b>	<b>98.87%</b>	<b>↑ 0.4%</b>
<b>Days on Market</b>	<b>50</b>	<b>34</b>	<b>↓ -32.0%</b>
<b>CDOM</b>	<b>62</b>	<b>39</b>	<b>↓ -37.1%</b>



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**Riverside Office:**3690 Elizabeth Street  
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Rancho Cucamonga, CA 91730**Apr 2017 City Overview**[www.ivaor.com](http://www.ivaor.com)

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 \$	Inventory	Price per Sq.Ft.	Total Days on Market
Alta Loma	↑ 90%	↑ 9%	\$ 685,000	26	\$ 283	42
Banning	↓ -4%	↑ 4%	\$ 240,000	70	\$ 160	35
Beaumont	↑ 7%	↑ 3%	\$ 300,000	104	\$ 147	45
Bloomington	↓ -32%	↑ 21%	\$ 320,000	24	\$ 218	23
Canyon Lake	↑ 63%	↑ 18%	\$ 402,400	48	\$ 205	86
Cherry Valley	↑ 10%	↑ 6%	\$ 280,000	17	\$ 175	41
Chino	↑ 20%	↑ 2%	\$ 445,000	99	\$ 249	22
Chino Hills	↓ -9%	↑ 4%	\$ 648,800	82	\$ 328	19
Claremont	↓ -9%	↓ -1%	\$ 565,000	23	\$ 332	49
Colton	↑ 3%	↑ 2%	\$ 260,000	60	\$ 194	14
Corona	↓ -7%	↑ 8%	\$ 455,000	259	\$ 236	23
Diamond Bar	↓ -2%	↑ 17%	\$ 620,000	72	\$ 377	17
Eastvale	↓ -27%	↑ 13%	\$ 538,888	66	\$ 180	21
Fontana	↓ -4%	↑ 2%	\$ 370,000	231	\$ 210	20
Grand Terrace	↑ 33%	↑ 13%	\$ 345,000	25	\$ 195	40
Hemet	↑ 1%	↑ 13%	\$ 225,000	224	\$ 140	27
Highland	↓ -3%	↑ 12%	\$ 324,000	72	\$ 185	30
Jurupa Valley	↑ 41%	↑ 16%	\$ 434,000	69	\$ 225	47
La Verne	↓ -31%	↓ -2%	\$ 613,000	34	\$ 318	33
Lake Elsinore	↑ 15%	↑ 10%	\$ 337,000	130	\$ 164	27
Menifee	↑ 12%	↑ 8%	\$ 340,000	166	\$ 167	24
Mentone	↑ 33%	↑ 17%	\$ 315,000	7	\$ 185	60
Montclair	↓ -11%	↑ 6%	\$ 387,000	29	\$ 272	16
Moreno Valley	↓ -1%	↑ 8%	\$ 297,000	259	\$ 178	23
Murrieta	↓ -2%	↑ 4%	\$ 395,000	221	\$ 179	23
Norco	↑ 19%	↑ 9%	\$ 525,000	33	\$ 250	38
Nuevo/Lakeview	↑ 100%	↑ 10%	\$ 309,000	16	\$ 149	54
Ontario	↓ -1%	↑ 2%	\$ 352,000	127	\$ 261	22
Perris	↑ 6%	↑ 6%	\$ 280,000	132	\$ 159	21
Pomona	↑ 18%	↑ 10%	\$ 380,000	85	\$ 275	24
Rancho Cucamonga	↓ -18%	↑ 7%	\$ 461,000	185	\$ 266	15
Redlands	↓ -8%	↑ 1%	\$ 355,000	89	\$ 230	21
Rialto	↓ -8%	↑ 11%	\$ 315,000	117	\$ 206	17
Riverside	↓ -7%	↑ 8%	\$ 369,000	524	\$ 216	35
San Bernardino	↓ -5%	↑ 11%	\$ 242,000	284	\$ 182	21
San Dimas	↑ 7%	↓ -6%	\$ 540,000	31	\$ 328	41
San Jacinto	↑ 15%	↑ 6%	\$ 244,900	92	\$ 137	22
Sun City	↓ -24%	↑ 1%	\$ 215,000	31	\$ 174	35
Temecula	↓ -11%	↑ 5%	\$ 429,900	211	\$ 197	22
Upland	↑ 3%	↑ 21%	\$ 512,000	95	\$ 259	40
Wildomar	↓ -23%	↑ 5%	\$ 365,000	64	\$ 170	45
Winchester	↑ 9%	↑ 11%	\$ 398,500	68	\$ 160	15
Yucaipa	↓ -5%	↑ 8%	\$ 340,000	84	\$ 194	43

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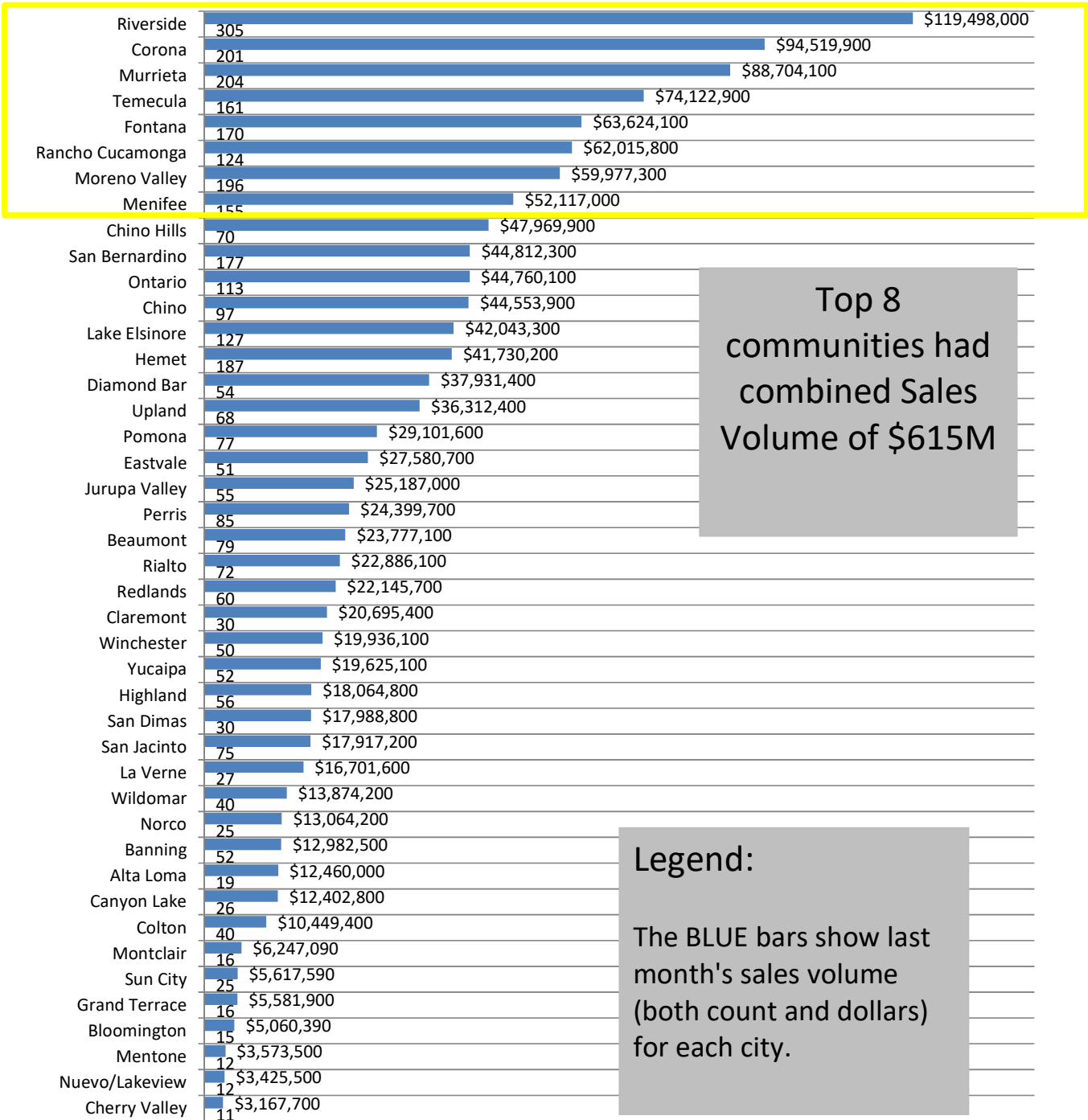
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### Apr 2017 - Sales Volume per City

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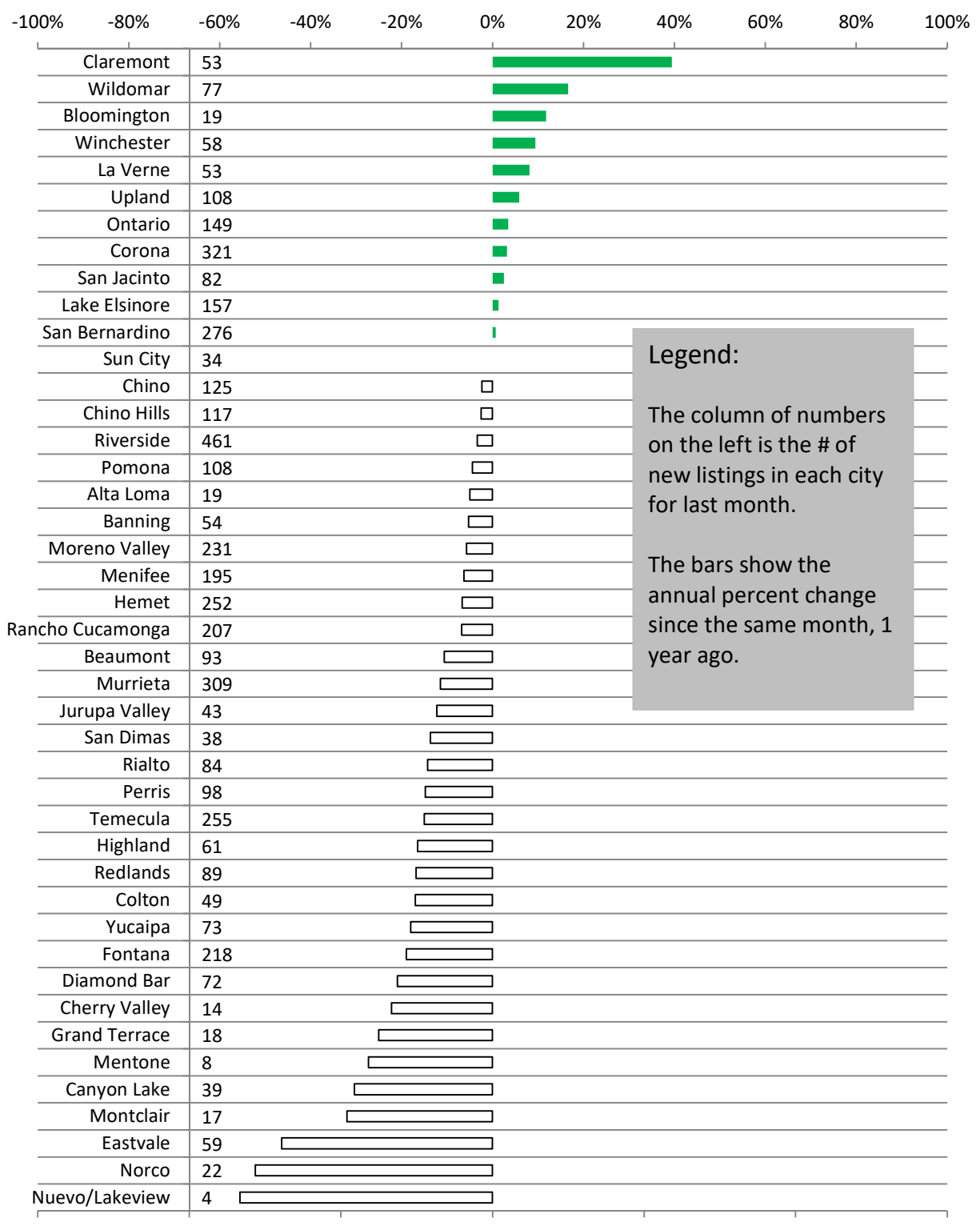
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**Apr 2017 - Top Communities with New Listings (year-over-year)**

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## Sell Price vs Original List Price

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### This report is brought to you by IVAR:

As a service to the more than 4 million residents of the Inland Empire, the **Inland Valleys Association of Realtors®** is proud to distribute this data report on the housing market in the 50 communities served by our Realtor Members.

The core purpose of IVAR is to help its members become more professional and profitable, while promoting and protecting real property rights.

### Finance Type

