

Housing Data Report November 2017

The Voice of Real Estate in the Inland EmpireSM



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

RIVERSIDE OFFICE
3690 Elizabeth Street
Riverside, California 92506
Office: 951-684-1221

RANCHO CUCAMONGA OFFICE
10574 Acacia Street, Suite #D-7
Rancho Cucamonga, California 91730
Office: 909-527-2133

Nov 2017 - Monthly Report

Inland Valleys Regional Summary

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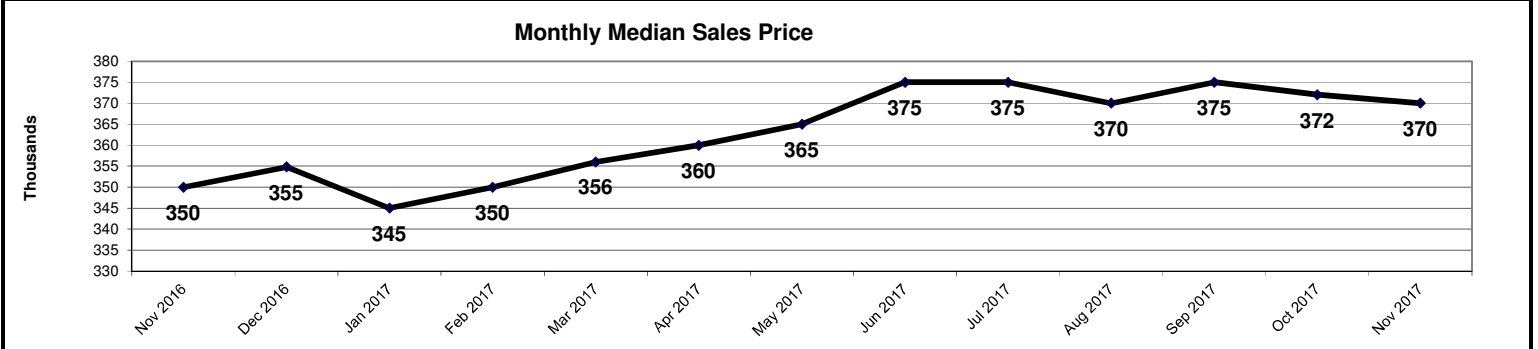
Mark Dowling, Chief Executive Officer



- Strong demand with limited housing supply is driving an aggressive residential real estate market. When comparing year-to-date housing data from (Jan-Nov 2016 vs. Jan-Nov 2017) there were increases in Sold Listings (up 3.7%), Sales Volume (up 11.3%) and Pending Sales (up 4.2%). However, New Listings continue to lag with a 4.9% decrease. Although New Listings continue to decrease slightly, increases in Sold Listings can mostly be attributed to a hot real estate market and the fact that fewer "difficult" listings (short sales) are going into the system.
- Heightened demand has also caused a reduction in "Combined Days on Market" which decreased 56.9% year-over-year.
- Median Sales prices have leveled off over the last 6 months and continue to hover around \$370,000, which is a 7.4% increase compared to Nov, 2016.
- 2017 has reflected a very strong demand for housing demonstrated through increased Sold Listings, Sales Volume and Median Sales Prices, and a drastic reduction of Days on Market for homes.

	Nov-2016	Nov-2017	Annual Change
Monthly New Listings			
New Listings	3,645	3,527	↓ -3.2%
Pending Sales	3,192	3,353	↑ 5.0%
Sold Listings	3,505	3,334	↓ -4.9%
Median Sales Price	\$350,000	\$370,000	↑ 5.7%
Sales Volume (\$M)	\$1,320	\$1,351	↑ 2.4%
Monthly Closed Listings			
Price/Sq.Ft.	\$193	\$212	↑ 9.8%
Sold \$/List \$	98.53%	99.07%	↑ 0.5%
Days on Market	37	20	↓ -45.9%
CDOM	41	22	↓ -46.3%

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 Nov 2017 - YTD Comparisons

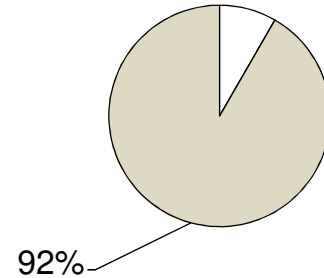
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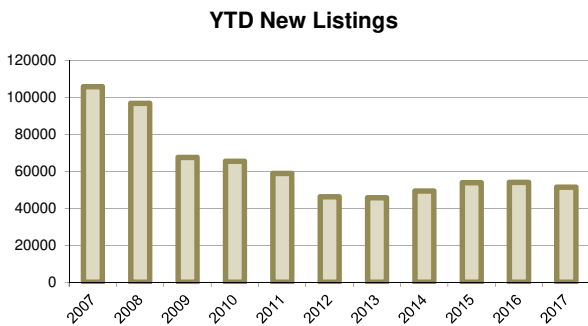
We are 11 months through the year:

The statistics shown below are for all 11 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.



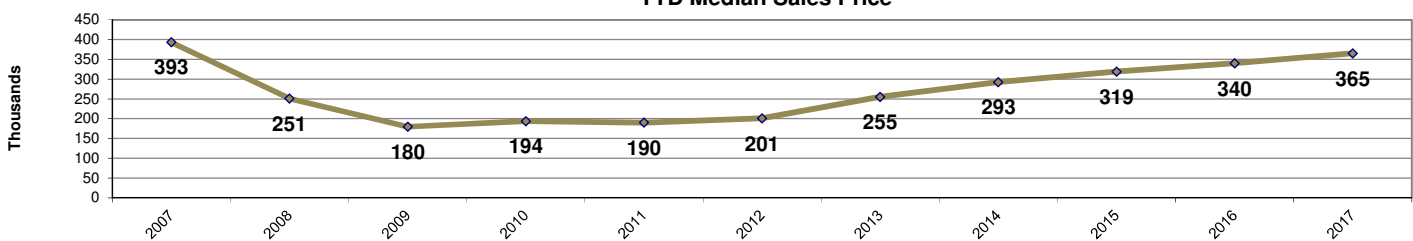
	Jan-Nov 2016	Jan-Nov 2017	Year-Over-Year Change
New Listings	54,145	51,476	↓ -4.9%
Pending Sales	40,897	42,631	↑ 4.2%
Sold Listings	39,334	40,800	↑ 3.7%
Median Sales Price	\$340,000	\$365,000	↑ 7.4%
Sales Volume (\$M)	\$14,488	\$16,119	↑ 11.3%
Price/Sq.Ft.	\$189	\$204	↑ 7.8%
Sold \$/List \$	98.70%	99.35%	↑ 0.7%
Days on Market	44	20	↓ -54.5%
CDOM	51	22	↓ -56.9%



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YTD Median Sales Price



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Riverside, CA 92506**Rancho Cucamonga Office:**10574 Acacia St, Suite #D-7
Rancho Cucamonga, CA 91730

Nov 2017 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 Transactions	YOY Median Sales Price %	Median Sales Price \$	Inventory	Price per Sq.Ft.	Total Days on Market
Banning	↓ -9%	↑ 16%	\$ 243,000	66	\$ 174	32
Beaumont	⇒ 0%	↑ 12%	\$ 325,000	107	\$ 154	34
Canyon Lake	↑ 63%	↑ 13%	\$ 417,500	63	\$ 206	39
Cherry Valley	↓ -14%	↓ -23%	\$ 243,500	19	\$ 160	14
Chino	↑ 17%	↑ 7%	\$ 450,000	101	\$ 256	21
Chino Hills	↓ -16%	↑ 17%	\$ 689,000	101	\$ 313	26
Claremont	↓ -36%	↑ 15%	\$ 697,450	43	\$ 336	40
Colton	↑ 12%	↑ 17%	\$ 295,000	55	\$ 217	17
Corona	↑ 7%	↑ 10%	\$ 469,500	260	\$ 238	20
Diamond Bar	↓ -14%	↓ -5%	\$ 588,000	86	\$ 364	41
Eastvale	↓ -12%	↑ 6%	\$ 562,000	59	\$ 201	18
Fontana	↓ -6%	↑ 6%	\$ 380,000	235	\$ 214	19
Hemet	↓ -12%	↑ 6%	\$ 233,500	241	\$ 150	21
Highland	↑ 7%	↑ 1%	\$ 315,000	79	\$ 184	16
Jurupa Valley	↓ -27%	↑ 3%	\$ 457,000	43	\$ 226	21
La Verne	⇒ 0%	↑ 21%	\$ 652,000	25	\$ 373	37
Lake Elsinore	↓ -9%	↑ 10%	\$ 345,000	154	\$ 182	16
Loma Linda	↑ 10%	↑ 3%	\$ 415,000	12	\$ 232	10
Menifee	↓ -6%	↑ 6%	\$ 350,000	190	\$ 181	23
Mentone	⇒ 0%	↓ -6%	\$ 304,450	9	\$ 184	27
Montclair	↑ 100%	↓ -4%	\$ 380,000	19	\$ 275	14
Moreno Valley	↓ -7%	↑ 7%	\$ 310,000	258	\$ 187	15
Murrieta	↓ -12%	↑ 10%	\$ 418,000	278	\$ 185	24
Norco	↑ 39%	↑ 34%	\$ 610,000	30	\$ 233	35
Nuevo/Lakeview	↑ 117%	↓ -7%	\$ 265,000	32	\$ 172	46
Ontario	↑ 8%	↑ 7%	\$ 384,000	137	\$ 284	17
Perris	↓ -24%	↑ 9%	\$ 295,000	143	\$ 167	21
Pomona	↑ 10%	↑ 7%	\$ 395,000	114	\$ 309	23
Rancho Cucamonga	↑ 7%	↓ -2%	\$ 449,000	218	\$ 277	33
Redlands	↓ -32%	↓ -2%	\$ 363,250	93	\$ 244	32
Rialto	↑ 10%	↑ 8%	\$ 330,000	102	\$ 224	20
Riverside	↓ -4%	↑ 7%	\$ 379,700	555	\$ 236	24
San Bernardino	↑ 15%	↑ 13%	\$ 270,000	282	\$ 198	20
San Dimas	↑ 46%	↓ -2%	\$ 575,000	39	\$ 345	37
San Jacinto	↓ -3%	↑ 8%	\$ 268,500	74	\$ 146	15
Sun City	↓ -26%	↑ 8%	\$ 225,000	24	\$ 165	22
Temecula	↓ -29%	↑ 9%	\$ 454,950	227	\$ 211	20
Upland	↑ 37%	↑ 7%	\$ 544,000	99	\$ 279	36
Wildomar	↓ -31%	↓ -4%	\$ 352,500	62	\$ 163	32
Winchester	↑ 5%	↑ 7%	\$ 402,000	67	\$ 186	33
Yucaipa	↓ -2%	↑ 11%	\$ 366,750	88	\$ 199	44

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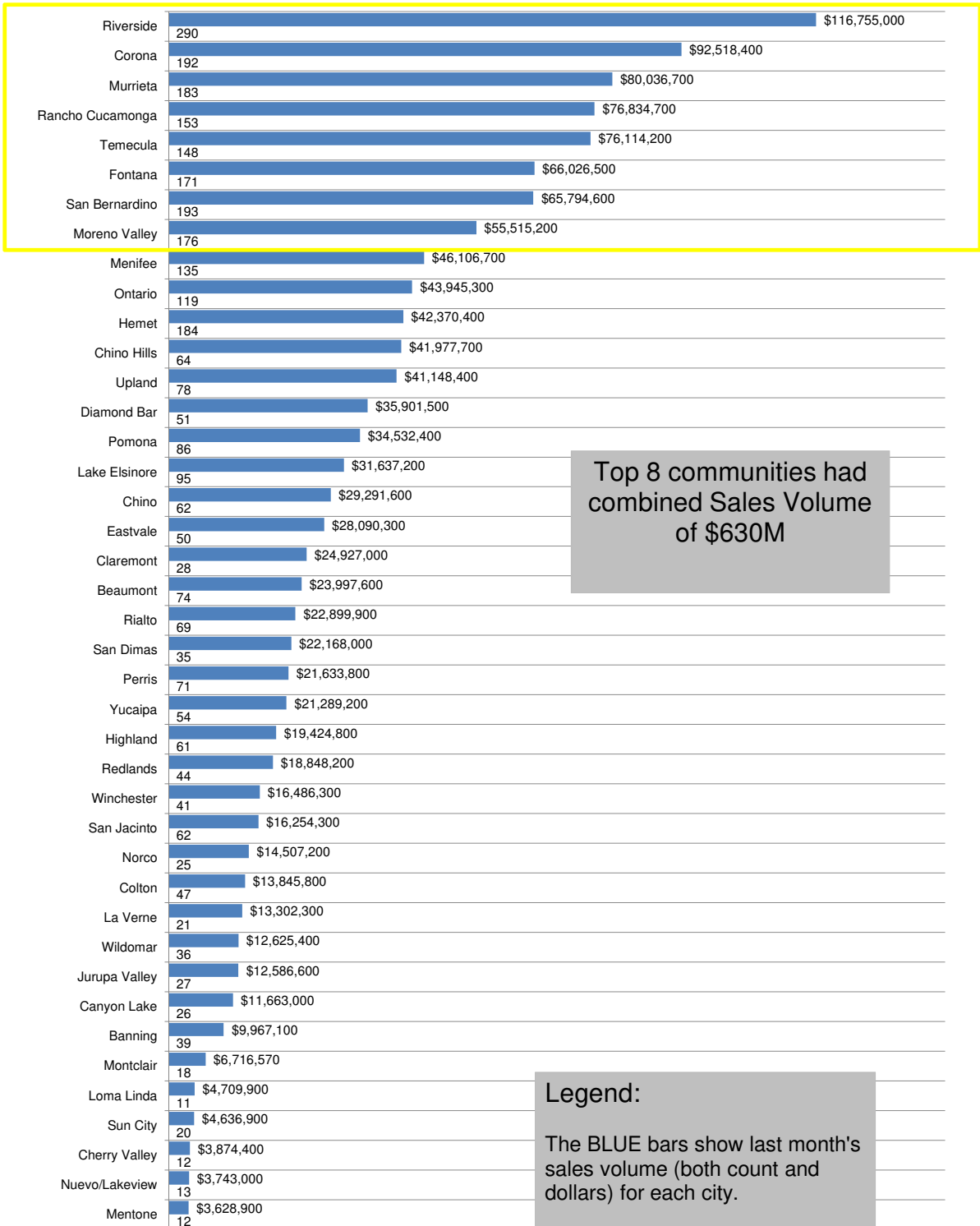
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Nov 2017 - Sales Volume per City

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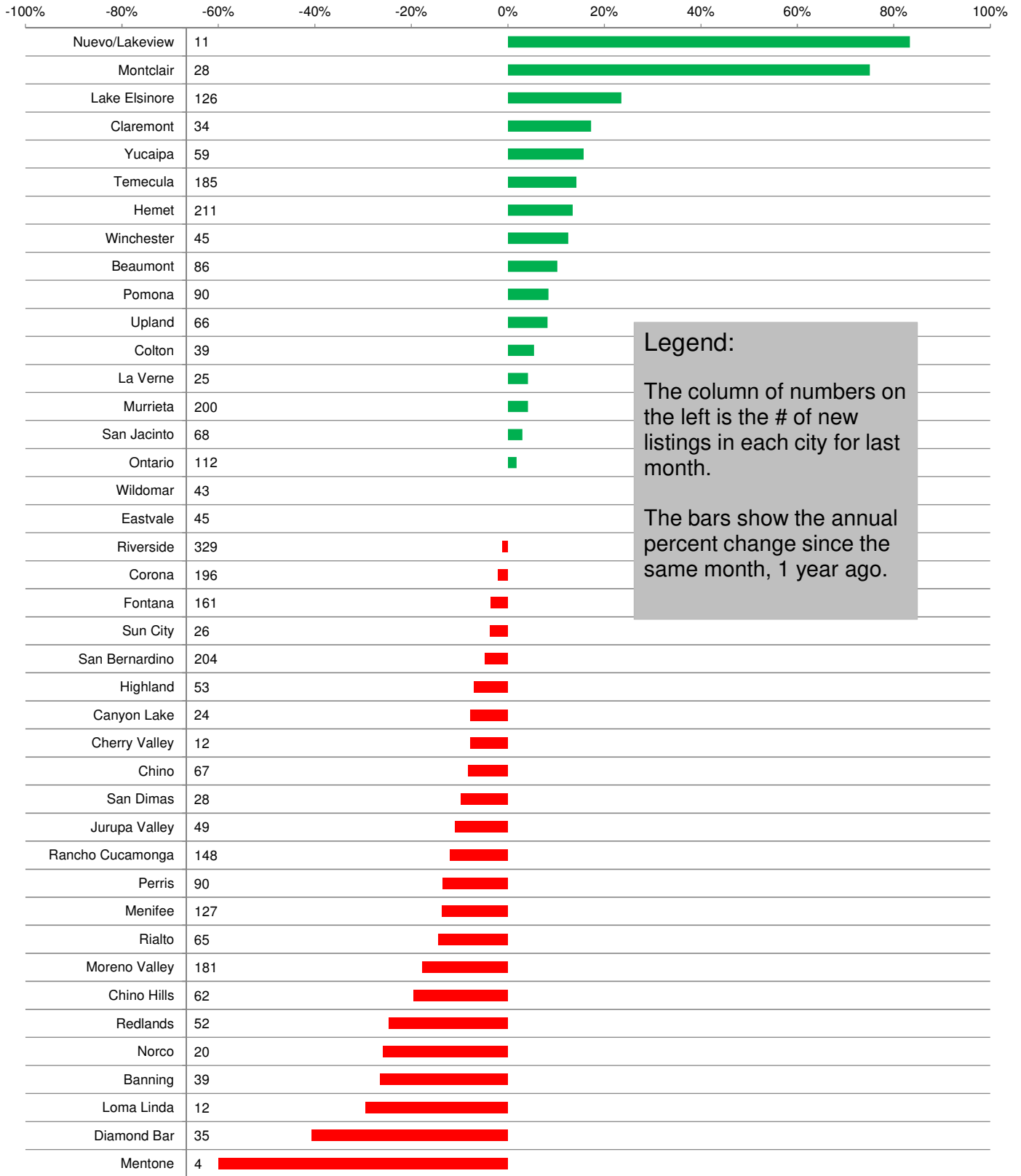
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Nov 2017 - Top Communities with New Listings (year-over-year)

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

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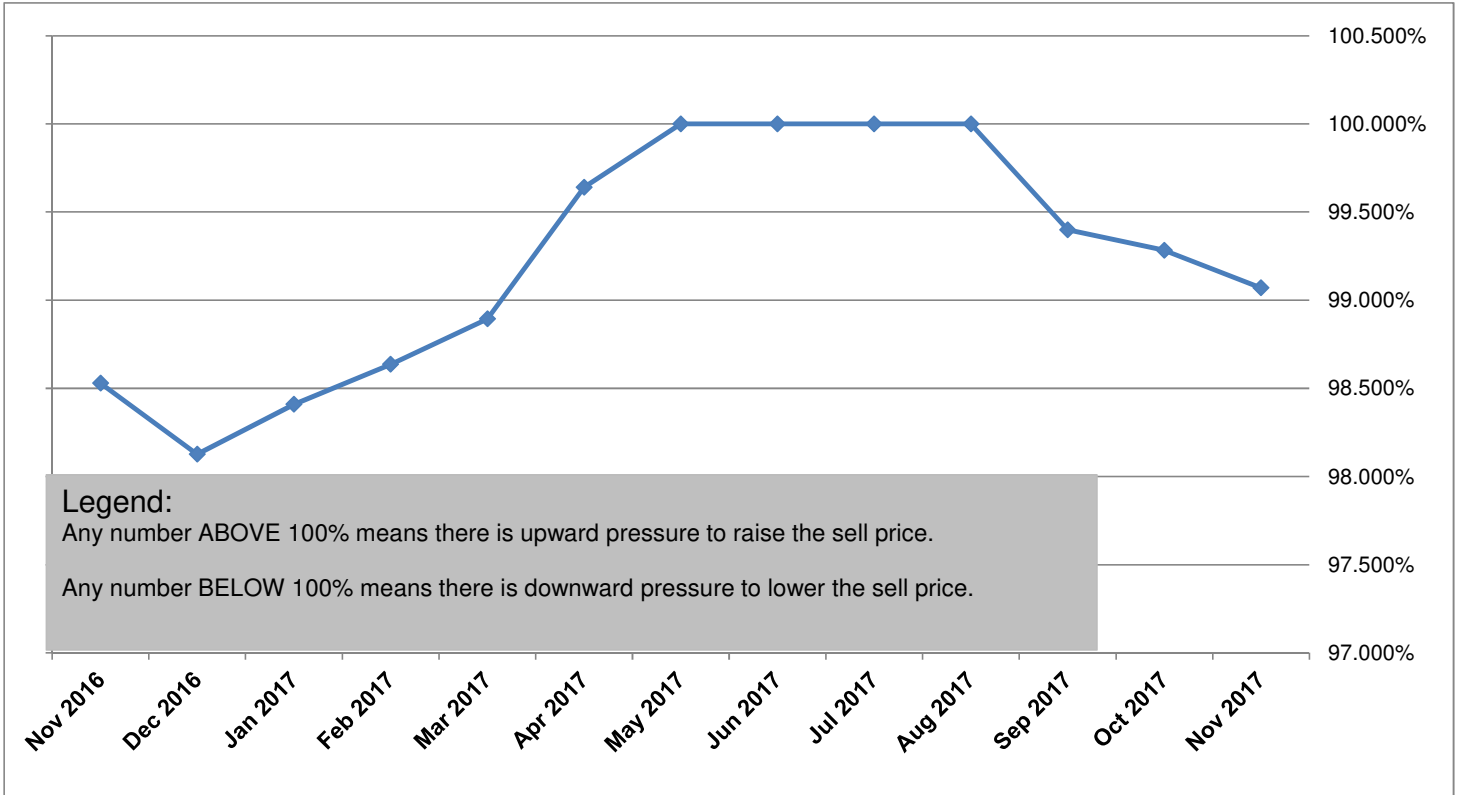
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Sell Price vs Original List Price

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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

