

Housing Data Report June 2018

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

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Jun 2018 - Monthly Report

Inland Valleys Regional Summary

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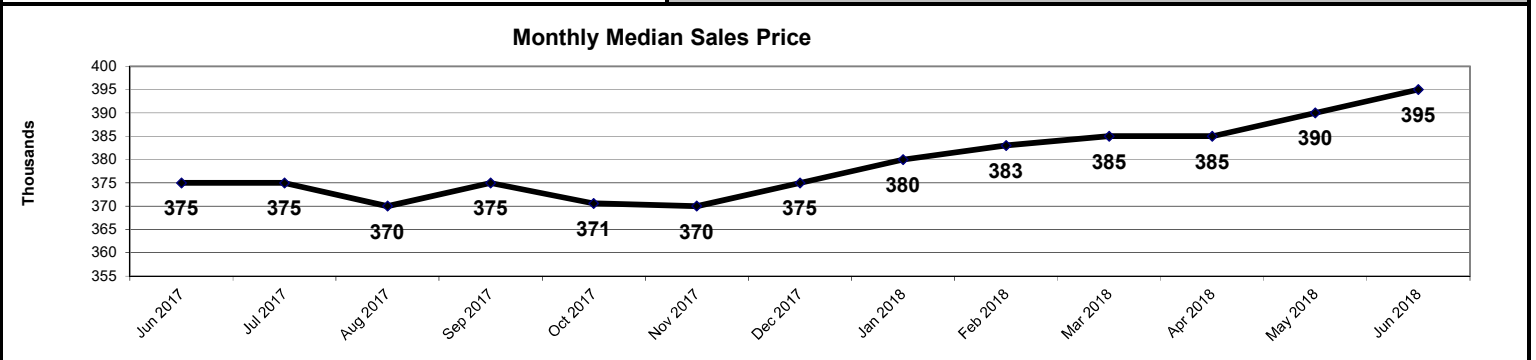
Mark Dowling, Chief Executive Officer



- The housing data for the first half of 2018 reflects a strong but tightening real estate market. When comparing year-over-year 2018 data to 2017 housing data, New Listings are up (2.6%), but Pending Sales and Sold Listings are down 5.8% and 7.8%. Additionally, the Median Sales Price is up 7.5%.
- Heightened demand has also caused a reduction in “Combined Days on Market” which is now less than 20 days.
- Although Median Sales price was generally flat the first four months of 2018, Median Sales prices have jumped 2.5% the last two months to \$395,000.

	Jun-2017	Jun-2018	Annual Change
Monthly New Listings			
New Listings	5,307	5,509	↑ 3.8%
Pending Sales	4,110	4,047	↓ -1.5%
Sold Listings	4,665	4,035	↓ -13.5%
Median Sales Price	\$375,000	\$395,000	↑ 5.3%
Sales Volume (\$M)	\$1,889	\$1,700	↓ -10.0%
Monthly Closed Listings			
Price/Sq.Ft.	\$204	\$223	↑ 9.1%
Sold \$/List \$	100.00%	100.00%	⇒ 0.0%
Days on Market	14	15	↑ 7.1%
CDOM	15	17	↑ 13.3%

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.



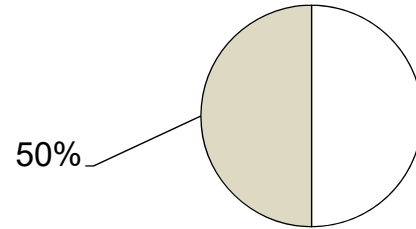
Jan through Jun 2018 - YTD Comparisons

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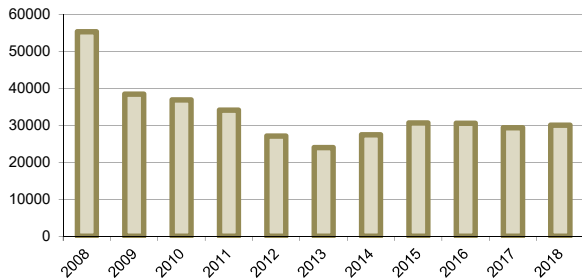
We are 6 months through the year:

The statistics shown below are for all 6 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.

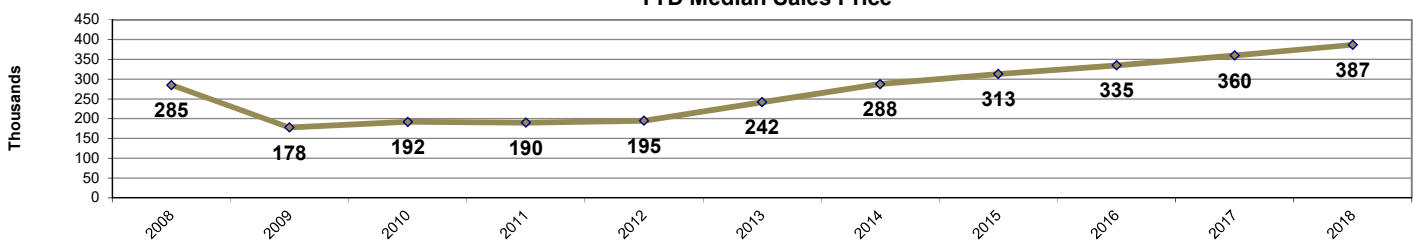
	Jan-Jun 2017	Jan-Jun 2018	Year-Over-Year Change
YTD New Listings	29,342	30,095	↑ 2.6%
Pending Sales	23,986	22,599	↓ -5.8%
Sold Listings	22,093	20,363	↓ -7.8%
Median Sales Price	\$360,000	\$387,000	↑ 7.5%
Sales Volume (\$M)	\$8,593	\$8,463	↓ -1.5%
Price/Sq.Ft.	\$199	\$218	↑ 9.8%
Sold \$/List \$	99.24%	100.00%	↑ 0.8%
Days on Market	23	17	↓ -26.1%
CDOM	27	19	↓ -29.6%



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YTD Median Sales Price



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Jun 2018 City Overview

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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	↓ -36%	↑ 14%	\$ 641,500	23	\$ 288	10
Banning	↑ 7%	↑ 10%	\$ 267,100	69	\$ 178	36
Beaumont	↑ 14%	↑ 1%	\$ 319,500	130	\$ 170	19
Bloomington	↓ -35%	↑ 20%	\$ 335,000	22	\$ 257	43
Calimesa	↓ -33%	↑ 9%	\$ 336,950	13	\$ 197	19
Canyon Lake	↓ -38%	↑ 3%	\$ 410,000	66	\$ 200	48
Cherry Valley	↑ 17%	↓ -17%	\$ 184,000	12	\$ 130	21
Chino	↓ -2%	↑ 1%	\$ 474,000	111	\$ 277	21
Chino Hills	↓ -21%	↓ 0%	\$ 628,000	112	\$ 331	20
Claremont	↓ -15%	↑ 5%	\$ 685,000	44	\$ 381	10
Colton	↓ -51%	↓ -3%	\$ 278,500	59	\$ 244	18
Corona	↓ -21%	↑ 5%	\$ 480,000	294	\$ 259	15
Diamond Bar	↓ -14%	↑ 15%	\$ 720,000	92	\$ 365	23
Eastvale	↓ -10%	↑ 5%	\$ 570,000	63	\$ 209	13
Fontana	↓ -4%	↑ 11%	\$ 405,000	216	\$ 233	14
Grand Terrace	↓ -6%	↑ 13%	\$ 400,000	19	\$ 239	11
Hemet	↓ -8%	↑ 7%	\$ 250,000	256	\$ 152	18
Highland	↓ -4%	↓ -3%	\$ 330,500	78	\$ 205	18
Homeland	↓ -8%	↓ -38%	\$ 155,000	11	\$ 94	26
Jurupa Valley	↓ -15%	↑ 12%	\$ 455,000	73	\$ 247	16
La Verne	↓ -37%	↑ 12%	\$ 647,400	39	\$ 364	18
Lake Elsinore	↓ -25%	↑ 8%	\$ 374,445	157	\$ 182	25
Loma Linda	↓ -10%	↑ 3%	\$ 436,250	26	\$ 224	11
Menifee	↓ -16%	↑ 2%	\$ 362,500	208	\$ 187	16
Montclair	↓ -4%	↑ 2%	\$ 415,000	27	\$ 279	13
Moreno Valley	↓ -3%	↑ 11%	\$ 328,500	261	\$ 192	13
Murrieta	↓ -17%	↑ 6%	\$ 430,000	287	\$ 190	15
Norco	↓ -3%	↑ 12%	\$ 593,000	47	\$ 283	15
Nuevo/Lakeview	↑ 44%	↑ 13%	\$ 300,000	16	\$ 215	25
Ontario	↓ -9%	↑ 6%	\$ 418,000	129	\$ 274	11
Perris	↓ -10%	↑ 9%	\$ 315,000	148	\$ 170	18
Pomona	↑ 5%	↑ 10%	\$ 420,000	117	\$ 309	18
Rancho Cucamonga	↓ -20%	↑ 11%	\$ 515,000	198	\$ 298	12
Redlands	↑ 2%	↑ 6%	\$ 415,000	106	\$ 247	23
Rialto	↓ -10%	↑ 8%	\$ 345,000	93	\$ 238	16
Riverside	↓ -20%	↑ 5%	\$ 395,000	591	\$ 248	20
San Bernardino	↓ -5%	↑ 11%	\$ 283,000	278	\$ 211	18
San Dimas	↓ -43%	↓ -1%	\$ 574,000	31	\$ 380	11
San Jacinto	↓ -29%	↑ 10%	\$ 289,999	94	\$ 148	22
Sun City	↓ -25%	↑ 6%	\$ 231,250	33	\$ 194	17
Temecula	↓ -27%	↑ 10%	\$ 481,000	279	\$ 222	15
Upland	↑ 23%	↑ 3%	\$ 558,039	105	\$ 296	12
Wildomar	↑ 10%	↓ -1%	\$ 387,500	75	\$ 179	19
Winchester	↓ -6%	↑ 3%	\$ 425,000	67	\$ 173	29

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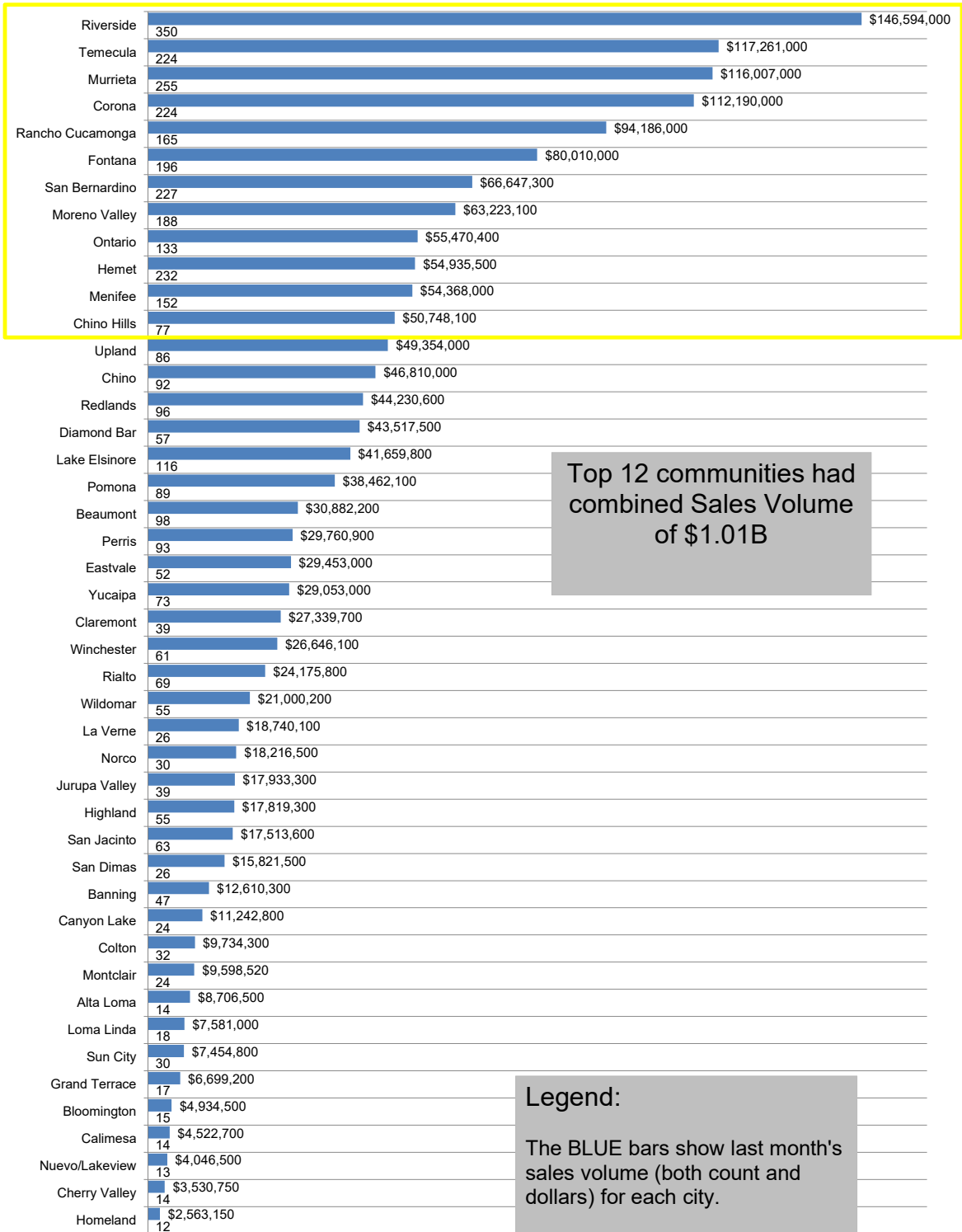
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Jun 2018 - Sales Volume per City

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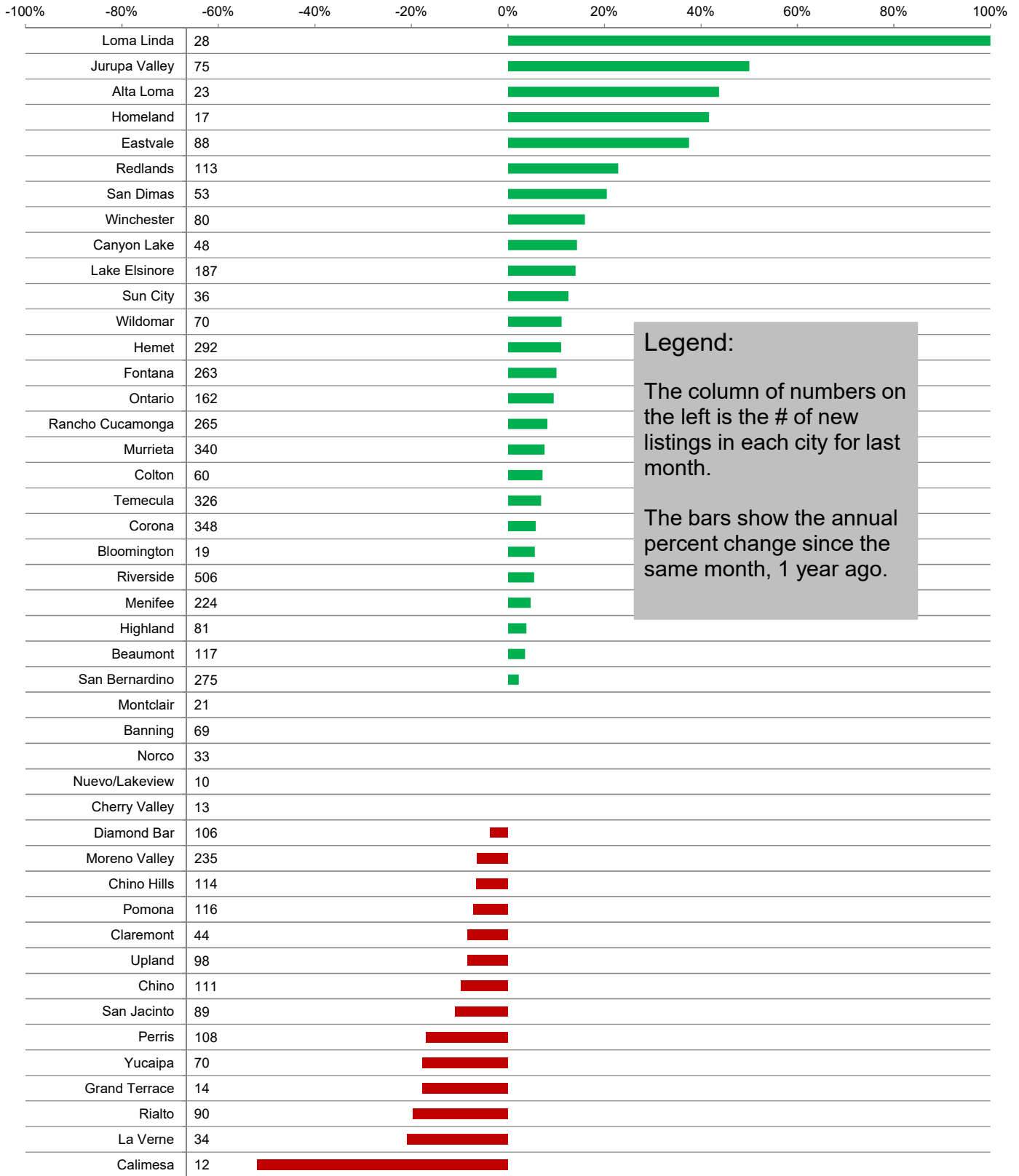
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Jun 2018 - Top Communities with New Listings (year-over-year)

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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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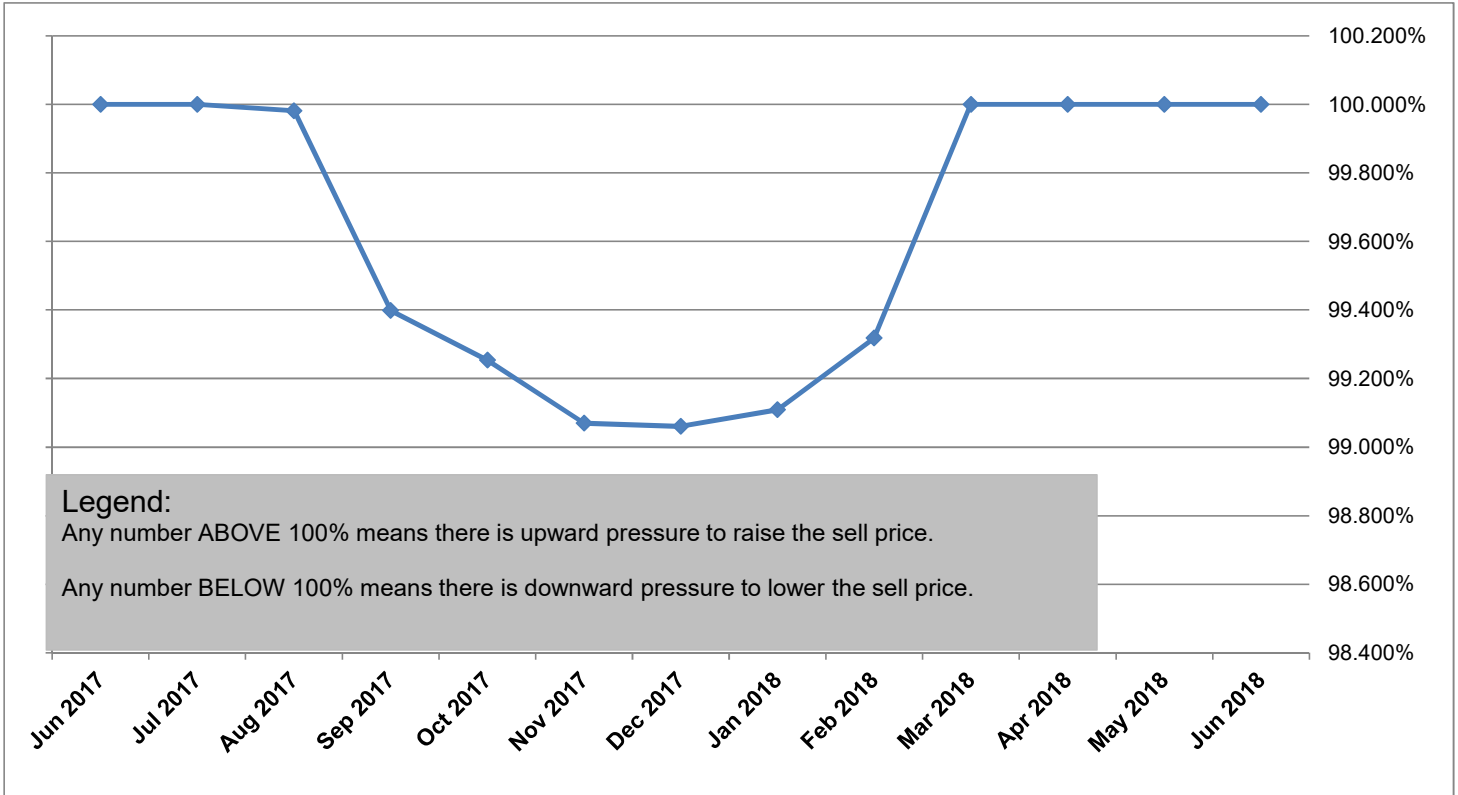
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Sell Price vs Original List Price

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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.

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

