

Housing Data Report August 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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Aug 2018 - Monthly Report

Inland Valleys Regional Summary

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Mark Dowling, Chief Executive Officer

- The housing data for the first 2/3rds of 2018 reflects a mostly positive but tightening real estate market. When comparing year-over-year 2018 data to 2017 housing data, New Listings are up (3.6%), but Pending Sales and Sold Listings are down 6.7% and 7.2%. As increased New Listings convert to Sold Listings, the 7.2% Sold Listings percentage should decrease. Additionally, the Median Sales Price is up 6.8%.
- Heightened demand has also caused a reduction in "Combined Days on Market" which is now 20 days.
- Although Median Sales price was generally flat the last six months of 2017, Median Sales price has steadily increased in 2018 more than 6.8% to \$395,000.

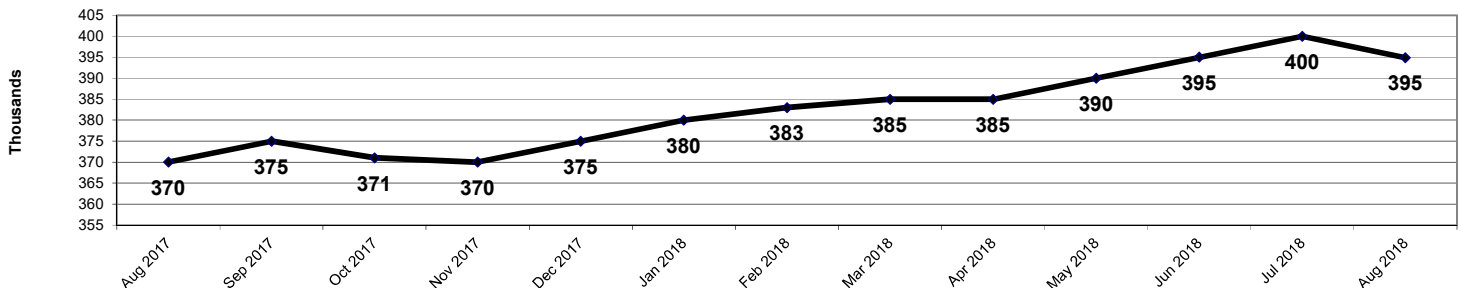


	Aug-2017	Aug-2018	Annual Change
Monthly New Listings			
New Listings	4,985	5,377	↑ 7.9%
Pending Sales	4,056	3,899	↓ -3.9%
Sold Listings	4,224	3,853	↓ -8.8%
Median Sales Price	\$370,000	\$394,900	↑ 6.7%
Sales Volume (\$M)	\$1,678	\$1,619	↓ -3.5%
Monthly Closed Listings			
Price/Sq.Ft.	\$206	\$221	↑ 7.0%
Sold \$/List \$	99.98%	99.07%	↓ -0.9%
Days on Market	17	20	↑ 17.6%
CDOM	18	22	↑ 22.2%

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.



Monthly Median Sales Price



Jan through Aug 2018 - YTD Comparisons

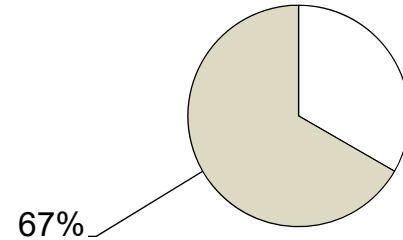
Inland Valleys Regional Summary

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We are 8 months through the year:

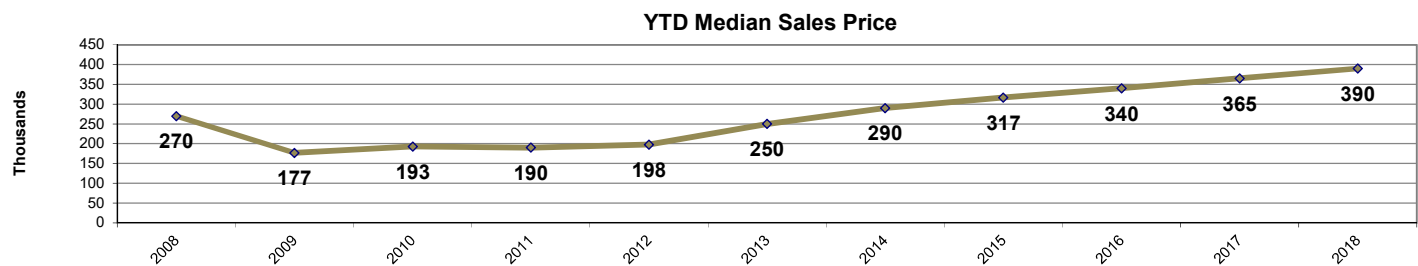
The statistics shown below are for all 8 months of the years represented.

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-Aug 2017	Jan-Aug 2018	Year-Over-Year Change
New Listings	39,441	40,848	↑ 3.6%
Pending Sales	32,049	29,914	↓ -6.7%
Sold Listings	30,135	27,976	↓ -7.2%
Median Sales Price	\$365,000	\$390,000	↑ 6.8%
Sales Volume (\$M)	\$11,795	\$11,703	↓ -0.8%
Price/Sq.Ft.	\$201	\$219	↑ 9.4%
Sold \$/List \$	99.39%	99.81%	↑ 0.4%
Days on Market	21	18	↓ -14.3%
CDOM	23	20	↓ -13.0%

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Aug 2018 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	↓ -14%	↑ 9%	\$ 261,250	59	\$ 194	37
Beaumont	↑ 10%	↑ 6%	\$ 329,450	118	\$ 170	28
Bloomington	↓ -44%	↑ 1%	\$ 301,000	27	\$ 256	17
Canyon Lake	↓ -3%	↑ 12%	\$ 414,950	58	\$ 218	47
Chino	↓ -5%	↑ 7%	\$ 484,000	106	\$ 277	31
Chino Hills	↑ 14%	↑ 15%	\$ 685,000	121	\$ 330	32
Claremont	↓ -18%	↑ 6%	\$ 697,500	41	\$ 375	13
Colton	↓ -13%	↑ 4%	\$ 301,000	80	\$ 241	13
Corona	↓ -11%	↑ 7%	\$ 485,000	340	\$ 252	23
Diamond Bar	↓ -24%	↑ 24%	\$ 658,900	95	\$ 363	32
Eastvale	↑ 5%	↑ 4%	\$ 580,000	87	\$ 200	19
Fontana	↑ 2%	↑ 11%	\$ 409,550	234	\$ 232	22
Hemet	↑ 5%	↑ 7%	\$ 255,000	288	\$ 157	24
Highland	↓ -12%	↑ 3%	\$ 341,450	71	\$ 202	13
Homeland	⇒ 0%	↑ 58%	\$ 245,000	17	\$ 151	40
Jurupa Valley	↓ -17%	↑ 7%	\$ 442,500	88	\$ 225	28
La Verne	↑ 3%	↑ 3%	\$ 608,500	30	\$ 366	26
Lake Elsinore	↓ -24%	↑ 6%	\$ 375,000	169	\$ 176	29
Menifee	↓ -14%	↑ 3%	\$ 376,990	233	\$ 182	25
Mentone	↑ 10%	↑ 10%	\$ 290,000	12	\$ 185	14
Montclair	↑ 6%	↑ 2%	\$ 431,000	27	\$ 297	29
Moreno Valley	↓ -6%	↑ 11%	\$ 334,450	317	\$ 196	16
Murrieta	↓ -6%	↑ 1%	\$ 418,000	324	\$ 198	24
Norco	↑ 8%	↑ 27%	\$ 560,000	38	\$ 252	55
Nuevo/Lakeview	↑ 33%	↑ 122%	\$ 422,500	18	\$ 181	30
Ontario	↑ 26%	↑ 12%	\$ 430,000	151	\$ 285	15
Perris	↓ -3%	↑ 7%	\$ 320,000	155	\$ 171	18
Pomona	↓ -4%	↑ 8%	\$ 430,000	108	\$ 304	20
Rancho Cucamonga	↓ -7%	↑ 9%	\$ 522,000	219	\$ 281	20
Redlands	↓ -25%	↓ 0%	\$ 389,950	102	\$ 261	22
Rialto	↓ -8%	↑ 7%	\$ 359,000	105	\$ 227	27
Riverside	↓ -14%	↑ 7%	\$ 403,000	662	\$ 246	25
San Bernardino	↑ 5%	↑ 9%	\$ 285,500	272	\$ 214	18
San Dimas	↓ -24%	↑ 24%	\$ 632,000	36	\$ 377	15
San Jacinto	↓ -22%	↑ 10%	\$ 292,000	104	\$ 146	24
Sun City	↓ -39%	↑ 7%	\$ 245,000	34	\$ 191	32
Temecula	↓ -23%	↑ 3%	\$ 470,000	303	\$ 216	26
Upland	↓ -16%	↑ 13%	\$ 576,088	103	\$ 309	20
Wildomar	↓ -17%	↑ 3%	\$ 405,000	72	\$ 171	20
Winchester	⇒ 0%	↑ 4%	\$ 430,000	74	\$ 185	32
Yucaipa	↓ -20%	↑ 12%	\$ 380,250	90	\$ 211	18

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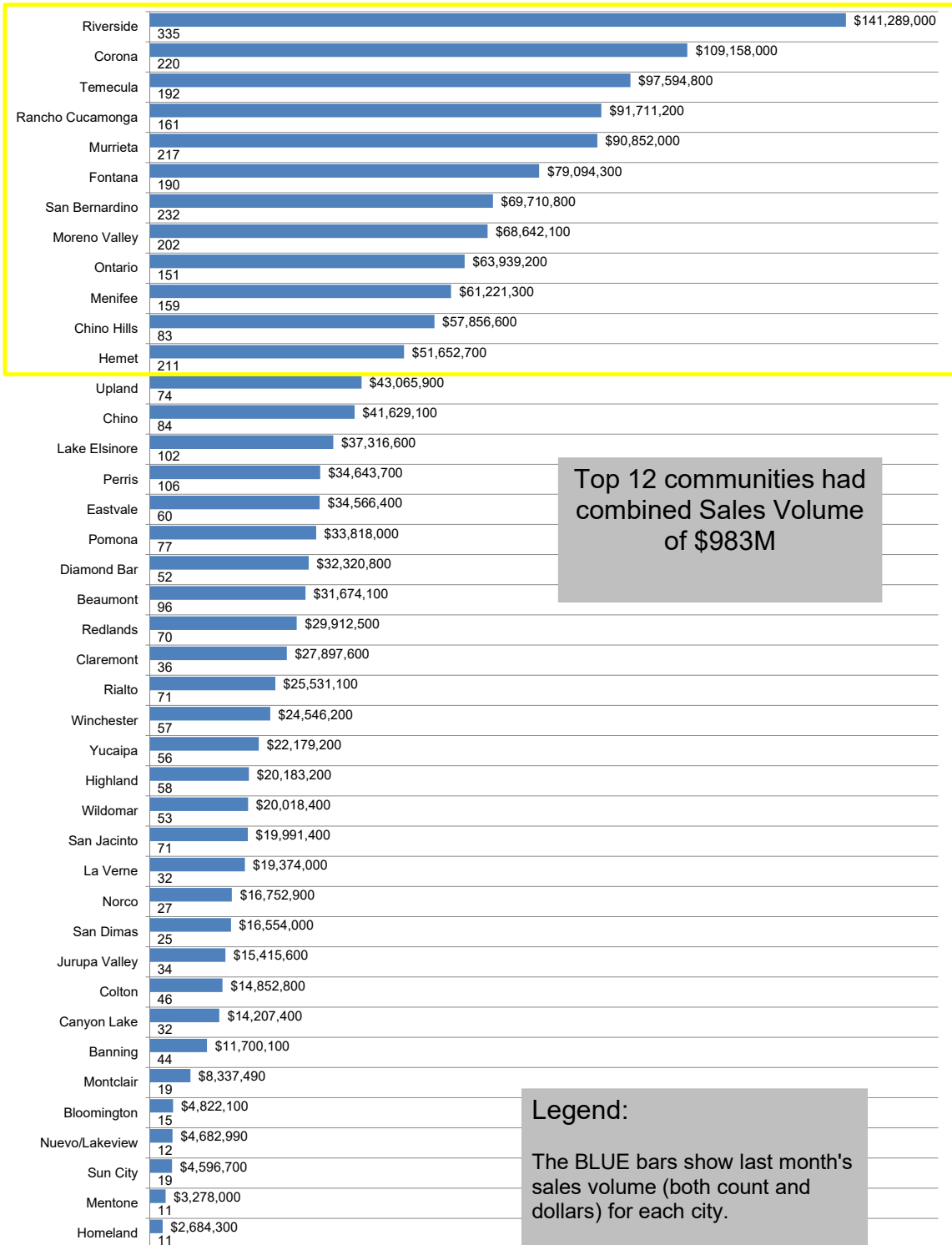
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Aug 2018 - Sales Volume per City

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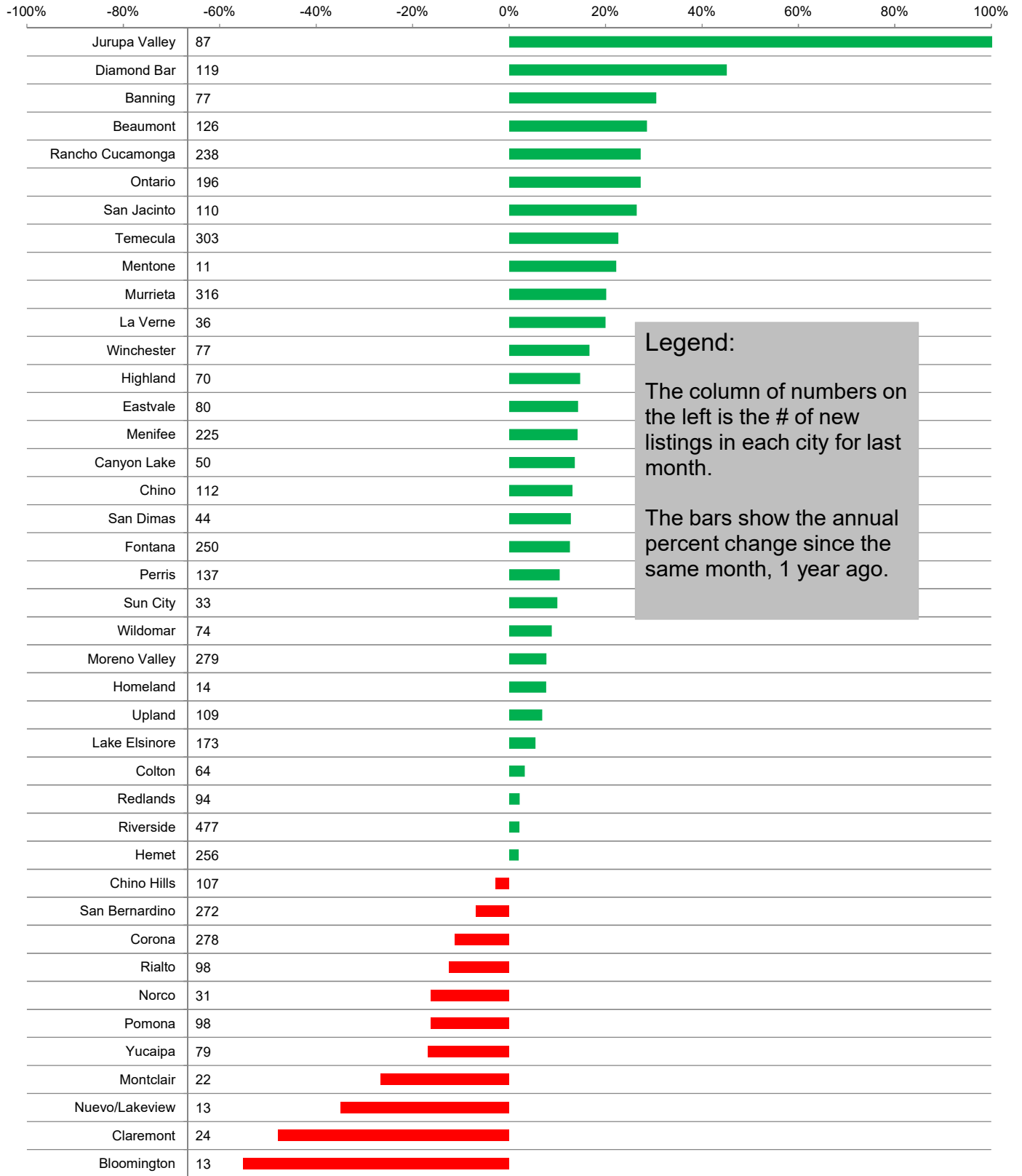
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Aug 2018 - Top Communities with New Listings (year-over-year)

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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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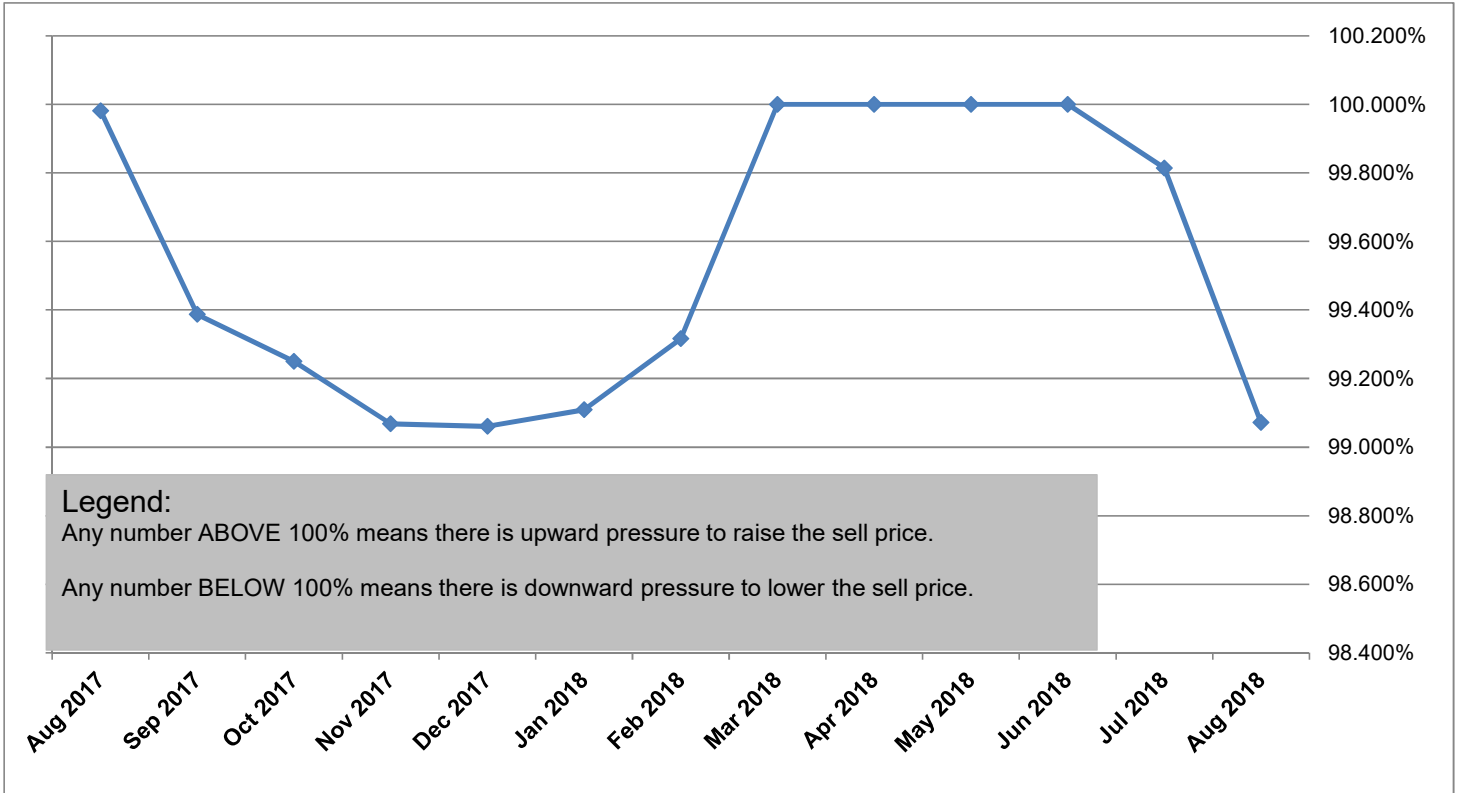
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Sell Price vs Original List Price

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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

