

Housing Data Report December 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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Dec 2018 - Monthly Report

Inland Valleys Regional Summary

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Mark Dowling, Chief Executive Officer

- The 2018 Inland Empire housing market data reflected “mixed signals”. When compared to 2017, year-over-year data has New Listings up 4.6%, while Sold Listings for the year were down 8.8%. Median Sales Price was up 6.3%, but total Sales Volume was down 8.1%. When you factor in the demand decline in the last few months of 2018, including December which saw an 18.1% month-over-year drop in Sold Listings, the housing marketing is flipping to a buyer’s market.
- Although Median Sales Price is up 6.3% year-over-year, the last seven months of 2018 saw that price hover consistently around \$390,000
- Reflecting a slowing, buyer’s market, Days on Market over the last quarter of 2018 saw an increase ranging from 35% to 54.5%

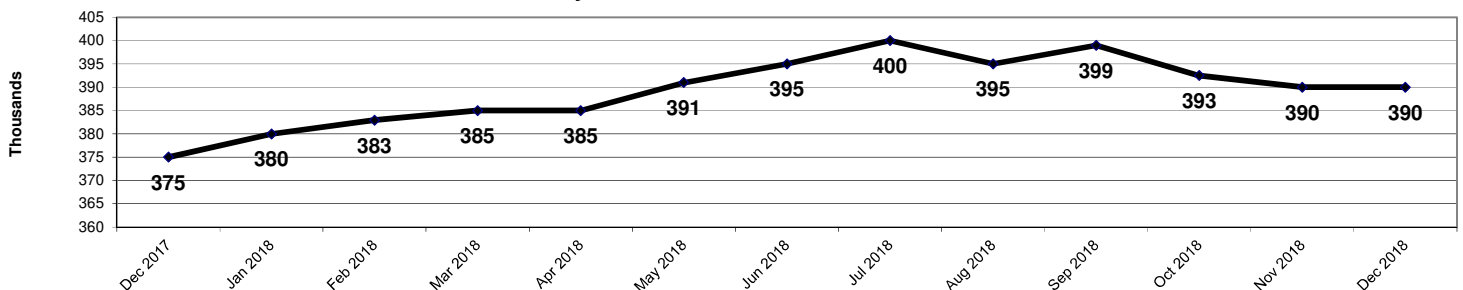


| | Dec-2017 | Dec-2018 | Annual Change |
|-----------------------------|-----------|-----------|---------------|
| Monthly New Listings | | | |
| New Listings | 2,524 | 2,447 | ↓ -3.1% |
| Pending Sales | 2,556 | 2,376 | ↓ -7.0% |
| Sold Listings | 3,295 | 2,700 | ↓ -18.1% |
| Median Sales Price | \$375,000 | \$390,000 | ↑ 4.0% |
| Sales Volume (\$M) | \$1,349 | \$1,106 | ↓ -18.0% |
| Price/Sq.Ft. | \$212 | \$217 | ↑ 2.3% |
| Sold \$/List \$ | 99.05% | 97.55% | ↓ -1.5% |
| Days on Market | 22 | 34 | ↑ 54.5% |
| CDOM | 25 | 39 | ↑ 56.0% |

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 Dec 2018 - YTD Comparisons

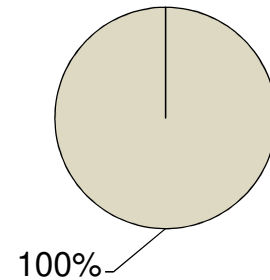
Inland Valleys Regional Summary

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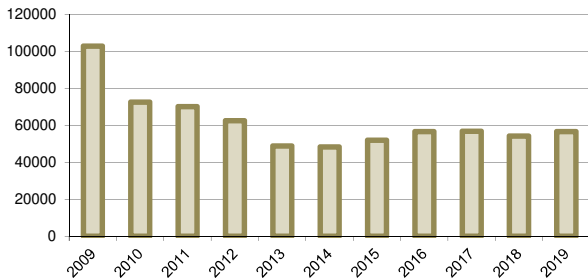
We are 12 months through the year:

The statistics shown below are for all 12 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.



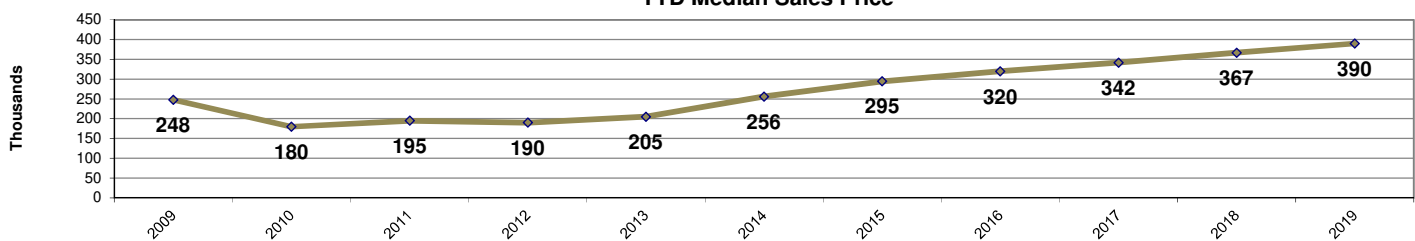
| | Jan-Dec 2017 | Jan-Dec 2018 | Year-Over-Year Change |
|---------------------------|------------------|------------------|-----------------------|
| YTD New Listings | 54,215 | 56,731 | ↑ 4.6% |
| Pending Sales | 44,911 | 40,961 | ↓ -8.8% |
| Sold Listings | 44,201 | 40,310 | ↓ -8.8% |
| Median Sales Price | \$366,900 | \$390,000 | ↑ 6.3% |
| Sales Volume (\$M) | \$17,488 | \$17,174 | ↓ -1.8% |
| Price/Sq.Ft. | \$204 | \$220 | ↑ 7.6% |
| Sold \$/List \$ | 99.31% | 99.10% | ↓ -0.2% |
| Days on Market | 20 | 20 | ⇒ 0.0% |
| CDOM | 23 | 23 | ⇒ 0.0% |



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YTD Median Sales Price



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Dec 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 | ⇒ 0% | ⇒ 0% | \$ 249,000 | 69 | \$ 181 | 45 |
| Beaumont | ↓ -19% | ↑ 4% | \$ 335,000 | 111 | \$ 170 | 37 |
| Canyon Lake | ↓ -21% | ↓ -6% | \$ 445,000 | 57 | \$ 217 | 65 |
| Chino | ↑ 11% | ↑ 7% | \$ 499,500 | 109 | \$ 269 | 42 |
| Chino Hills | ↓ -43% | ↓ -12% | \$ 618,000 | 114 | \$ 339 | 51 |
| Claremont | ↓ -60% | ↑ 0% | \$ 631,250 | 32 | \$ 397 | 17 |
| Colton | ↓ -30% | ↑ 7% | \$ 315,000 | 53 | \$ 225 | 54 |
| Corona | ↓ -25% | ↑ 1% | \$ 465,000 | 303 | \$ 251 | 38 |
| Diamond Bar | ↓ -20% | ↑ 8% | \$ 622,000 | 93 | \$ 353 | 60 |
| Eastvale | ↓ -9% | ↑ 2% | \$ 572,500 | 79 | \$ 198 | 46 |
| Fontana | ↓ -23% | ↑ 3% | \$ 390,000 | 221 | \$ 227 | 31 |
| Hemet | ↓ -10% | ↑ 5% | \$ 248,000 | 288 | \$ 150 | 39 |
| Highland | ↓ -13% | ↑ 12% | \$ 359,900 | 84 | \$ 197 | 41 |
| Jurupa Valley | ↑ 89% | ↑ 9% | \$ 454,695 | 89 | \$ 233 | 45 |
| La Verne | ↓ -44% | ↓ -9% | \$ 555,000 | 24 | \$ 352 | 33 |
| Lake Elsinore | ↓ -29% | ↑ 10% | \$ 372,500 | 184 | \$ 182 | 50 |
| Menifee | ↓ -14% | ↑ 2% | \$ 372,500 | 239 | \$ 177 | 38 |
| Montclair | ↓ -39% | ↑ 16% | \$ 455,000 | 20 | \$ 299 | 29 |
| Moreno Valley | ↓ -27% | ↑ 4% | \$ 334,500 | 290 | \$ 187 | 28 |
| Murrieta | ↓ -15% | ↑ 1% | \$ 415,000 | 259 | \$ 198 | 52 |
| Norco | ⇒ 0% | ↓ -3% | \$ 568,950 | 43 | \$ 274 | 78 |
| Ontario | ↑ 14% | ↑ 15% | \$ 450,000 | 163 | \$ 259 | 38 |
| Perris | ⇒ 0% | ↑ 13% | \$ 323,000 | 162 | \$ 159 | 31 |
| Pomona | ↓ -11% | ↑ 5% | \$ 412,400 | 105 | \$ 298 | 34 |
| Rancho Cucamonga | ↓ -21% | ↑ 6% | \$ 515,000 | 233 | \$ 287 | 32 |
| Redlands | ↓ -9% | ↑ 3% | \$ 406,000 | 113 | \$ 237 | 36 |
| Rialto | ↓ -27% | ↑ 3% | \$ 349,000 | 95 | \$ 224 | 30 |
| Riverside | ↓ -8% | ↑ 7% | \$ 406,790 | 646 | \$ 238 | 37 |
| San Bernardino | ↓ -17% | ↑ 12% | \$ 285,250 | 316 | \$ 209 | 33 |
| San Dimas | ↓ -46% | ↑ 14% | \$ 679,900 | 38 | \$ 348 | 33 |
| San Jacinto | ↓ -24% | ↑ 5% | \$ 280,000 | 123 | \$ 146 | 43 |
| Sun City | ↑ 12% | ↓ -10% | \$ 240,000 | 32 | \$ 174 | 83 |
| Temecula | ↓ -32% | ↓ -4% | \$ 436,000 | 257 | \$ 222 | 57 |
| Upland | ↑ 4% | ↑ 1% | \$ 542,000 | 114 | \$ 283 | 38 |
| Wildomar | ↓ -5% | ↓ -4% | \$ 387,940 | 56 | \$ 168 | 44 |
| Winchester | ↓ -40% | ↑ 1% | \$ 415,000 | 64 | \$ 175 | 42 |
| Yucaipa | ↓ -25% | ↓ -1% | \$ 360,000 | 95 | \$ 211 | 31 |
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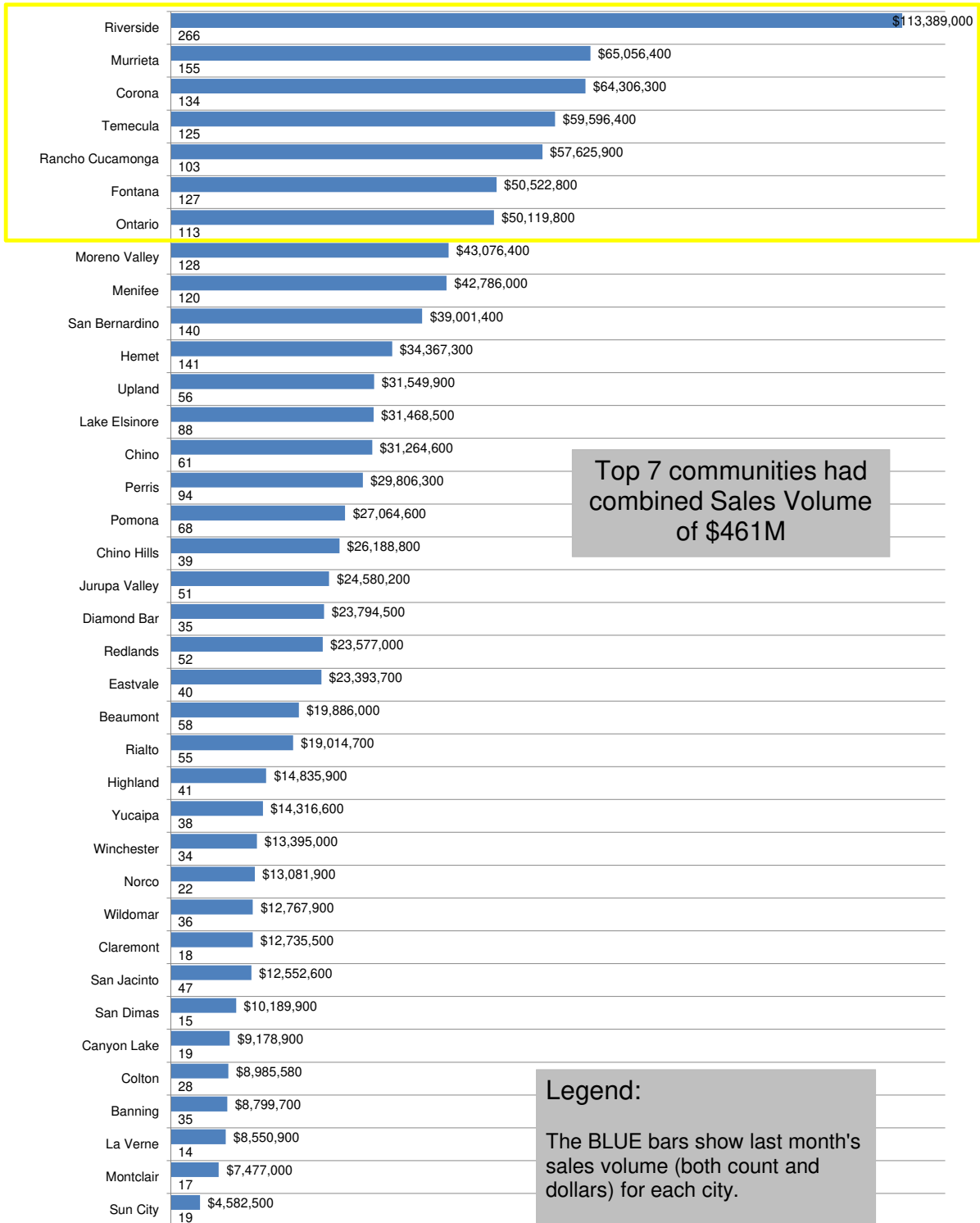
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Dec 2018 - Sales Volume per City

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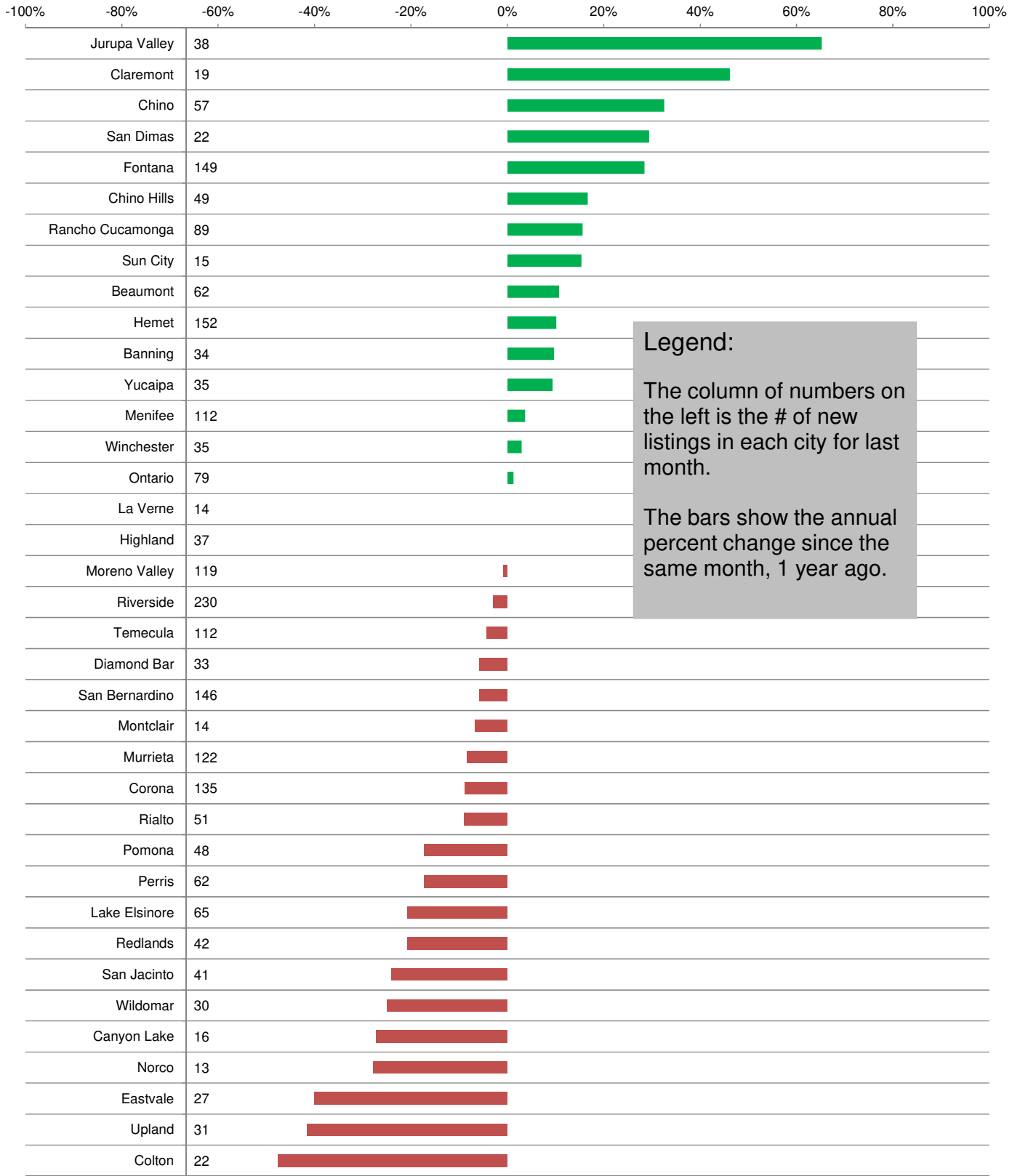
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Dec 2018 - Top Communities with New Listings (year-over-year)

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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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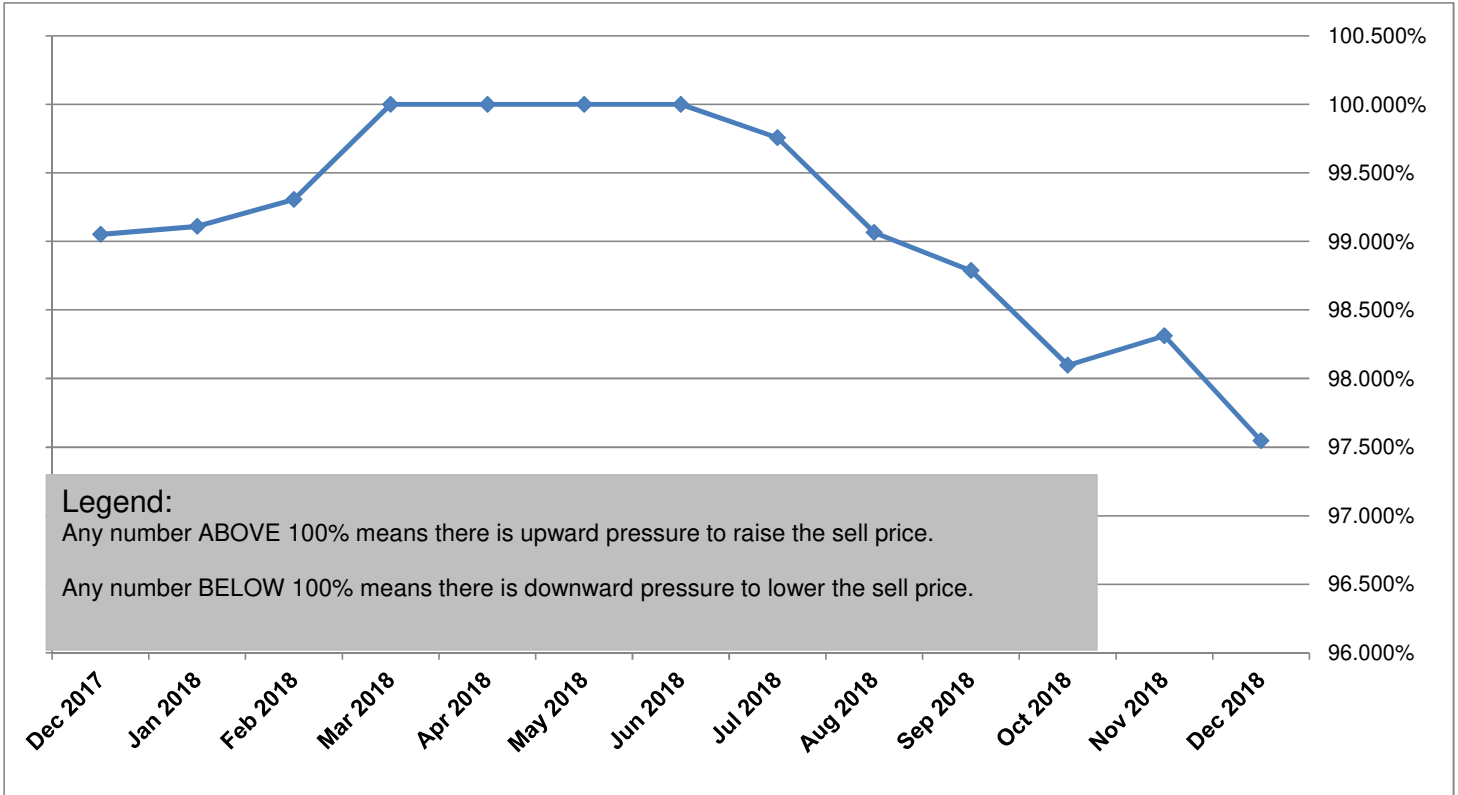
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Sell Price vs Original List Price

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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

