

# Housing Data Report March 2019

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)  
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## Mar 2019 - Monthly Report

### Inland Valleys Regional Summary

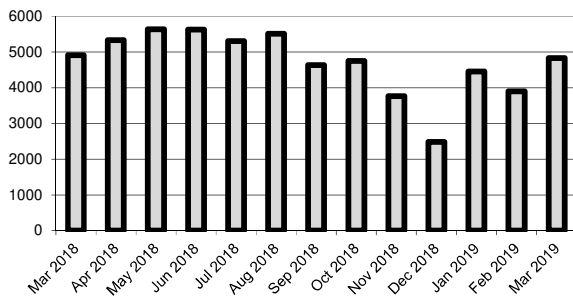
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#### Mark Dowling, Chief Executive Officer

- The first quarter of 2019 saw Inland Empire housing data reflect some of the same “market cooling” trends we saw the last half of 2018. When compared to 2018, the first quarter of the year experienced New Listings were down 4.1%, while Sold Listings and total Sales Volume were down 9.7% and 7.9%.
- Median Sales Price is up 2.6% (\$395,000) in a month-over-year comparison for March.
- Reflecting a slowing, buyer’s market, Combined Days on Market – up 87% for the quarter – has increased to 43 days.

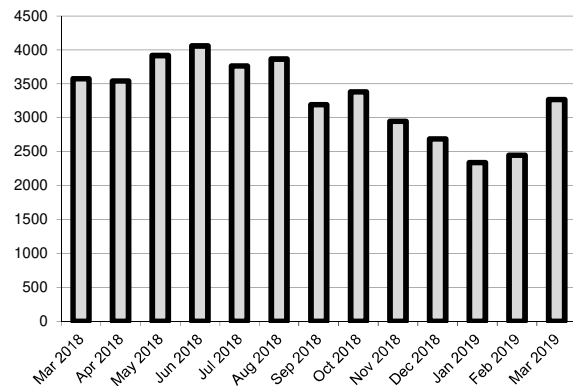


Monthly New Listings



	Mar-2018	Mar-2019	Annual Change
New Listings	4,912	4,832	↓ -1.6%
Pending Sales	3,986	4,156	↑ 4.3%
Sold Listings	3,575	3,267	↓ -8.6%
Median Sales Price	\$385,000	\$394,900	↑ 2.6%
Sales Volume (\$M)	\$1,487	\$1,370	↓ -7.9%
Price/Sq.Ft.	\$217	\$220	↑ 1.2%
Sold \$/List \$	100.00%	98.47%	↓ -1.5%
Days on Market	16	29	↑ 81.3%
CDOM	19	39	↑ 105.3%

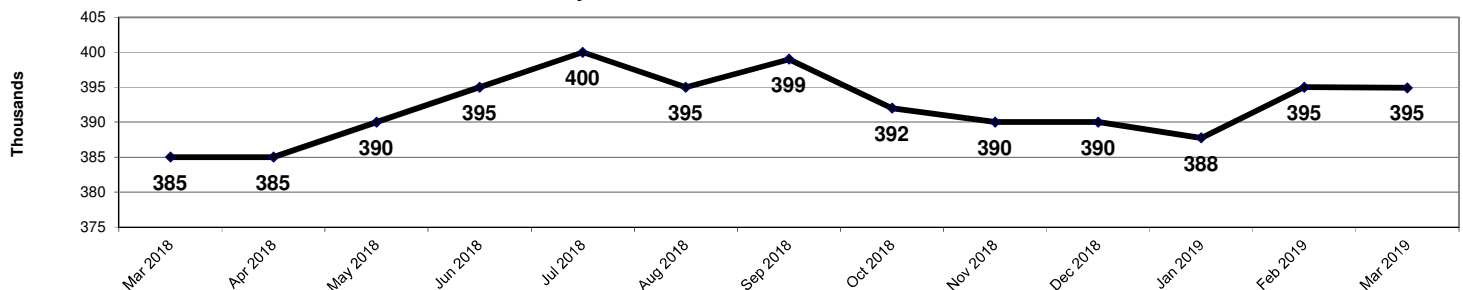
Monthly Closed Listings



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



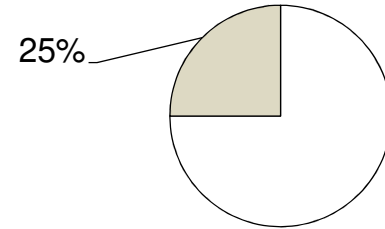
# Jan through Mar 2019 - YTD Comparisons

## Inland Valleys Regional Summary

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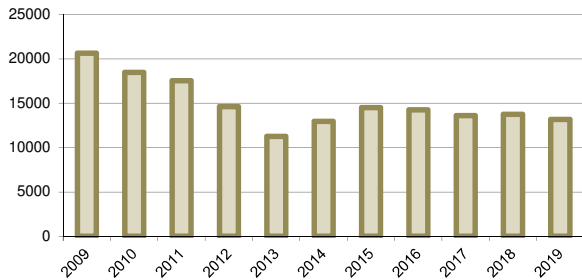
We are 3 months through the year:

The statistics shown below are for the first 3 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.

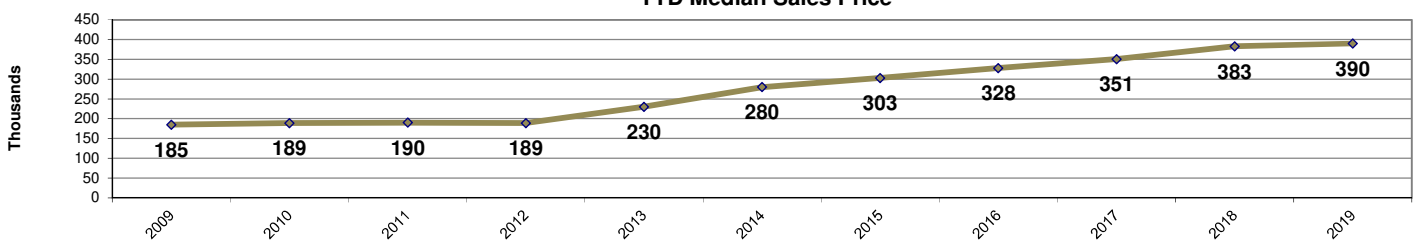
	Jan-Mar 2018	Jan-Mar 2019	Year-Over-Year Change
<b>YTD New Listings</b>	<b>13,749</b>	<b>13,189</b>	<b>↓ -4.1%</b>
<b>Pending Sales</b>	<b>10,448</b>	<b>10,303</b>	<b>↓ -1.4%</b>
<b>Sold Listings</b>	<b>8,913</b>	<b>8,052</b>	<b>↓ -9.7%</b>
<b>Median Sales Price</b>	<b>\$382,779</b>	<b>\$390,000</b>	<b>↑ 1.9%</b>
<b>Sales Volume (\$M)</b>	<b>\$3,652</b>	<b>\$3,363</b>	<b>↓ -7.9%</b>
<b>Price/Sq.Ft.</b>	<b>\$215</b>	<b>\$219</b>	<b>↑ 1.9%</b>
<b>Sold \$/List \$</b>	<b>99.51%</b>	<b>98.13%</b>	<b>↓ -1.4%</b>
<b>Days on Market</b>	<b>20</b>	<b>35</b>	<b>↑ 75.0%</b>
<b>CDOM</b>	<b>23</b>	<b>43</b>	<b>↑ 87.0%</b>



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### YTD Median Sales Price



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## Mar 2019 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	↓ -21%	↑ 6%	\$ 649,800	19	\$ 312	15
Banning	↑ 17%	↑ 8%	\$ 259,000	76	\$ 177	61
Beaumont	↓ -18%	↑ 5%	\$ 335,900	122	\$ 166	27
Bloomington	↑ 40%	↓ -3%	\$ 315,000	20	\$ 247	62
Calimesa	↑ 15%	↓ -9%	\$ 316,900	20	\$ 214	41
Canyon Lake	↑ 8%	↑ 10%	\$ 452,000	54	\$ 214	23
Chino	↓ -42%	↓ -8%	\$ 470,000	103	\$ 262	39
Chino Hills	↑ 19%	↓ -8%	\$ 618,500	112	\$ 337	54
Claremont	↑ 7%	⇒ 0%	\$ 660,000	34	\$ 349	60
Colton	↓ -3%	↓ -11%	\$ 272,000	55	\$ 219	26
Corona	↓ -9%	↓ -6%	\$ 465,000	301	\$ 253	49
Diamond Bar	↓ -33%	↓ -2%	\$ 638,000	86	\$ 351	57
Eastvale	↑ 7%	↓ -1%	\$ 556,600	83	\$ 203	47
Fontana	↓ -8%	↓ -2%	\$ 400,000	248	\$ 227	27
Hemet	↓ -5%	⇒ 0%	\$ 250,000	280	\$ 154	45
Highland	↑ 12%	↑ 6%	\$ 350,000	84	\$ 206	46
Jurupa Valley	↑ 25%	↑ 2%	\$ 449,000	85	\$ 228	67
La Verne	↑ 24%	↓ -5%	\$ 617,500	33	\$ 367	61
Lake Elsinore	↓ -9%	↓ -2%	\$ 358,750	170	\$ 186	53
Loma Linda	↑ 220%	↓ -11%	\$ 365,000	19	\$ 229	12
Menifee	↑ 9%	↑ 3%	\$ 380,000	240	\$ 180	35
Montclair	↓ -59%	↓ -7%	\$ 375,000	25	\$ 265	26
Moreno Valley	↓ -18%	↑ 4%	\$ 330,000	299	\$ 191	35
Murrieta	↓ -22%	↑ 1%	\$ 422,500	279	\$ 199	38
Norco	↓ -25%	↓ -8%	\$ 527,500	34	\$ 291	65
Ontario	↑ 7%	↑ 8%	\$ 444,250	177	\$ 267	39
Perris	↑ 2%	↑ 11%	\$ 323,000	162	\$ 175	28
Pomona	↓ -44%	↑ 5%	\$ 413,000	119	\$ 293	24
Rancho Cucamonga	↑ 9%	↓ -4%	\$ 479,900	239	\$ 303	36
Redlands	↑ 31%	↓ -6%	\$ 418,000	92	\$ 235	40
Rialto	↑ 4%	↑ 2%	\$ 366,750	124	\$ 223	25
Riverside	↓ -10%	↑ 6%	\$ 407,000	605	\$ 241	45
San Bernardino	↓ -11%	↑ 12%	\$ 283,000	311	\$ 212	28
San Dimas	↑ 10%	↑ 4%	\$ 622,450	34	\$ 347	45
San Jacinto	↓ -11%	⇒ 0%	\$ 285,000	108	\$ 154	36
Sun City	↓ -18%	↑ 5%	\$ 241,500	42	\$ 197	83
Temecula	↓ -10%	↓ -4%	\$ 451,000	243	\$ 225	39
Upland	↓ -31%	↓ -4%	\$ 545,000	98	\$ 274	25
Wildomar	↓ -22%	↓ -4%	\$ 395,000	53	\$ 183	47
Winchester	↓ -10%	⇒ 0%	\$ 410,000	59	\$ 169	50
Yucaipa	↓ -19%	↑ 5%	\$ 369,000	87	\$ 211	24

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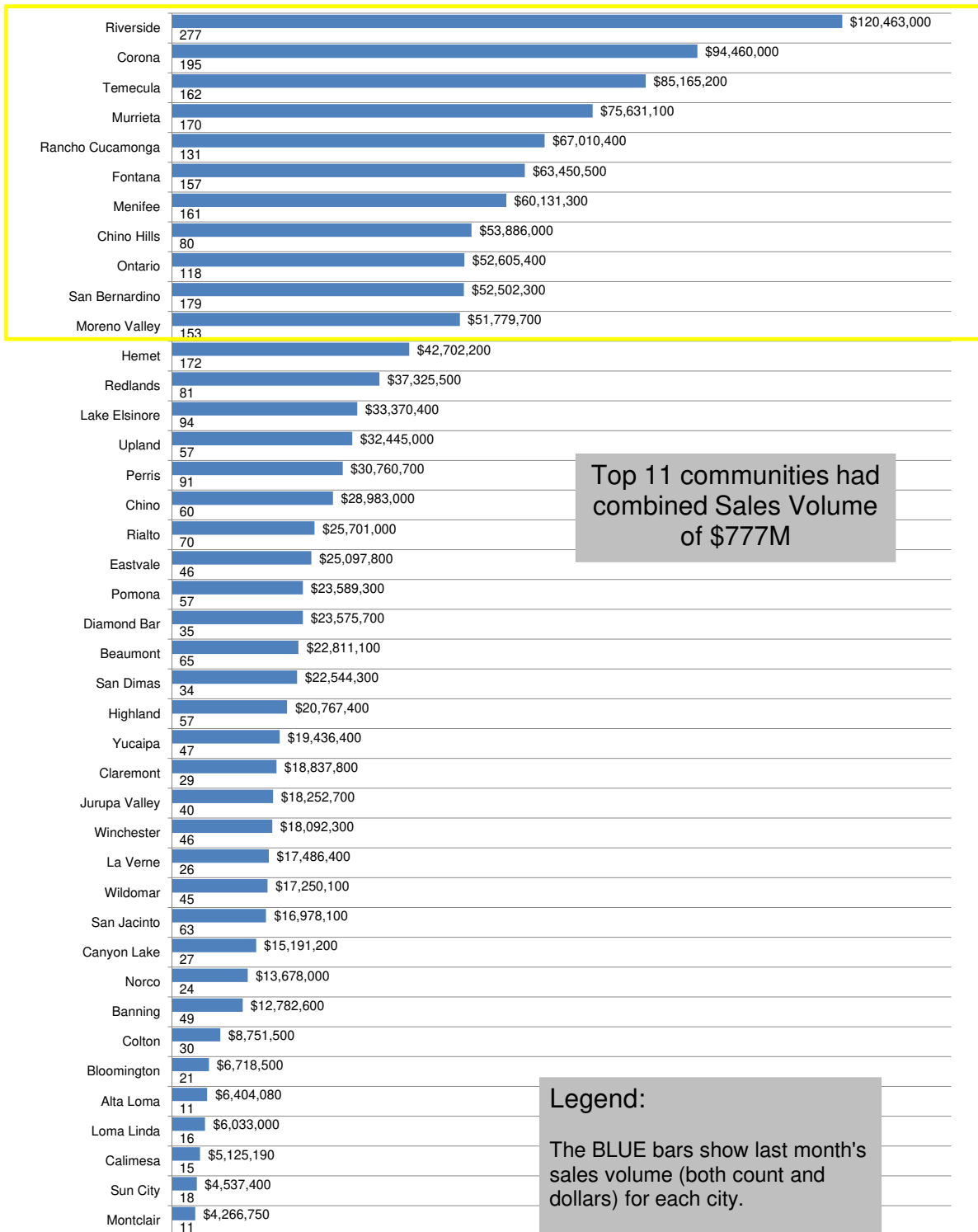
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## Mar 2019 - Sales Volume per City

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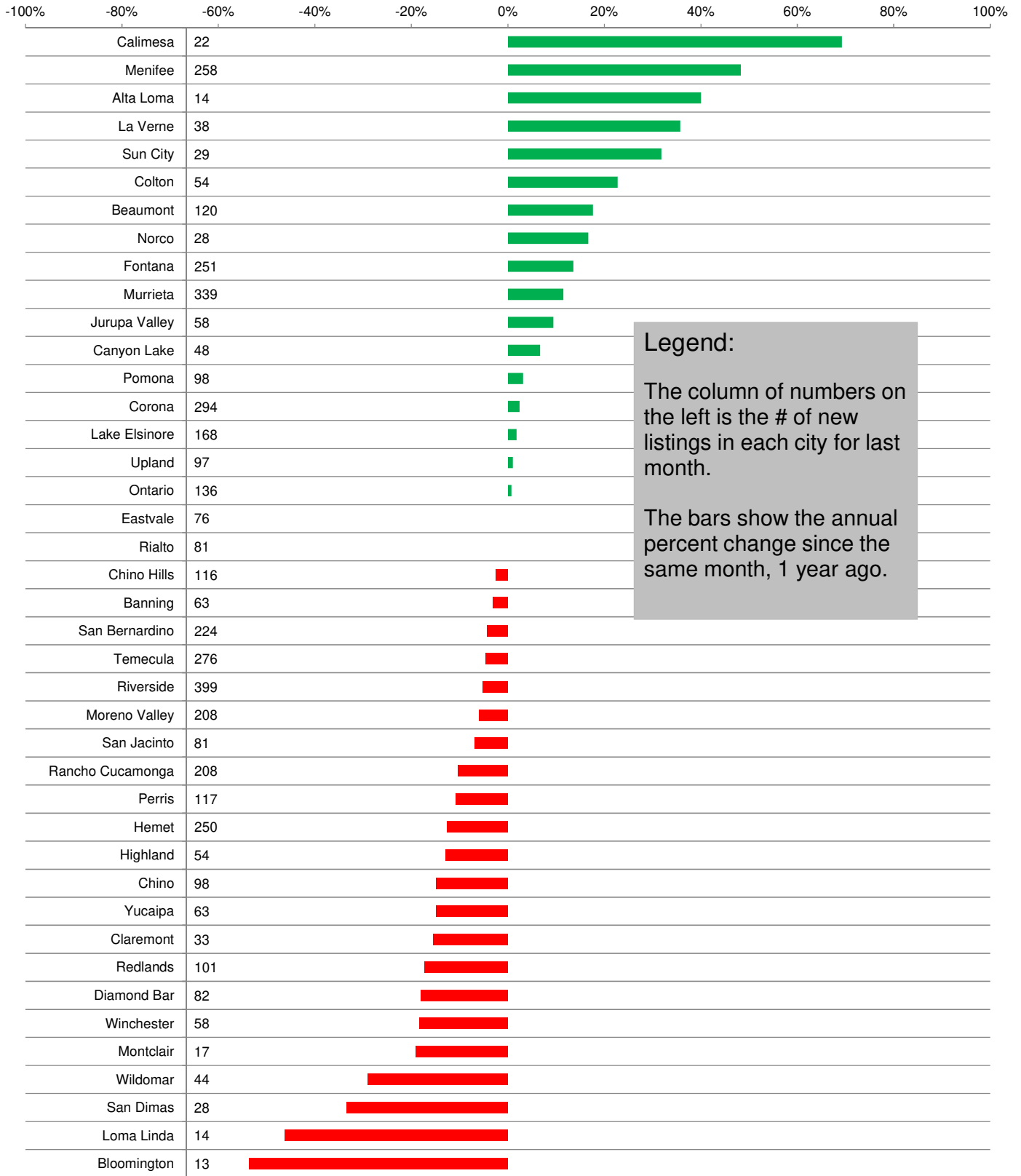
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### Mar 2019 - Top Communities with New Listings (year-over-year)

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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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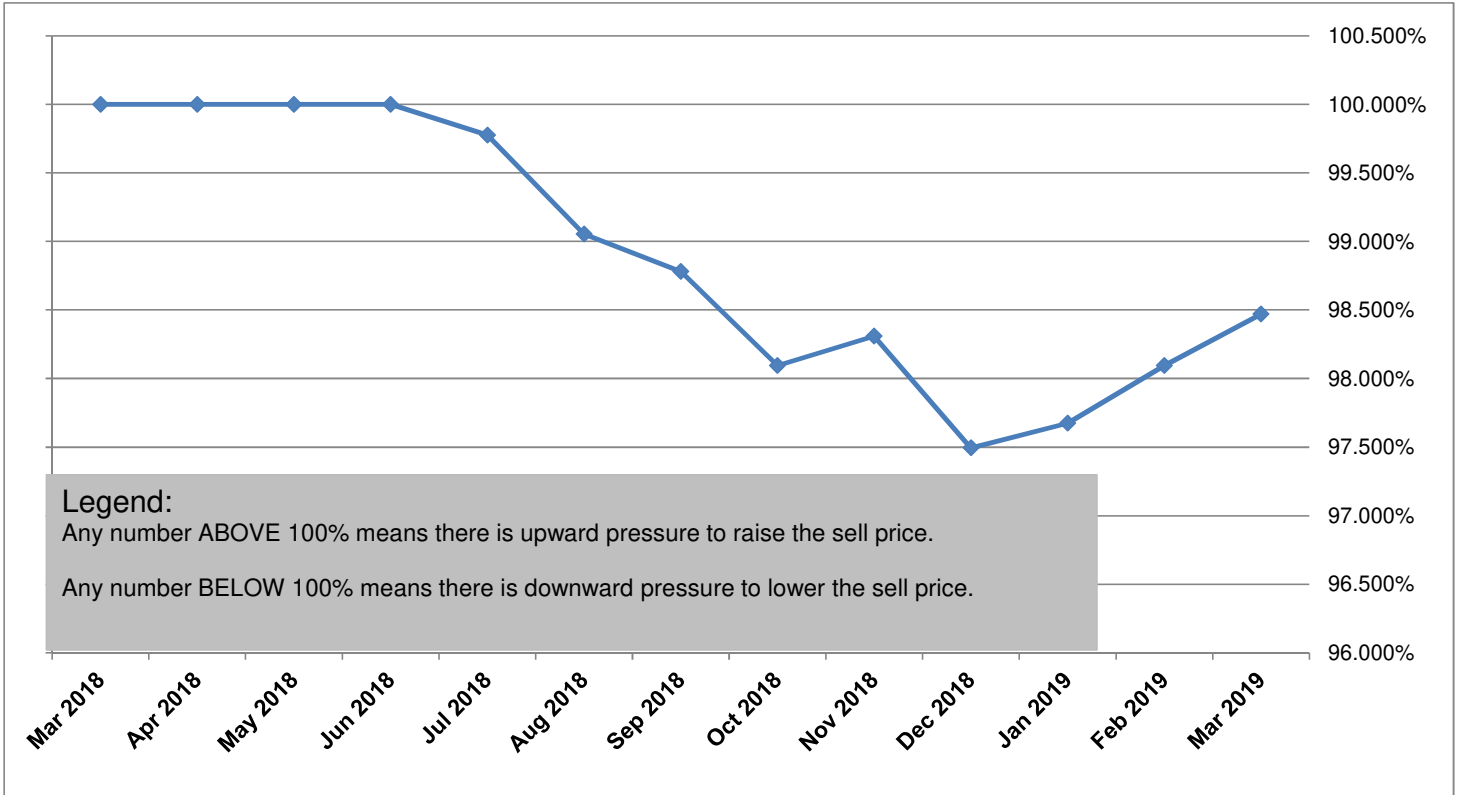
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# Sell Price vs Original List Price

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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

