

# Housing Data Report July 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)  
[www.ivaor.com](http://www.ivaor.com)

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# Jul 2019 - Monthly Report


## Inland Valleys Regional Summary

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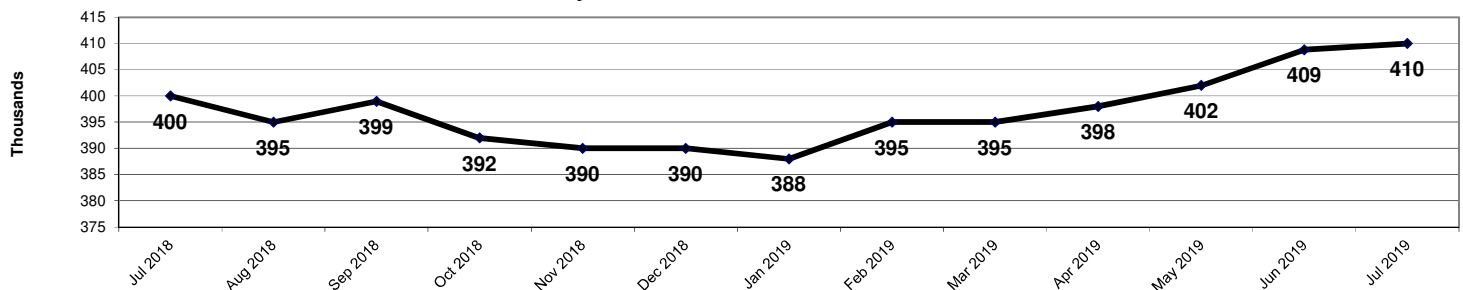
### Mark Dowling, Chief Executive Officer

- The regional housing market for the first seven months of 2019 reflects a steady, but slightly sluggish sales environment. New Listings and Sold Listings were down slightly at -4.2% and -2.8%, and total Sales Volume was down -.7%. However, for the month of July, Pending Sales were up 17.2% and Sold Listings were up 5.7%.
- Median Sales Price was up 2.6% (\$410,000) in a month-over-year comparison for July.
- Days on Market – up 44.4% for the first seven months of 2019 – has increased to 26 days.



	Jul-2018	Jul-2019	Annual Change
<b>Monthly New Listings</b>			
New Listings	5,308	4,995	↓ -5.9%
Pending Sales	3,721	4,360	↑ 17.2%
Sold Listings	3,764	3,979	↑ 5.7%
Median Sales Price	\$400,000	\$410,000	↑ 2.5%
Sales Volume (\$M)	\$1,619	\$1,737	↑ 7.3%
<b>Monthly Closed Listings</b>			
Price/Sq.Ft.	\$226	\$225	↓ -0.5%
Sold \$/List \$	99.78%	99.11%	↓ -0.7%
Days on Market	18	21	↑ 16.7%
CDOM	19	23	↑ 21.1%
<p>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.</p> 			

### Monthly Median Sales Price



# Jan through Jul 2019 - YTD Comparisons

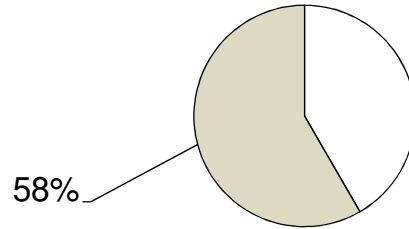
## Inland Valleys Regional Summary

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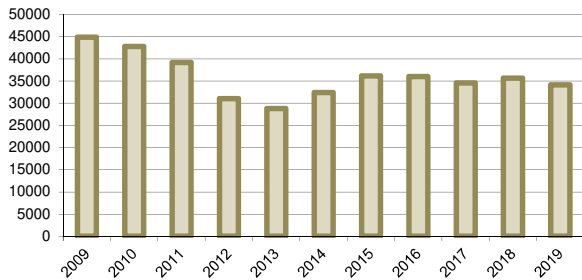
We are 7 months through the year:

The statistics shown below are for the first 7 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.



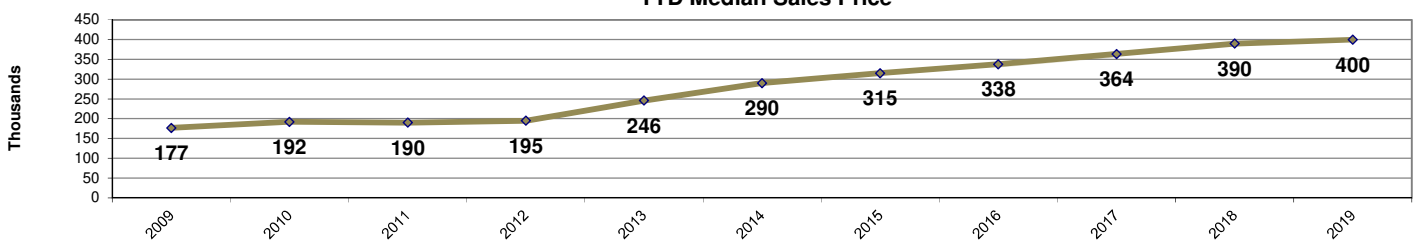
	Jan-Jul 2018	Jan-Jul 2019	Year-Over-Year Change
<b>YTD New Listings</b>	<b>35,657</b>	<b>34,159</b>	<b>↓ -4.2%</b>
<b>Pending Sales</b>	<b>25,917</b>	<b>26,829</b>	<b>↑ 3.5%</b>
<b>Sold Listings</b>	<b>24,200</b>	<b>23,515</b>	<b>↓ -2.8%</b>
<b>Median Sales Price</b>	<b>\$390,000</b>	<b>\$400,000</b>	<b>↑ 2.6%</b>
<b>Sales Volume (\$M)</b>	<b>\$10,117</b>	<b>\$10,045</b>	<b>↓ -0.7%</b>
<b>Price/Sq.Ft.</b>	<b>\$219</b>	<b>\$221</b>	<b>↑ 1.0%</b>
<b>Sold \$/List \$</b>	<b>100.00%</b>	<b>98.73%</b>	<b>↓ -1.3%</b>
<b>Days on Market</b>	<b>18</b>	<b>26</b>	<b>↑ 44.4%</b>
<b>CDOM</b>	<b>19</b>	<b>31</b>	<b>↑ 63.2%</b>



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### YTD Median Sales Price



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## Jul 2019 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
Alta Loma	↑ 111%	↓ -22%	\$ 607,000	29	\$ 315	20
Banning	↑ 69%	↓ -2%	\$ 272,500	95	\$ 186	51
Beaumont	↑ 18%	↑ 0%	\$ 349,950	112	\$ 171	30
Bloomington	↓ -28%	↑ 5%	\$ 365,000	14	\$ 268	18
Calimesa	↑ 100%	↑ 40%	\$ 387,500	20	\$ 183	32
Canyon Lake	↓ -6%	↑ 3%	\$ 475,000	73	\$ 224	54
Chino	↓ -8%	↑ 2%	\$ 487,000	117	\$ 272	23
Chino Hills	↓ -23%	↑ 4%	\$ 648,000	107	\$ 340	19
Claremont	↑ 13%	↓ -2%	\$ 635,000	48	\$ 355	22
Colton	↑ 10%	↑ 17%	\$ 320,000	61	\$ 217	17
Corona	↓ -15%	↑ 3%	\$ 502,500	322	\$ 259	23
Diamond Bar	↓ -4%	↑ 2%	\$ 699,999	86	\$ 369	42
Eastvale	↑ 34%	↑ 3%	\$ 570,000	103	\$ 209	25
Fontana	↑ 7%	↑ 6%	\$ 420,050	242	\$ 239	20
Hemet	↑ 13%	↑ 4%	\$ 265,000	270	\$ 159	30
Highland	↓ -16%	↑ 2%	\$ 360,000	75	\$ 207	16
Homeland	↓ -23%	↑ 18%	\$ 230,000	21	\$ 157	48
Jurupa Valley	↓ -7%	↓ -1%	\$ 435,000	69	\$ 246	26
La Verne	↓ -17%	↑ 1%	\$ 655,000	42	\$ 377	27
Lake Elsinore	↓ -16%	↑ 3%	\$ 389,900	171	\$ 182	26
Loma Linda	↑ 28%	↓ -15%	\$ 350,000	19	\$ 257	13
Menifee	↑ 38%	↑ 3%	\$ 380,000	280	\$ 181	31
Mentone	↓ -8%	↓ -20%	\$ 304,000	10	\$ 225	6
Montclair	↑ 86%	↓ -2%	\$ 439,500	20	\$ 306	15
Moreno Valley	↑ 3%	↑ 5%	\$ 340,000	230	\$ 203	14
Murrieta	↑ 31%	↑ 3%	\$ 440,000	357	\$ 194	30
Norco	↓ -24%	↑ 12%	\$ 603,500	39	\$ 303	42
Nuevo/Lakeview	↑ 56%	↑ 6%	\$ 345,000	19	\$ 206	45
Ontario	↑ 45%	↑ 5%	\$ 438,250	183	\$ 284	15
Perris	↓ -13%	↑ 4%	\$ 337,000	137	\$ 181	21
Pomona	↓ -14%	↑ 5%	\$ 450,000	81	\$ 326	17
Rancho Cucamonga	↓ -1%	↑ 1%	\$ 523,000	278	\$ 298	24
Redlands	↑ 3%	↑ 5%	\$ 450,000	105	\$ 258	23
Rialto	↑ 26%	↑ 5%	\$ 373,250	89	\$ 230	18
Riverside	↑ 14%	↑ 3%	\$ 415,000	553	\$ 254	19
San Bernardino	↓ -3%	↑ 11%	\$ 305,000	281	\$ 220	18
San Dimas	↓ -33%	↑ 23%	\$ 708,000	35	\$ 353	26
San Jacinto	↑ 27%	↑ 17%	\$ 300,000	107	\$ 157	15
Sun City	↓ -19%	↑ 15%	\$ 264,000	34	\$ 188	90
Temecula	↑ 20%	↑ 2%	\$ 475,000	296	\$ 231	29
Upland	↓ -21%	↑ 5%	\$ 578,000	107	\$ 294	27
Wildomar	↓ -14%	↑ 1%	\$ 412,500	72	\$ 174	21
Winchester	↑ 16%	↑ 2%	\$ 427,500	86	\$ 166	25
Yucaipa	↓ -23%	↑ 1%	\$ 399,000	87	\$ 211	26

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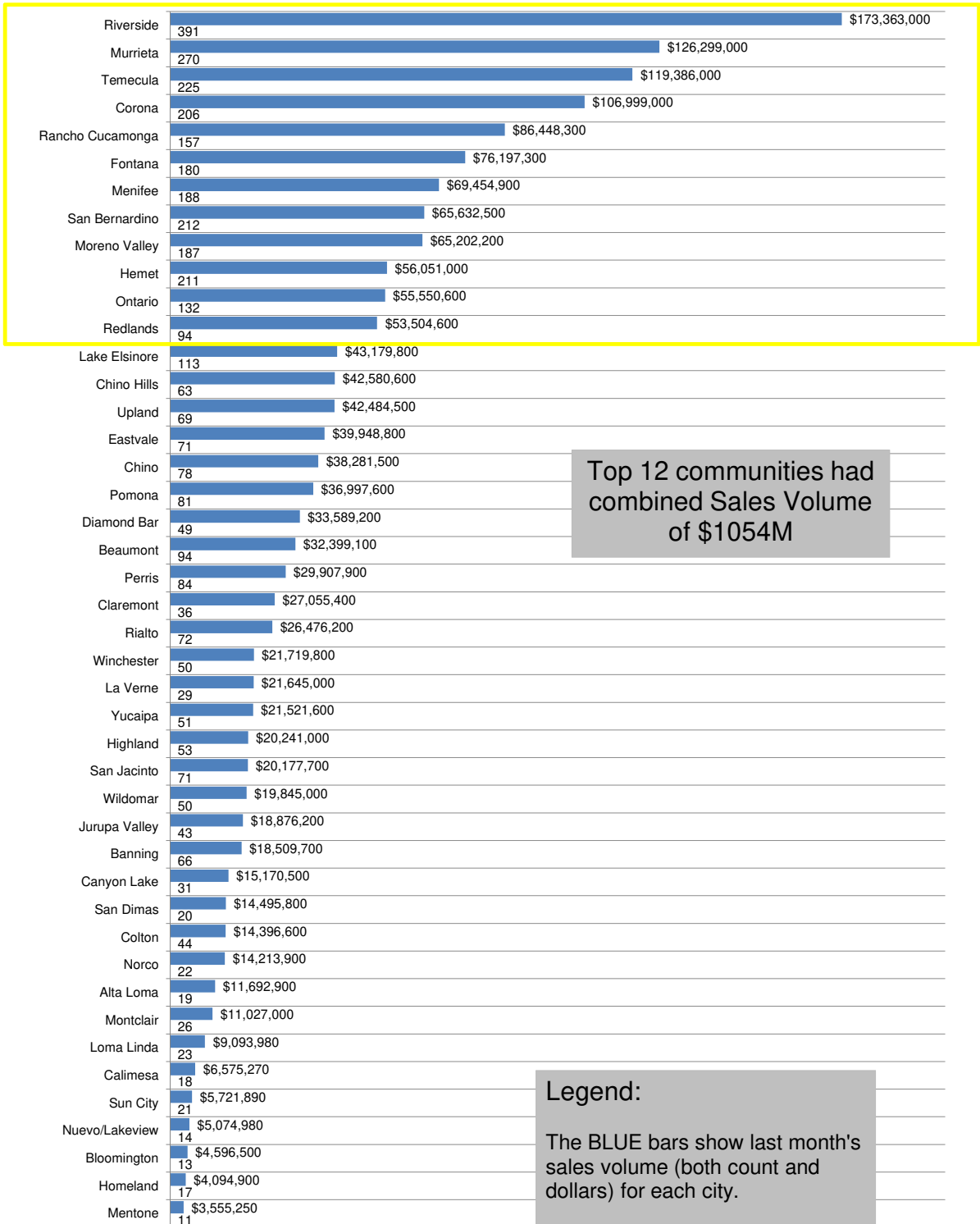
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## Jul 2019 - Sales Volume per City

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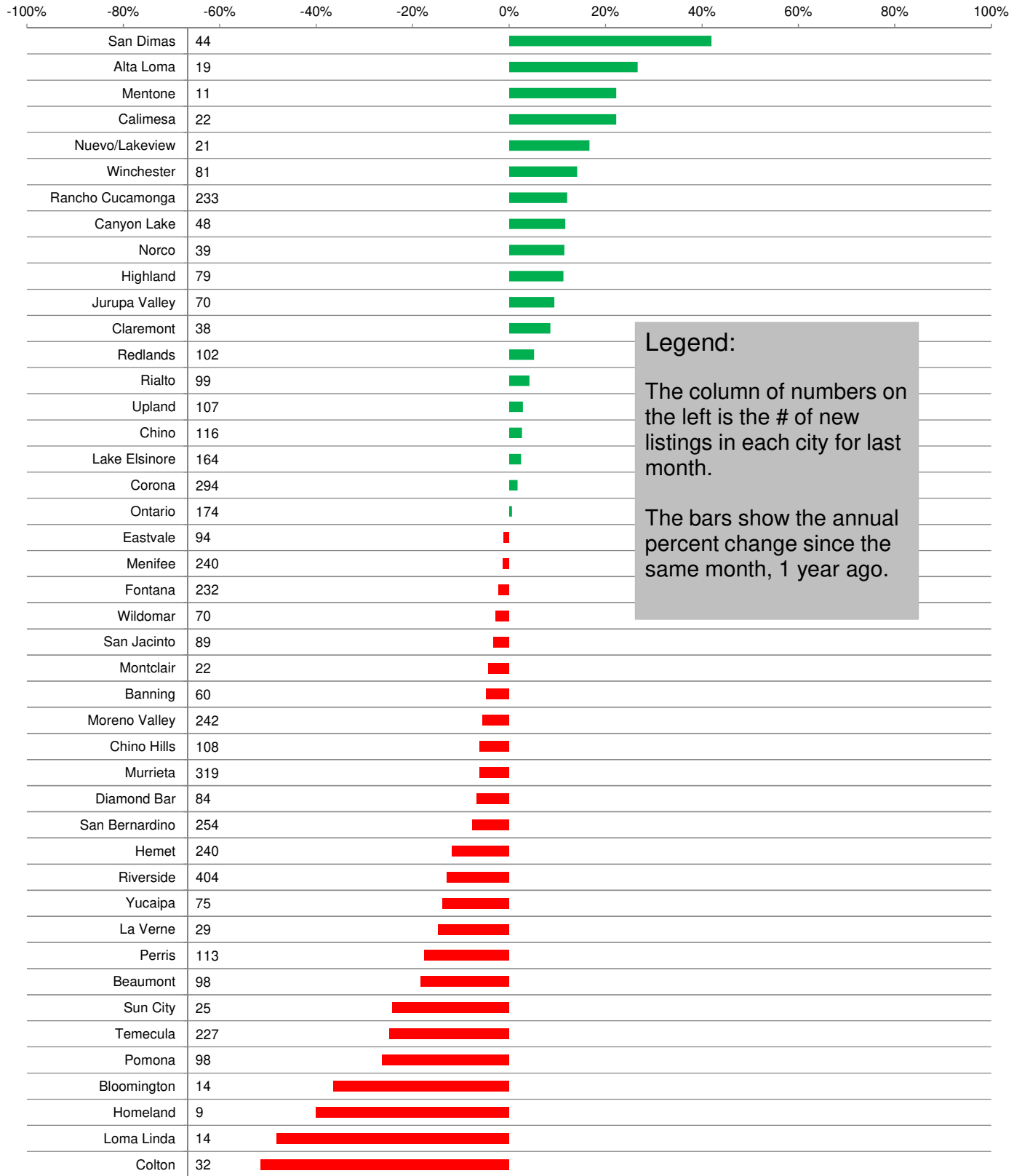
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### Jul 2019 - Top Communities with New Listings (year-over-year)

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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

