

Housing Data Report August 2019

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 2019 - Monthly Report

Inland Valleys Regional Summary

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Mark Dowling, Chief Executive Officer

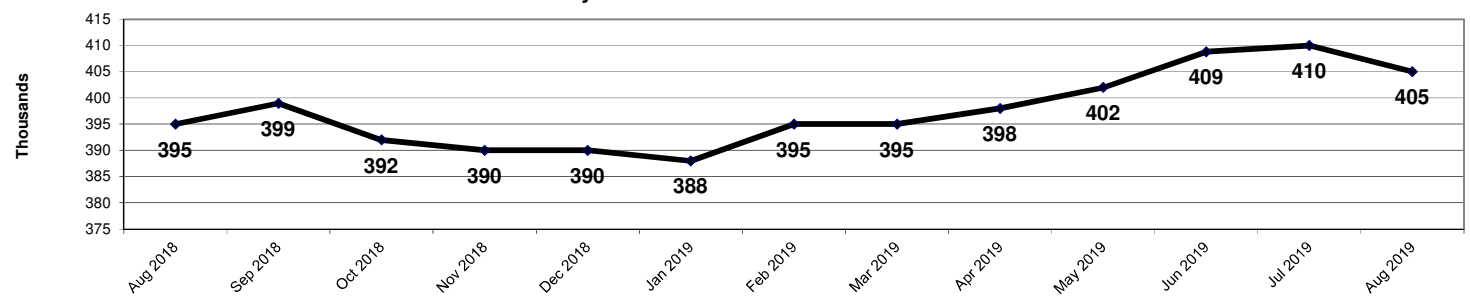
- The regional housing market for the first two-thirds of 2019 reflects a mostly consistent, but slightly sluggish sales environment. Year-to-date New Listings and Sold Listings were down slightly at -4.8% and -1.7%, but total Sales Volume was up slightly .7%
- Median Sales Price was up 2.5% (\$405,000) in an August 2019 v. August 2018 comparison.
- Days on Market continues to move up. However, the increased days is only up to 25 days, which is still reflective of a competitive market.

	Aug-2018	Aug-2019	Annual Change
Monthly New Listings			
New Listings	5,513	4,929	↓ -10.6%
Pending Sales	3,649	4,255	↑ 16.6%
Sold Listings	3,871	4,071	↑ 5.2%
Median Sales Price	\$395,000	\$405,000	↑ 2.5%
Sales Volume (\$M)	\$1,629	\$1,772	↑ 8.8%
Monthly Closed Listings			
Price/Sq.Ft.	\$221	\$225	↑ 1.7%
Sold \$/List \$	99.05%	98.91%	↓ -0.1%
Days on Market	20	21	↑ 5.0%
CDOM	22	24	↑ 9.1%

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 2019 - YTD Comparisons

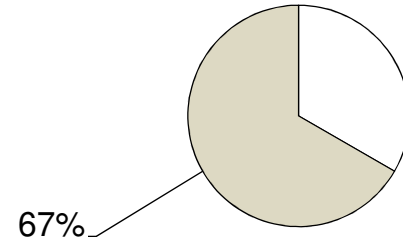
Inland Valleys Regional Summary

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We are 8 months through the year:

The statistics shown below are for the first 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.



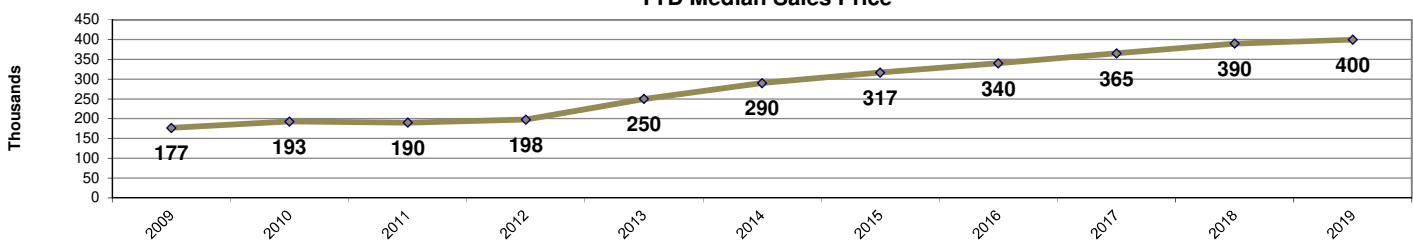
	Jan-Aug 2018	Jan-Aug 2019	Year-Over-Year Change
New Listings	41,170	39,190	↓ -4.8%
Pending Sales	29,566	30,773	↑ 4.1%
Sold Listings	28,071	27,605	↓ -1.7%
Median Sales Price	\$390,000	\$400,000	↑ 2.6%
Sales Volume (\$M)	\$11,746	\$11,829	↑ 0.7%
Price/Sq.Ft.	\$219	\$222	↑ 1.2%
Sold \$/List \$	99.78%	98.77%	↓ -1.0%
Days on Market	18	25	↑ 38.9%
CDOM	20	30	↑ 50.0%



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YTD Median Sales Price



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Aug 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	↑ 50%	↑ 8%	\$ 630,000	19	\$ 307	28
Banning	↑ 32%	↓ -2%	\$ 257,000	94	\$ 186	51
Beaumont	↓ -10%	↑ 3%	\$ 340,500	114	\$ 170	30
Calimesa	↑ 260%	↑ 5%	\$ 380,000	21	\$ 209	37
Canyon Lake	⇒ 0%	↑ 7%	\$ 445,000	58	\$ 214	66
Chino	↓ -18%	↑ 0%	\$ 486,000	105	\$ 271	32
Chino Hills	↑ 1%	↓ -1%	\$ 678,500	132	\$ 344	40
Claremont	↑ 8%	↑ 9%	\$ 760,000	47	\$ 342	45
Colton	↓ -37%	↑ 8%	\$ 324,700	42	\$ 240	24
Corona	↑ 10%	↓ -1%	\$ 479,900	330	\$ 263	28
Diamond Bar	↓ -2%	↓ -5%	\$ 625,000	115	\$ 378	31
Eastvale	↑ 11%	↓ -2%	\$ 571,000	106	\$ 205	40
Fontana	↑ 14%	↑ 9%	\$ 445,000	278	\$ 229	27
Grand Terrace	↑ 75%	↓ -3%	\$ 370,750	21	\$ 234	23
Hemet	↑ 0%	↑ 1%	\$ 256,500	259	\$ 160	25
Highland	↑ 16%	↑ 8%	\$ 369,000	78	\$ 213	19
Homeland	⇒ 0%	↓ -29%	\$ 175,000	19	\$ 118	73
Jurupa Valley	↑ 71%	↑ 3%	\$ 455,000	80	\$ 240	39
La Verne	↓ -6%	↑ 5%	\$ 641,000	36	\$ 362	34
Lake Elsinore	↑ 3%	↑ 3%	\$ 385,750	183	\$ 187	38
Loma Linda	↑ 27%	↑ 30%	\$ 421,500	11	\$ 241	19
Menifee	↑ 33%	↑ 1%	\$ 382,500	289	\$ 187	36
Montclair	↓ -16%	↓ 0%	\$ 429,000	17	\$ 310	9
Moreno Valley	↓ -8%	↑ 5%	\$ 352,400	268	\$ 198	14
Murrieta	↑ 12%	↑ 3%	\$ 429,950	382	\$ 196	25
Norco	↓ -21%	↑ 13%	\$ 628,750	51	\$ 265	27
Nuevo/Lakeview	↓ -8%	↓ -5%	\$ 400,000	20	\$ 177	30
Ontario	↑ 1%	↑ 2%	\$ 438,450	191	\$ 270	21
Perris	↓ -18%	↑ 3%	\$ 329,900	121	\$ 196	12
Pomona	↓ -9%	↓ -1%	\$ 425,000	94	\$ 311	26
Rancho Cucamonga	↓ -4%	↓ -5%	\$ 505,000	282	\$ 300	19
Redlands	⇒ 0%	↓ -1%	\$ 385,000	112	\$ 258	15
Rialto	↑ 17%	↑ 4%	\$ 372,500	99	\$ 233	20
Riverside	↑ 10%	↑ 4%	\$ 420,000	599	\$ 249	21
San Bernardino	↑ 7%	↑ 5%	\$ 300,000	286	\$ 219	20
San Dimas	↑ 22%	↓ -11%	\$ 565,000	47	\$ 359	15
San Jacinto	↑ 13%	↑ 5%	\$ 309,000	107	\$ 154	28
Sun City	↑ 5%	↓ -5%	\$ 232,850	33	\$ 180	29
Temecula	↑ 8%	↑ 4%	\$ 490,000	305	\$ 224	33
Upland	↑ 9%	↓ -5%	\$ 549,000	116	\$ 300	23
Wildomar	↓ -15%	↓ -2%	\$ 395,000	79	\$ 193	23
Winchester	↓ -14%	↑ 3%	\$ 444,035	86	\$ 183	40
Yucaipa	↑ 23%	↓ -5%	\$ 370,000	83	\$ 214	22

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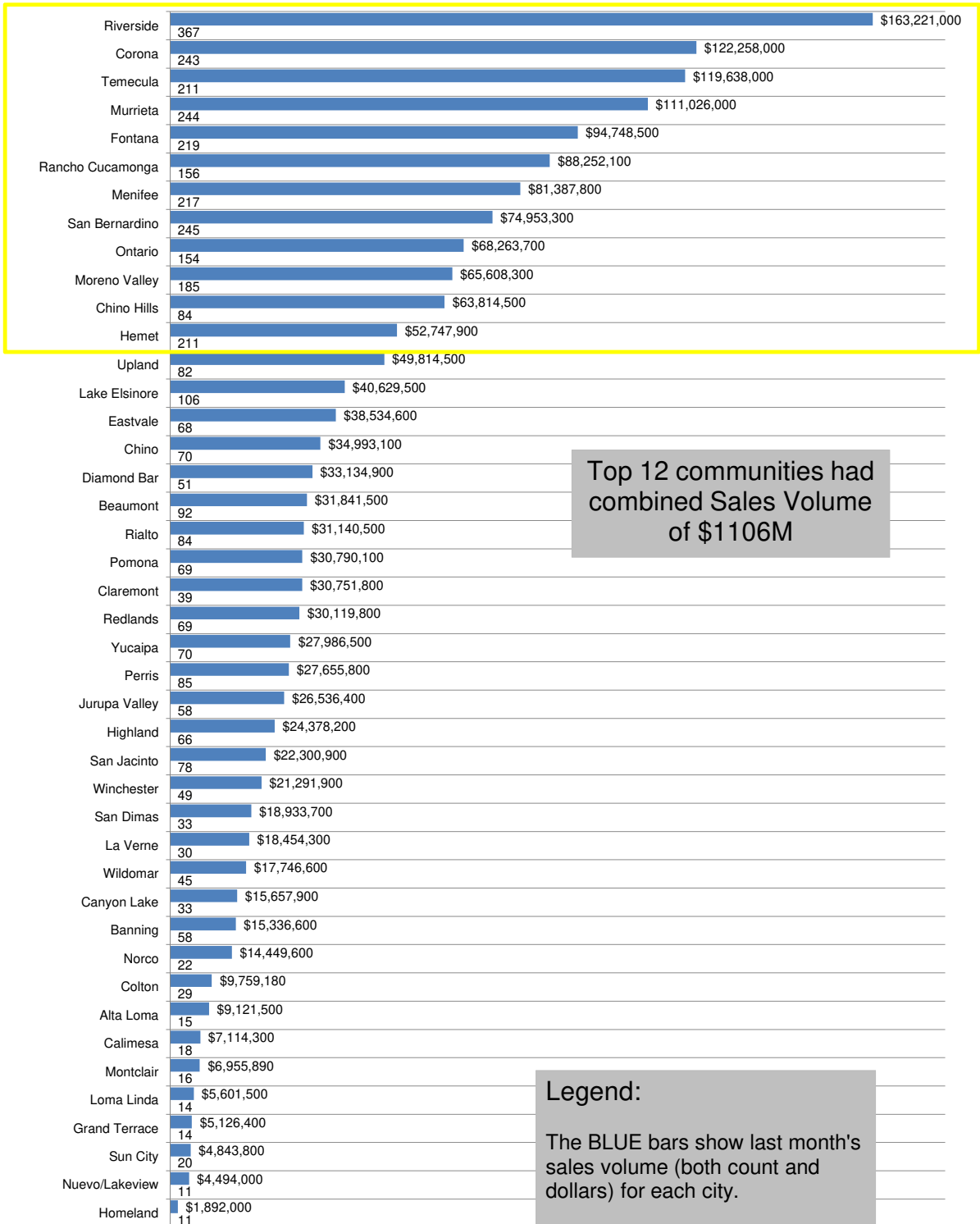
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Aug 2019 - Sales Volume per City

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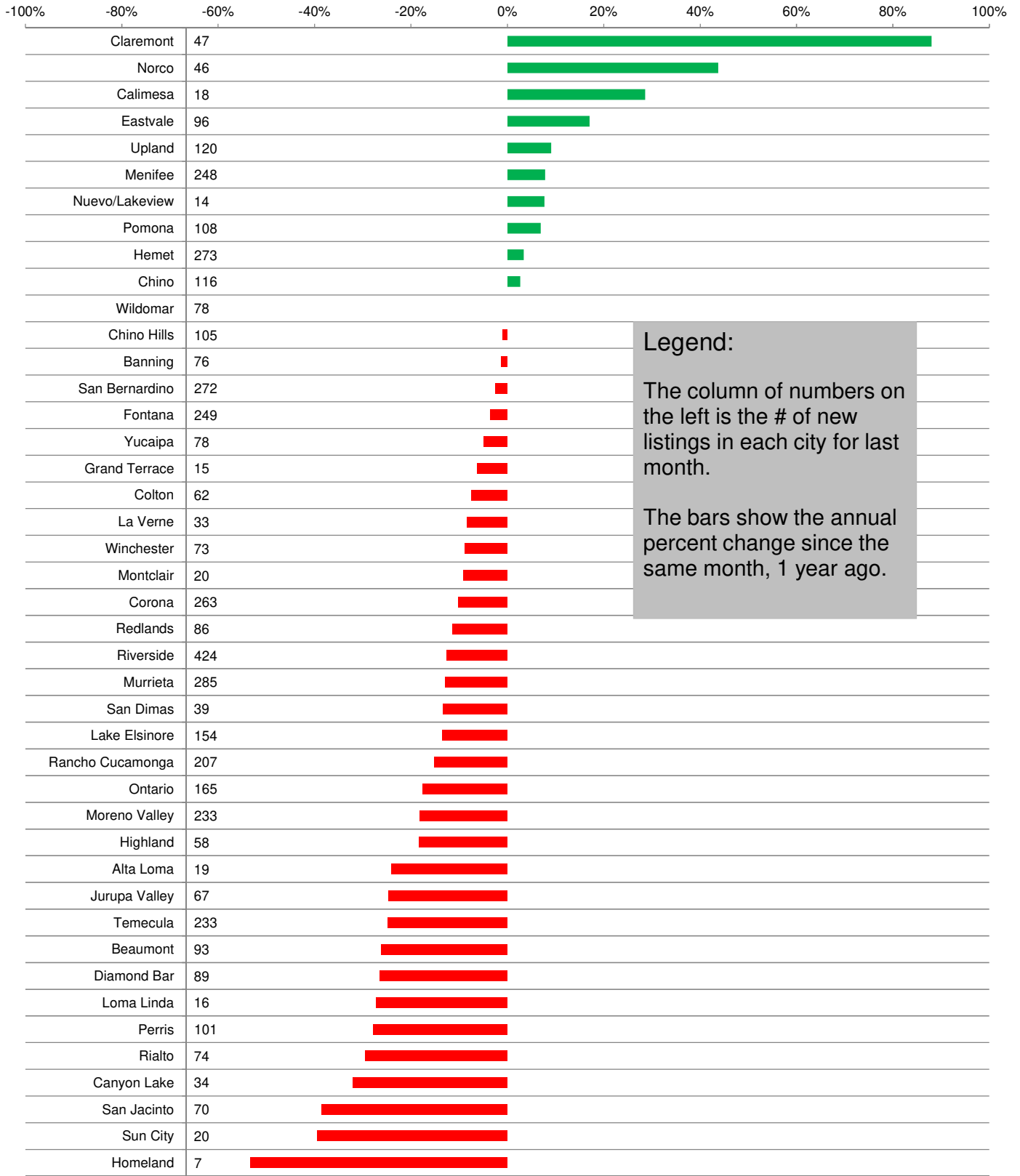
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Aug 2019 - Top Communities with New Listings (year-over-year)

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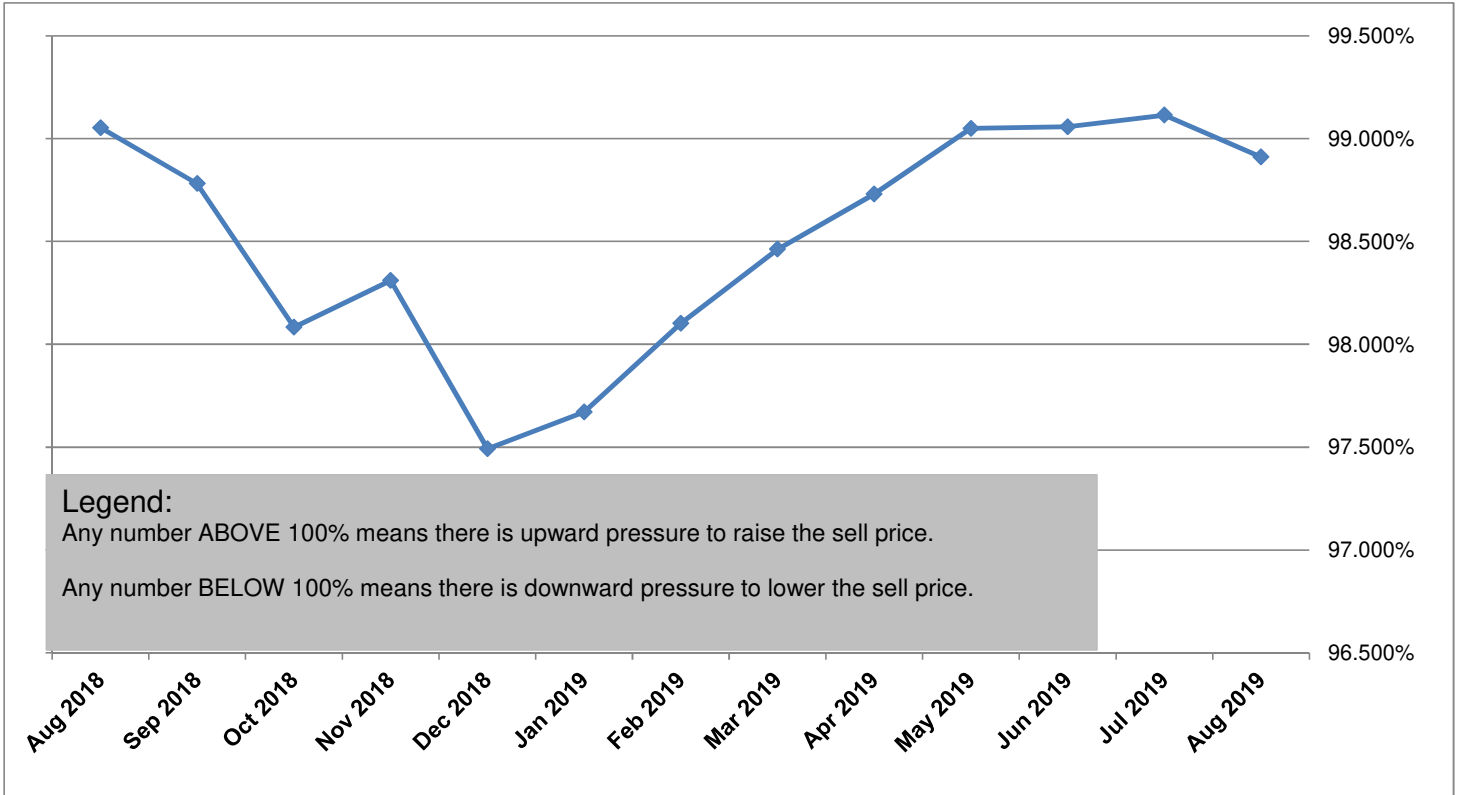
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Sell Price vs Original List Price

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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

