

Housing Data Report December 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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Dec 2019 - Monthly Report

Inland Valleys Regional Summary

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Mark Dowling, Chief Executive Officer



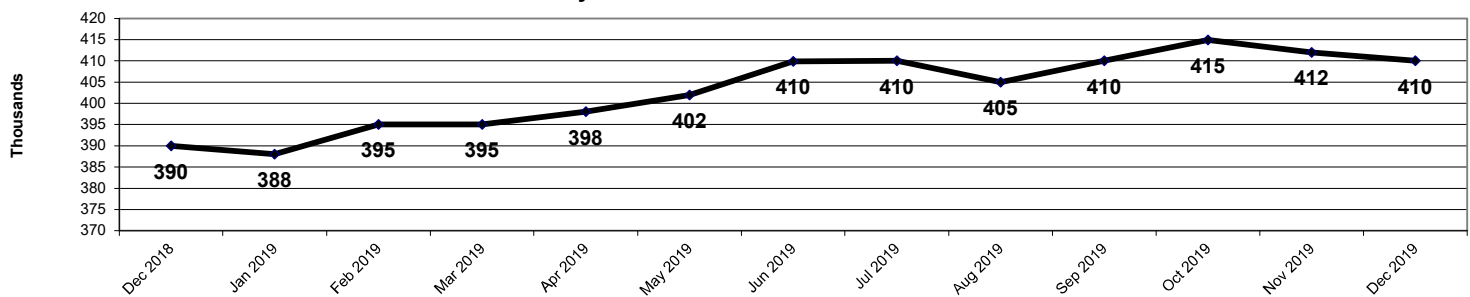
- The regional housing market for 2019 was steady but largely flat. For the fifth year in a row, regional Closed Sales were between 40,000 and 45,000 units, with an annual increase of 2.3% in 2019. New Listings were down slightly at -5.9%, but total Sales Volume was up 5.6%.
- Median Sales Price was up 3.8% (\$410,000) in 2019.
- 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.

	Dec-2018	Dec-2019	Annual Change
Monthly New Listings			
New Listings	2,486	2,351	↓ -5.4%
Pending Sales	2,223	2,772	↑ 24.7%
Sold Listings	2,690	3,203	↑ 19.1%
Median Sales Price	\$390,000	\$410,000	↑ 5.1%
Sales Volume (\$M)	\$1,103	\$1,407	↑ 27.6%
Monthly Closed Listings			
Price/Sq.Ft.	\$217	\$225	↑ 3.4%
Sold \$/List \$	97.49%	98.67%	↑ 1.2%
Days on Market	34	27	↓ -20.6%
CDOM	39	32	↓ -17.9%

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 2019 - YTD Comparisons

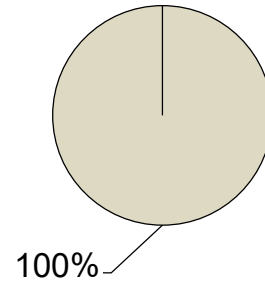
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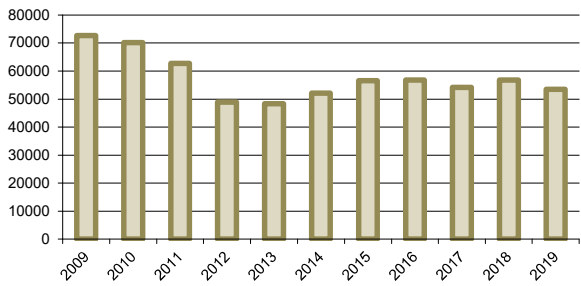
We are 12 months through the year:

The statistics shown below are for the first 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.



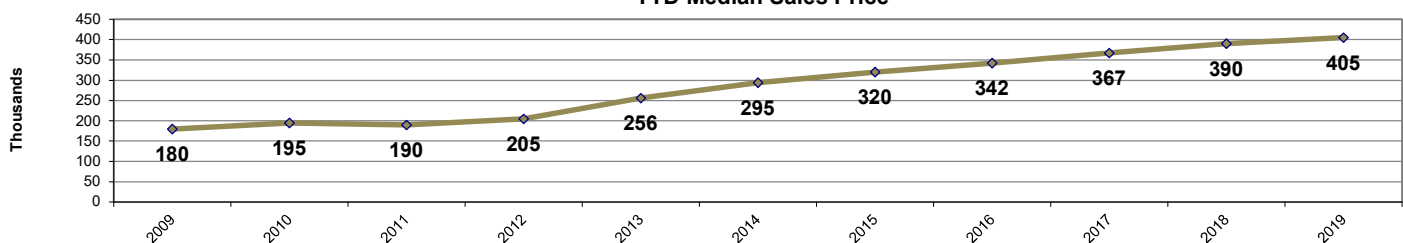
	Jan-Dec 2018	Jan-Dec 2019	Year-Over-Year Change
YTD New Listings	56,801	53,477	↓ -5.9%
Pending Sales	40,663	43,265	↑ 6.4%
Sold Listings	40,281	41,226	↑ 2.3%
Median Sales Price	\$390,000	\$405,000	↑ 3.8%
Sales Volume (\$M)	\$16,865	\$17,817	↑ 5.6%
Price/Sq.Ft.	\$220	\$223	↑ 1.4%
Sold \$/List \$	99.09%	98.77%	↓ -0.3%
Days on Market	20	25	↑ 25.0%
CDOM	23	29	↑ 26.1%



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YTD Median Sales Price



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Dec 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	↑ 150%	↓ -18%	\$ 570,000	27	\$ 322	46
Banning	↑ 17%	⇒ 0%	\$ 249,000	57	\$ 182	41
Beaumont	↑ 28%	↑ 4%	\$ 349,950	103	\$ 176	28
Calimesa	↑ 283%	↑ 29%	\$ 376,000	23	\$ 202	74
Canyon Lake	↑ 6%	↓ -6%	\$ 425,000	42	\$ 222	42
Chino	↑ 30%	↑ 1%	\$ 505,600	112	\$ 258	34
Chino Hills	↑ 27%	↑ 9%	\$ 676,000	104	\$ 337	50
Claremont	↑ 72%	↑ 11%	\$ 700,000	39	\$ 366	62
Colton	↑ 15%	↑ 2%	\$ 320,000	54	\$ 213	28
Corona	↑ 46%	↑ 6%	\$ 495,000	230	\$ 247	34
Diamond Bar	↑ 43%	↓ -5%	\$ 588,000	81	\$ 366	39
Eastvale	↑ 33%	↑ 3%	\$ 591,000	68	\$ 198	38
Fontana	↑ 19%	↑ 9%	\$ 424,500	249	\$ 236	26
Grand Terrace	↑ 20%	↑ 10%	\$ 385,000	22	\$ 249	17
Hemet	↑ 16%	↑ 5%	\$ 260,750	253	\$ 165	35
Highland	↓ -5%	↑ 0%	\$ 360,000	57	\$ 202	26
Jurupa Valley	↓ -2%	↑ 2%	\$ 468,500	57	\$ 274	32
La Verne	↑ 14%	↑ 34%	\$ 742,500	19	\$ 352	48
Lake Elsinore	↑ 16%	↑ 3%	\$ 385,000	159	\$ 182	44
Menifee	↑ 42%	↓ -1%	\$ 370,000	216	\$ 195	31
Montclair	↓ -35%	↑ 4%	\$ 475,000	14	\$ 285	20
Moreno Valley	↑ 30%	↑ 6%	\$ 350,000	249	\$ 206	23
Murrieta	↑ 33%	↑ 5%	\$ 435,000	274	\$ 196	48
Norco	↑ 9%	↓ -5%	\$ 538,500	40	\$ 269	48
Nuevo/Lakeview	↑ 175%	↓ -3%	\$ 341,000	25	\$ 179	36
Ontario	↑ 8%	↑ 2%	\$ 455,000	132	\$ 272	30
Perris	↓ -14%	↑ 1%	\$ 328,000	128	\$ 181	28
Pomona	↓ -4%	↑ 11%	\$ 462,500	85	\$ 301	30
Rancho Cucamonga	↑ 27%	↑ 2%	\$ 525,000	199	\$ 286	47
Redlands	↑ 27%	↓ -1%	\$ 403,000	88	\$ 257	20
Rialto	↑ 13%	↑ 6%	\$ 370,000	96	\$ 245	14
Riverside	⇒ 0%	↑ 3%	\$ 420,000	457	\$ 250	26
San Bernardino	↓ -4%	↑ 9%	\$ 309,500	242	\$ 224	20
San Dimas	↑ 153%	↓ -2%	\$ 667,000	27	\$ 376	36
San Jacinto	↑ 22%	↑ 10%	\$ 306,000	103	\$ 159	36
Sun City	↓ -6%	↑ 1%	\$ 246,300	16	\$ 183	31
Temecula	↑ 9%	↑ 10%	\$ 483,500	193	\$ 235	37
Upland	↑ 30%	↑ 1%	\$ 540,000	88	\$ 301	29
Wildomar	↑ 22%	↑ 5%	\$ 408,000	61	\$ 174	40
Winchester	↑ 3%	↑ 1%	\$ 420,000	84	\$ 169	36
Yucaipa	↑ 16%	↑ 10%	\$ 395,000	74	\$ 213	41

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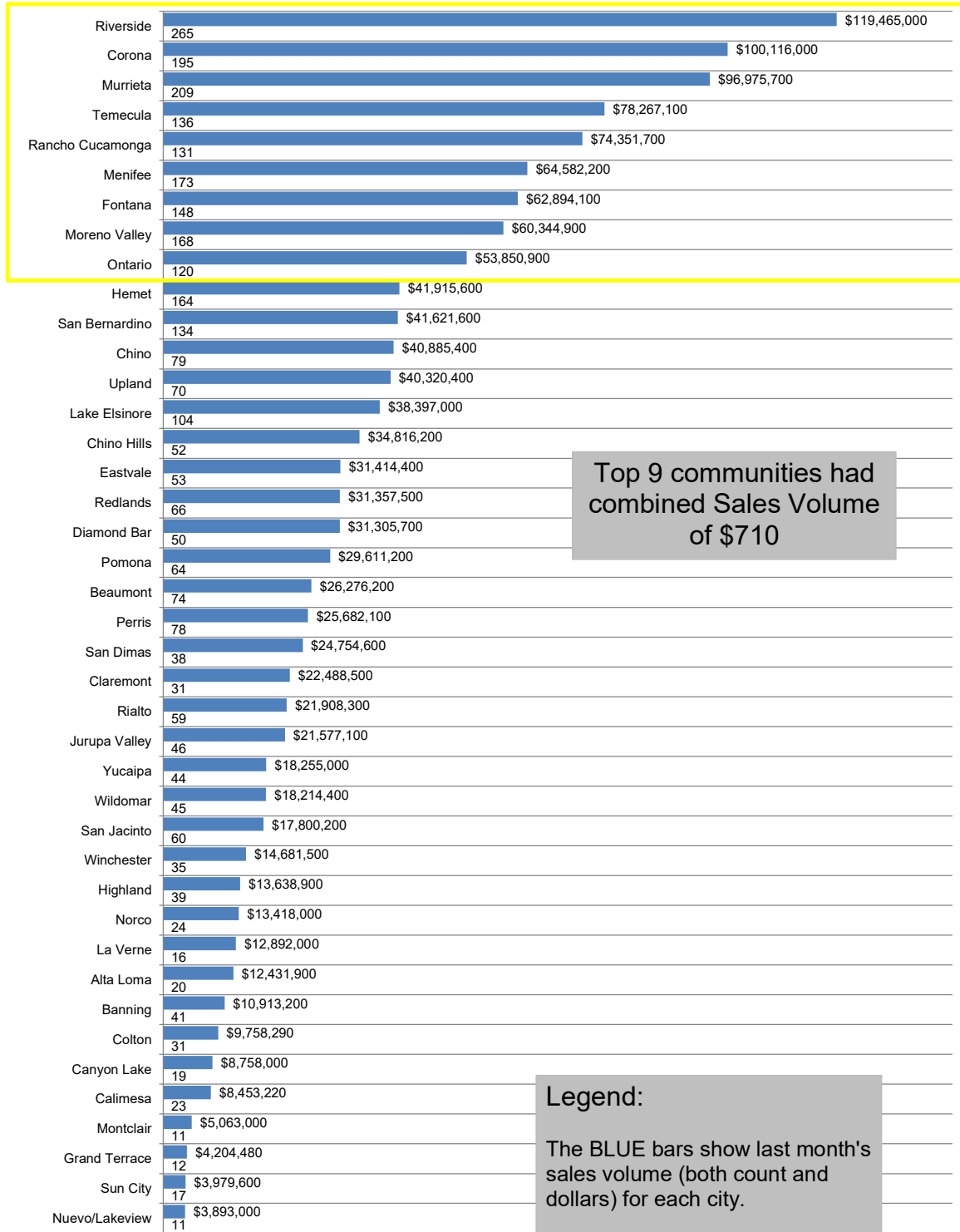
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Dec 2019 - Sales Volume per City

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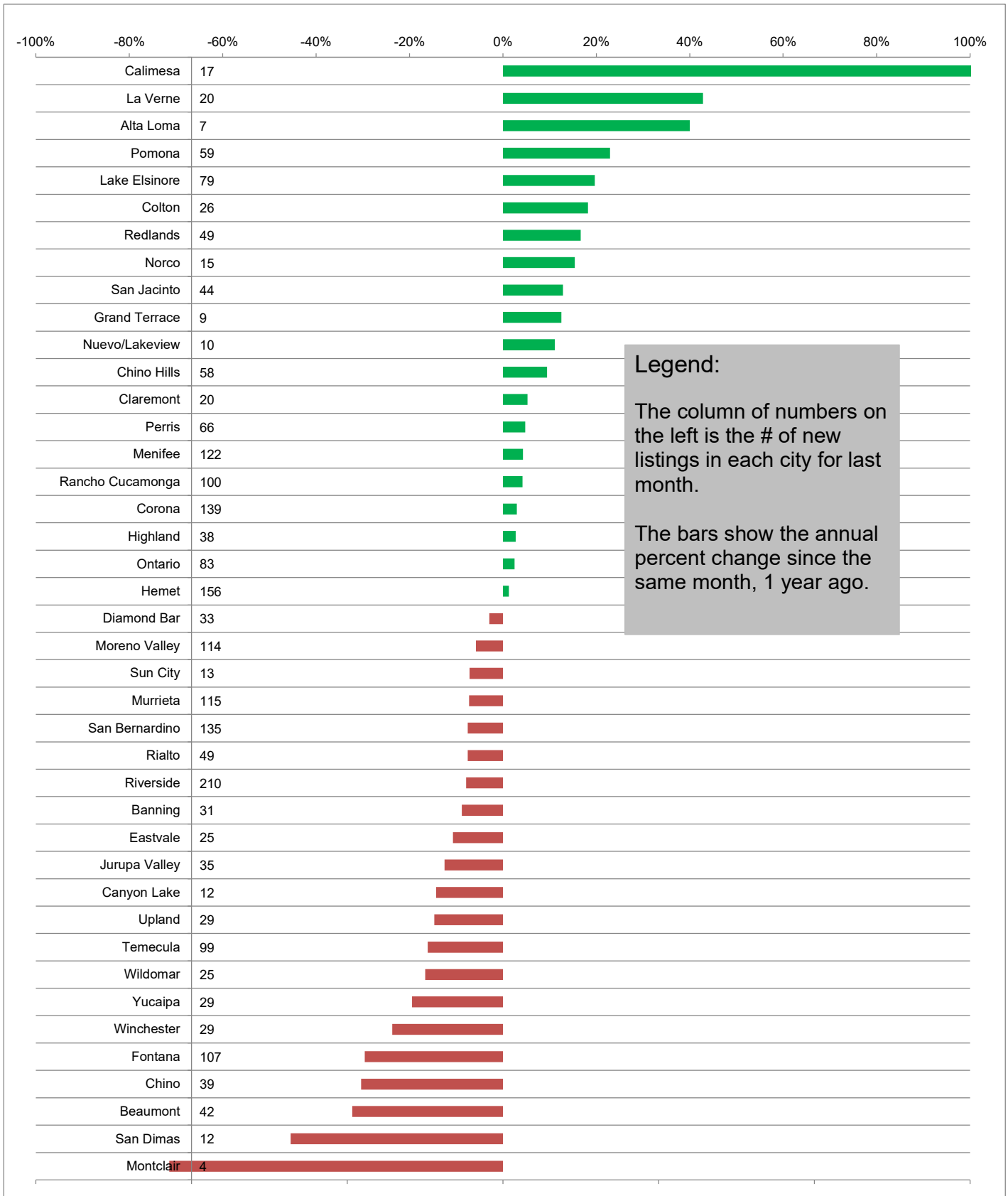
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Dec 2019 - Top Communities with New Listings (year-over-year)

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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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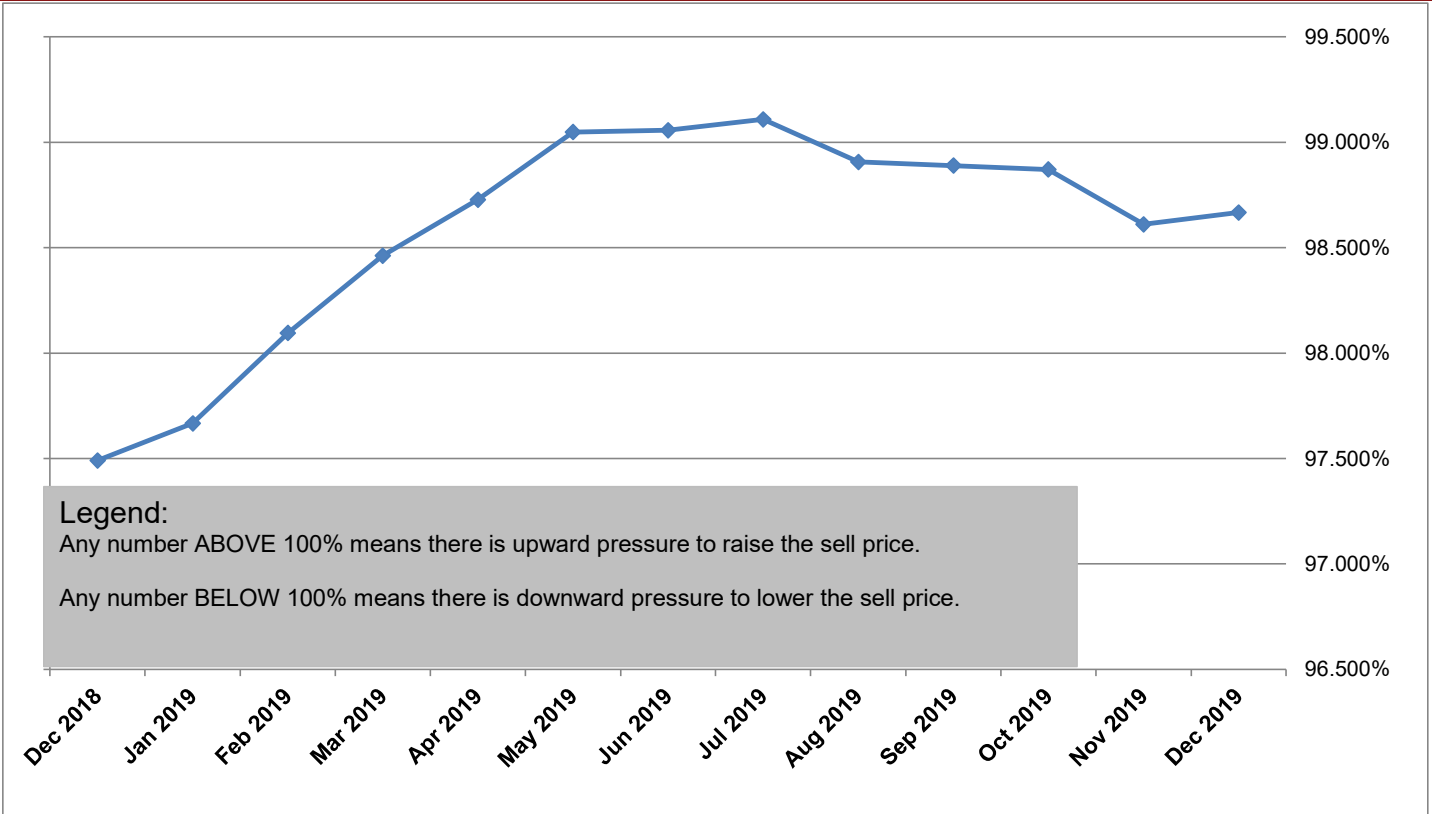
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Sell Price vs Original List Price

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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

