Housing Data Report
May 2020

The Voice of Real Estate in the Inland Empire℠

A report brought to you by the Inland Valleys Association of REALTORS® (IVAR)
www.ivaor.com

RIVERSIDE OFFICE
3690 Elizabeth Street
Riverside, California 92506
Office: 951-684-1221

RANCHO CUCAMONGA OFFICE
10574 Acacia Street, Suite #D-7
Rancho Cucamonga, California 91730
Office: 909-527-2133

ivar | INLAND VALLEYS ASSOCIATION OF REALTORS®

Inland Valleys Regional Summary

www.ivaor.com

Mark Dowling, Chief Executive Officer

- Although New Listings were down 30.3% when comparing May 2020 versus May 2019, there was nearly 1,000 more New Listings in May 2020, than April 2020. As Buyers and Sellers begin to transition to the re-opening of the economy, the expectation is that New Listings will start to increase at a faster rate.
- Sold Listings are down 11.6% year-to-date, Median Sales Price continues to increase, 5.8%. Due to the decrease in New Listings, inventory (supply constraints) continue to favor Sellers seeking full value for their homes.
- With tight inventory, Days on Market continues to decrease. And in spite of COVID-19 and the subsequent lockdown, the need and desire of consumers to own their own home has not abated.
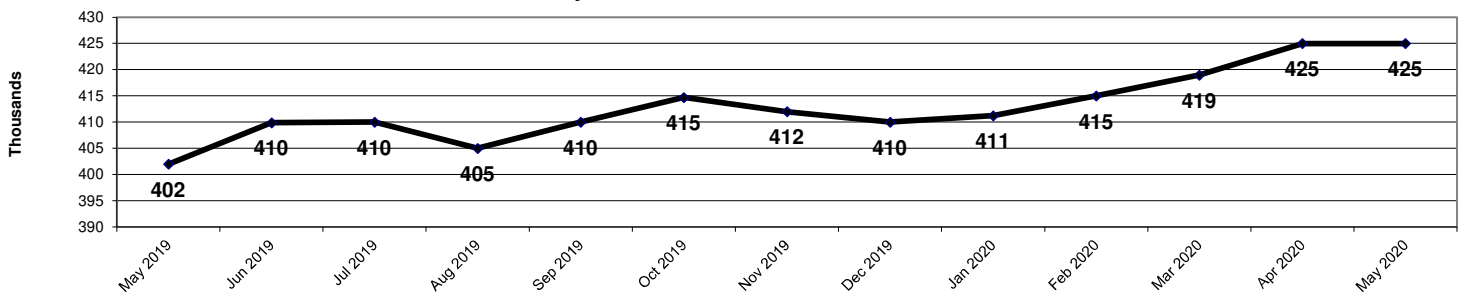
Monthly New Listings

Monthly Closed Listings

	May-2019	May-2020		Annual Change
New Listings	5,554	3,872	⬇	-30.3%
Pending Sales	4,206	4,076	⬇	-3.1%
Sold Listings	4,132	2,384	⬇	-42.3%
Median Sales Price	$402,000	$425,000	⬆	5.7%
Sales Volume ($M)	$1,773	$1,076	⬇	-39.3%
Price/Sq.Ft.	$224	$229	⬆	2.2%
Sold $/List $	99.05%	100.00%	⬆	1.0%
Days on Market	21	17	⬇	-19.0%
CDOM	25	18	⬇	-28.0%

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.

CRMLS California Regional Multiple Listing Service, Inc.

Monthly Median Sales Price

ivar | **INLAND VALLEYS**
ASSOCIATION OF REALTORS®

Riverside Office:
3690 Elizabeth Street
Riverside, CA 92506

Rancho Cucamonga Office:
10574 Acacia St, Suite #D-7
Rancho Cucamonga, CA 91730

Jan through May 2020 - YTD Comparisons

Inland Valleys Regional Summary

www.ivaor.com

The statistics shown below are for the first 5 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 signifiant trends.
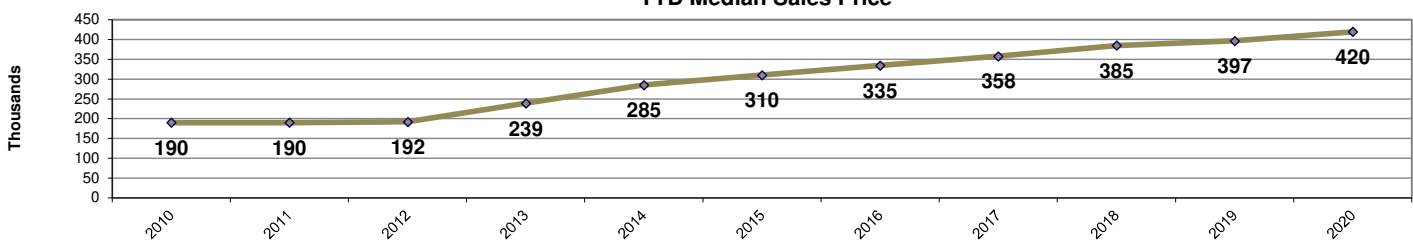
We are 5 months through the year:

42%

YTD New Listings

YTD Closed Listings
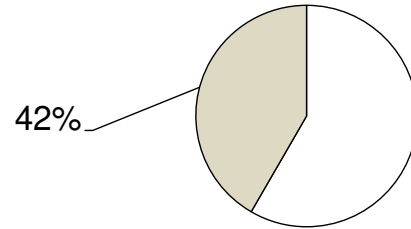
	Jan-May 2019	Jan-May 2020	Year-Over-Year Change
New Listings	24,094	19,077	⬇ -20.8%
Pending Sales	18,379	16,155	⬇ -12.1%
Sold Listings	15,723	13,896	⬇ -11.6%
Median Sales Price	$397,000	$420,000	⬆ 5.8%
Sales Volume ($M)	$6,646	$6,187	⬇ -6.9%
Price/Sq.Ft.	$220	$228	⬆ 3.4%
Sold $/List $	98.53%	99.61%	⬆ 1.1%
Days on Market	29	20	⬇ -31.0%
CDOM	36	23	⬇ -36.1%
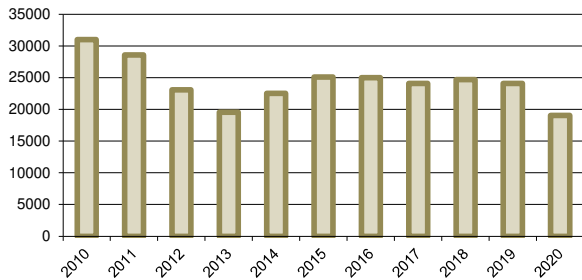
All data used to generate these reports comes from the California Regional Multiple Listing Service, Inc. If you have any questions about the data, please call the CRMLS Customer Service Department between the hours of 8:30am to 9:00pm Monday thru Friday or 10:00am to 3:00pm Saturday and Sunday at 800-925-1525 or 909-859-2040.

CRMLS
California Regional Multiple Listing Service, Inc.

YTD Median Sales Price

Riverside Office:
3690 Elizabeth Street
Riverside, CA 92506

Rancho Cucamonga Office:
10574 Acacia St, Suite #D-7
Rancho Cucamonga, CA 91730

www.ivaor.com

ivar | INLAND VALLEYS
ASSOCIATION OF REALTORS®

May 2020 City Overview

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 $	Active Listings	Price per Sq.Ft.	Total Days on Market
Banning	↓ -16%	↑ 6%	$ 275,000	64	$ 194	23
Beaumont	↓ -30%	↑ 5%	$ 362,450	82	$ 173	18
Calimesa	↓ -15%	↑ 21%	$ 404,000	19	$ 174	28
Canyon Lake	↓ -34%	↑ 11%	$ 515,000	56	$ 234	60
Chino	↓ -43%	↑ 8%	$ 519,500	85	$ 270	25
Chino Hills	↓ -58%	↑ 11%	$ 705,500	74	$ 330	24
Claremont	↓ -34%	↓ -6%	$ 665,000	28	$ 342	25
Colton	↓ -56%	↑ 11%	$ 330,000	52	$ 241	15
Corona	↓ -41%	↑ 8%	$ 527,500	245	$ 264	17
Diamond Bar	↓ -69%	↑ 5%	$ 647,444	53	$ 381	22
Eastvale	↓ -52%	↑ 7%	$ 605,000	72	$ 203	15
Fontana	↓ -46%	↑ 3%	$ 445,000	198	$ 243	15
Grand Terrace	⇒ 0%	↑ 17%	$ 433,900	10	$ 225	20
Hemet	↓ -56%	↑ 9%	$ 284,450	211	$ 168	24
Highland	↓ -54%	↑ 3%	$ 360,000	60	$ 221	12
Jurupa Valley	↓ -33%	↑ 7%	$ 459,000	89	$ 241	22
La Verne	↓ -34%	↓ -10%	$ 630,000	17	$ 396	25
Lake Elsinore	↓ -17%	↑ 8%	$ 397,370	159	$ 188	21
Menifee	↓ -32%	↑ 7%	$ 400,000	220	$ 191	25
Montclair	↓ -55%	↑ 10%	$ 484,000	20	$ 319	13
Moreno Valley	↓ -34%	↑ 6%	$ 360,000	208	$ 210	16
Murrieta	↓ -45%	↑ 3%	$ 444,950	256	$ 200	18
Norco	↓ -31%	↑ 4%	$ 555,000	39	$ 225	41
Ontario	↓ -38%	↑ 2%	$ 445,000	153	$ 277	17
Perris	↓ -47%	↑ 8%	$ 365,000	117	$ 180	24
Pomona	↓ -52%	↑ 9%	$ 462,500	71	$ 325	11
Rancho Cucamonga	↓ -47%	↑ 6%	$ 530,000	186	$ 300	21
Redlands	↓ -35%	↑ 10%	$ 435,000	97	$ 260	18
Rialto	↓ -35%	↑ 2%	$ 375,000	67	$ 257	13
Riverside	↓ -54%	↑ 7%	$ 439,950	439	$ 257	16
San Bernardino	↓ -38%	↑ 10%	$ 323,500	241	$ 221	19
San Dimas	↓ -53%	↑ 8%	$ 639,950	25	$ 351	35
San Jacinto	↓ -36%	↓ -4%	$ 291,250	76	$ 163	22
Temecula	↓ -37%	↑ 6%	$ 505,000	187	$ 236	18
Upland	↓ -18%	↑ 6%	$ 578,000	98	$ 308	14
Wildomar	↓ -39%	↑ 6%	$ 390,000	55	$ 181	12
Winchester	↓ -47%	↑ 6%	$ 465,250	65	$ 181	16
Yucaipa	↓ -22%	↓ -1%	$ 380,000	81	$ 222	18

ivar | INLAND VALLEYS
ASSOCIATION OF REALTORS®

May 2020 - Sales Volume per City

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.

City	Sales Volume	Count
Riverside	$88,506,200	188
Temecula	$80,116,400	143
Corona	$72,348,200	134
Murrieta	$68,252,700	152
Menifee	$56,306,200	144
Rancho Cucamonga	$49,236,800	86
Moreno Valley	$46,353,500	131
Fontana	$43,152,300	97
San Bernardino	$41,841,200	126
Upland	$41,188,500	63
Ontario	$35,354,900	81
Lake Elsinore	$34,645,600	88
Hemet	$27,188,200	98
Redlands	$26,396,900	51
Chino	$25,634,900	50
Beaumont	$23,779,700	66
Chino Hills	$21,923,100	31
Perris	$20,921,400	53
Rialto	$18,276,600	47
Pomona	$17,663,800	38
Eastvale	$17,551,700	29
Jurupa Valley	$17,424,200	38
Claremont	$15,923,600	21
Yucaipa	$15,250,500	39
La Verne	$15,224,500	19
San Jacinto	$14,905,200	52
Diamond Bar	$14,868,500	22
Winchester	$14,834,000	32
Wildomar	$13,357,700	33
Norco	$11,301,500	20
Canyon Lake	$10,362,300	19
San Dimas	$9,588,790	14
Highland	$9,567,900	27
Banning	$8,459,260	31
Montclair	$7,014,000	13
Colton	$6,938,460	21
Grand Terrace	$5,786,040	13
Calimesa	$4,150,190	11

Top 5 communities had combined Sales Volume of $366M

Legend:

The BLUE bars show last month's sales volume (both count and dollars) for each city.

Riverside Office:
3690 Elizabeth Street
Riverside, CA 92506

Rancho Cucamonga Office:
10574 Acacia St, Suite #D-7
Rancho Cucamonga, CA 91730

www.ivaor.com

ivar | INLAND VALLEYS
ASSOCIATION OF REALTORS®

May 2020 - Top Communities with New Listings (year-over-year)

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.

Community	# New Listings
San Dimas	41
Upland	94
Norco	36
Yucaipa	66
Perris	97
Wildomar	49
Canyon Lake	47
Fontana	190
Eastvale	77
Highland	62
Ontario	133
Redlands	82
La Verne	34
Menifee	212
Jurupa Valley	48
Rancho Cucamonga	181
Temecula	248
Banning	50
Moreno Valley	169
Murrieta	257
Winchester	51
Chino	82
Corona	234
Lake Elsinore	108
Hemet	186
Montclair	16
San Jacinto	60
Riverside	310
Pomona	67
San Bernardino	158
Beaumont	78
Chino Hills	72
Rialto	54
Claremont	36
Grand Terrace	8
Diamond Bar	44
Colton	21
Calimesa	4

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.

ivar | INLAND VALLEYS
ASSOCIATION OF REALTORS®
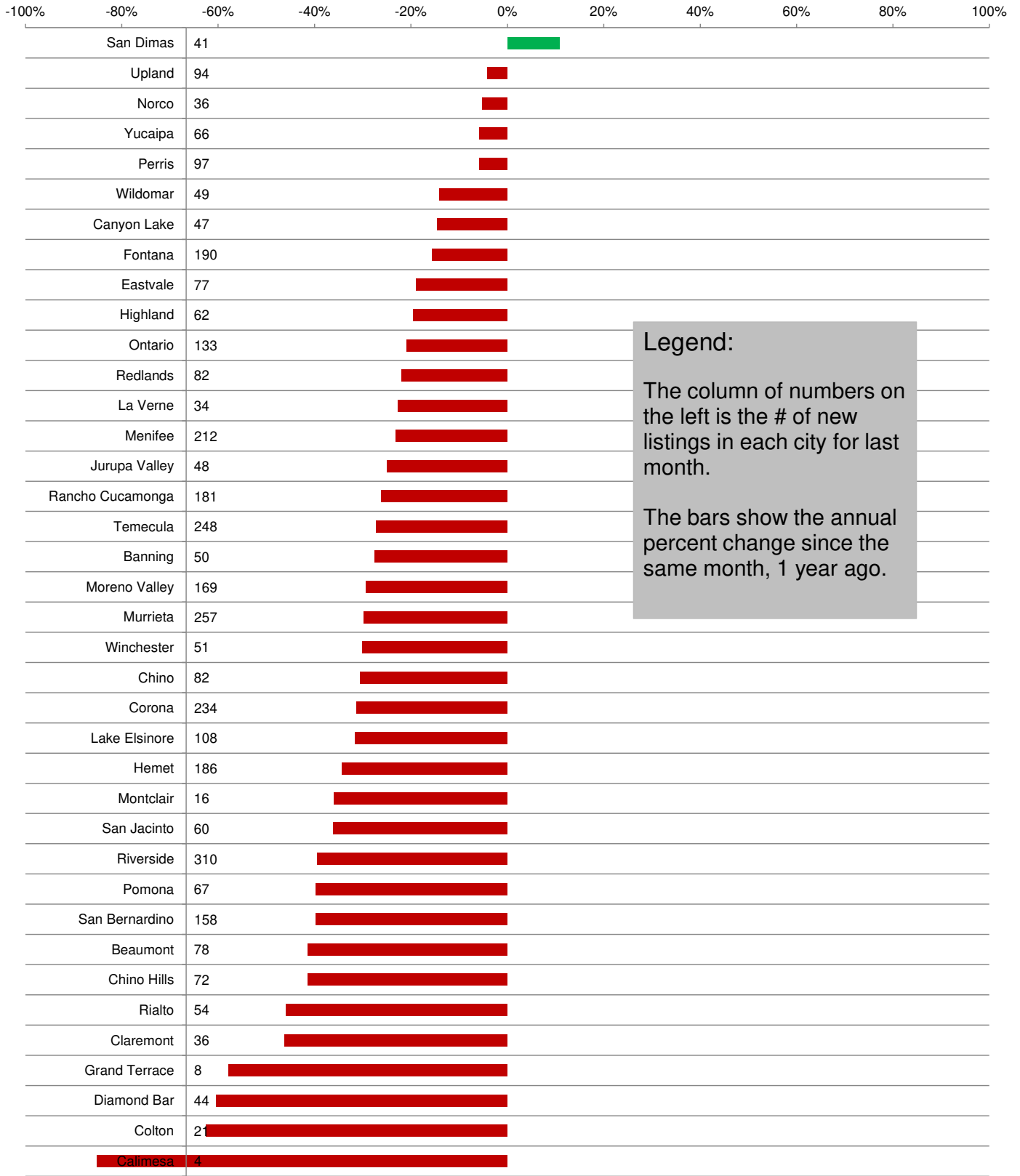
Sell Price vs Original List Price

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.
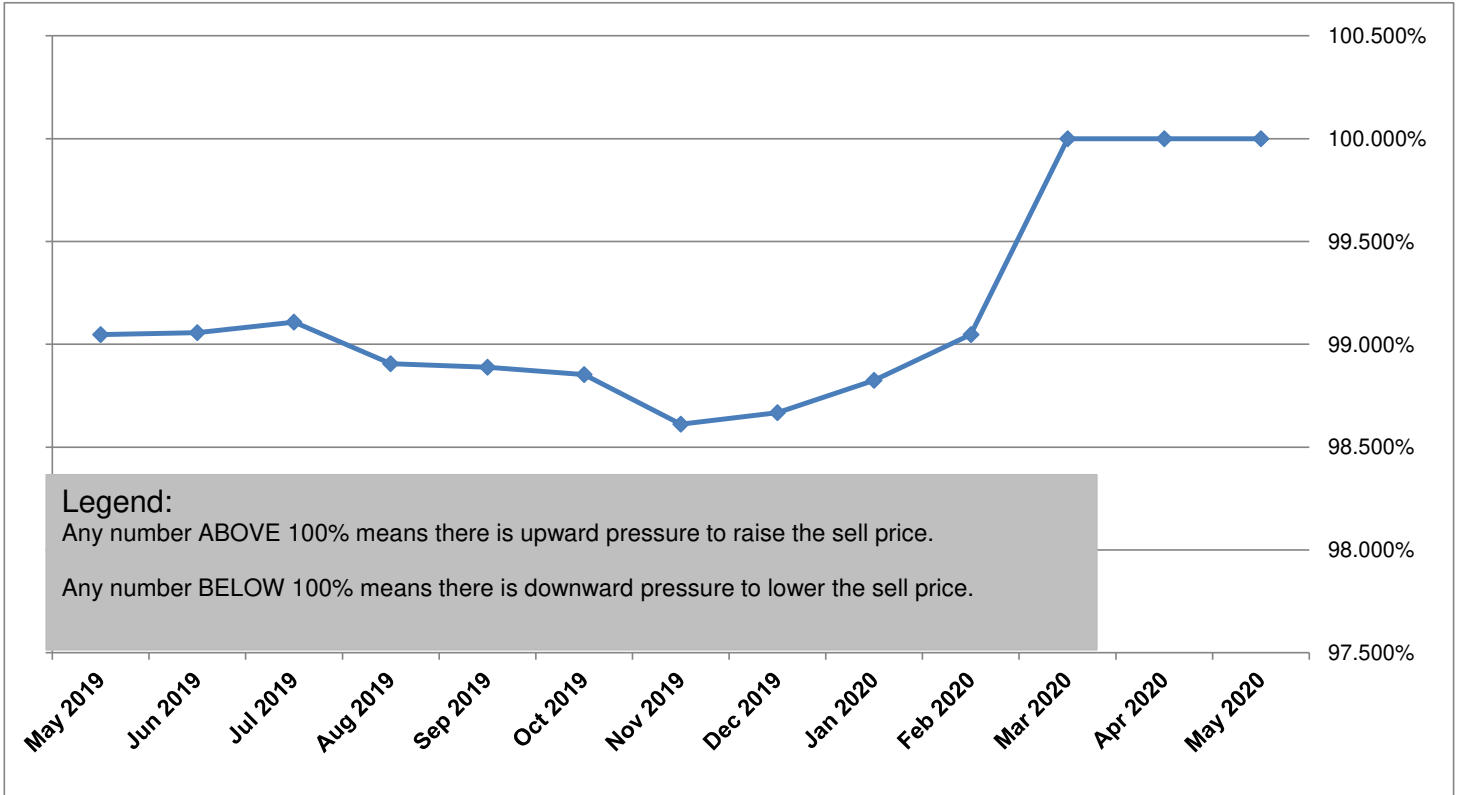
Legend:
Any number ABOVE 100% means there is upward pressure to raise the sell price.

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

Cash 10%

Other 19%

FHA 26%

Conventional 45%