

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

# INLAND EMPIRE

— BOARD OF —

## REAL ESTATE

A division of IVAR

Housing Data Report

**August 2020**

RIVERSIDE OFFICE: 951-684-1221  
3690 Elizabeth St. Riverside, CA 92506

RANCHO OFFICE: 909-527-2133  
10574 Acacia St. D-7 Rancho Cucamonga, CA 91730

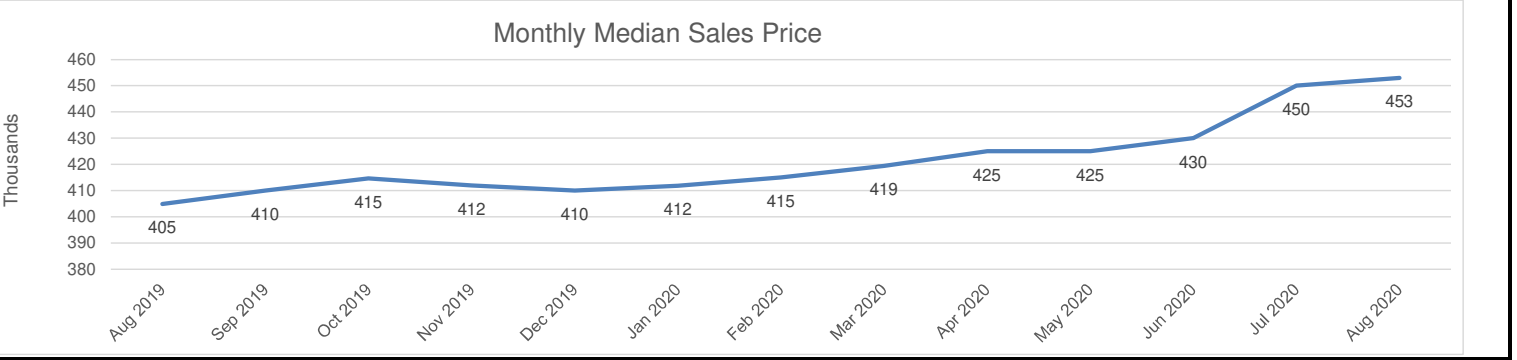
## Aug 2020 - Monthly Summary Report

Mark Dowling, Chief Executive Officer



- The Inland Empire housing market bounced back with a strong month in July and again in August. Pending Sales were up 15.0% last month, which helps fuel sales volume for next month. This is despite another increase in August of Median Sales Price of 11.9%. It's truly been a Seller's Market so far this summer.]
- With a dramatic, but not unexpected, decrease of 17% in New Listings year-to-date compared to 2019, housing inventory remains very limited.
- Linked to tight inventory, Days on Market has decreased to an eye-watering 9 Days, and Median Sales Price continues to blow through the roof to \$453,000.

	Aug-2019	Aug-2020	Annual Change
<b>Monthly New Listings</b>	4,998	4,643	↓ -7.1%
<b>Pending Sales</b>	3,976	4,574	↑ 15.0%
<b>Sold Listings</b>	4,066	3,880	↓ -4.6%
<b>Median Sales Price</b>	\$405,000	\$453,000	↑ 11.9%
<b>Sales Volume (\$M)</b>	\$1,770	\$1,891	↑ 6.8%
<b>Price/Sq.Ft.</b>	\$225	\$240	↑ 6.9%
<b>Sold \$/List \$</b>	98.91%	100.03%	↑ 1.1%
<b>Days on Market</b>	21	9	↓ -57.1%
<b>CDOM</b>	24	10	↓ -58.3%



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.

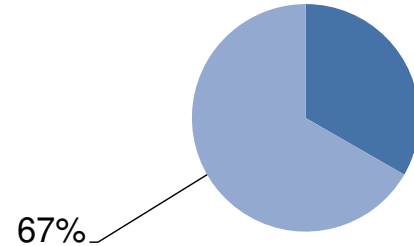


## 2020 - Year to Date Report

We are 8 months through the year:

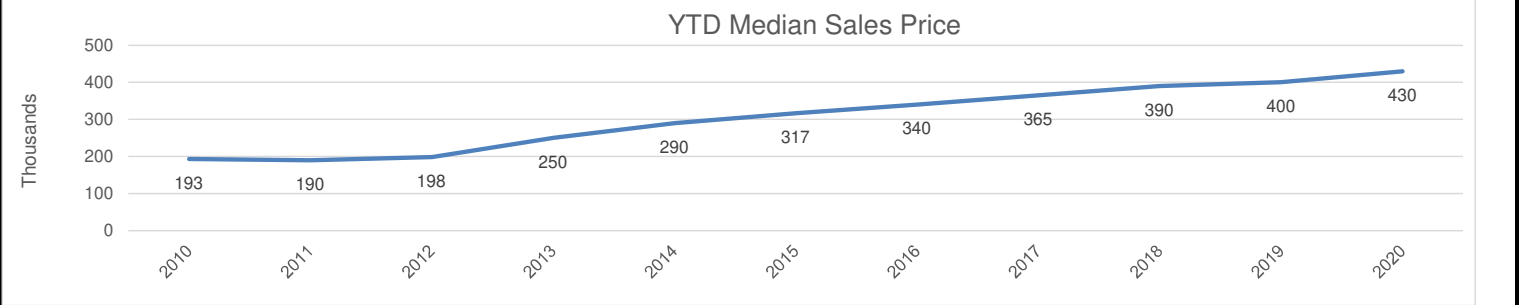
The statistics shown below are for the first 8 months of the years represented.

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 2019	Jan-Aug 2020	Year-Over-Year Change
<b>YTD New Listings</b>	<b>39,302</b>	<b>32,617</b>	<b>↓ -17.0%</b>
<b>Pending Sales</b>	<b>30,356</b>	<b>29,348</b>	<b>↓ -3.3%</b>
<b>Sold Listings</b>	<b>27,608</b>	<b>25,440</b>	<b>↓ -7.9%</b>
<b>Median Sales Price</b>	<b>\$400,000</b>	<b>\$430,000</b>	<b>↑ 7.5%</b>
<b>Sales Volume (\$M)</b>	<b>\$11,829</b>	<b>\$11,656</b>	<b>↓ -1.5%</b>
<b>Price/Sq.Ft.</b>	<b>\$222</b>	<b>\$232</b>	<b>↑ 4.7%</b>
<b>Sold \$/List \$</b>	<b>98.77%</b>	<b>100.00%</b>	<b>↑ 1.3%</b>
<b>Days on Market</b>	<b>25</b>	<b>17</b>	<b>↓ -32.0%</b>
<b>CDOM</b>	<b>30</b>	<b>19</b>	<b>↓ -36.7%</b>

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.



Riverside Office:  
3690 Elizabeth Street  
Riverside, CA 92506

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



## Aug 2020 City Overview

The following monthly data shows "YEAR-OVER-YEAR" (YOY) changes as well as current conditions in the real estate market

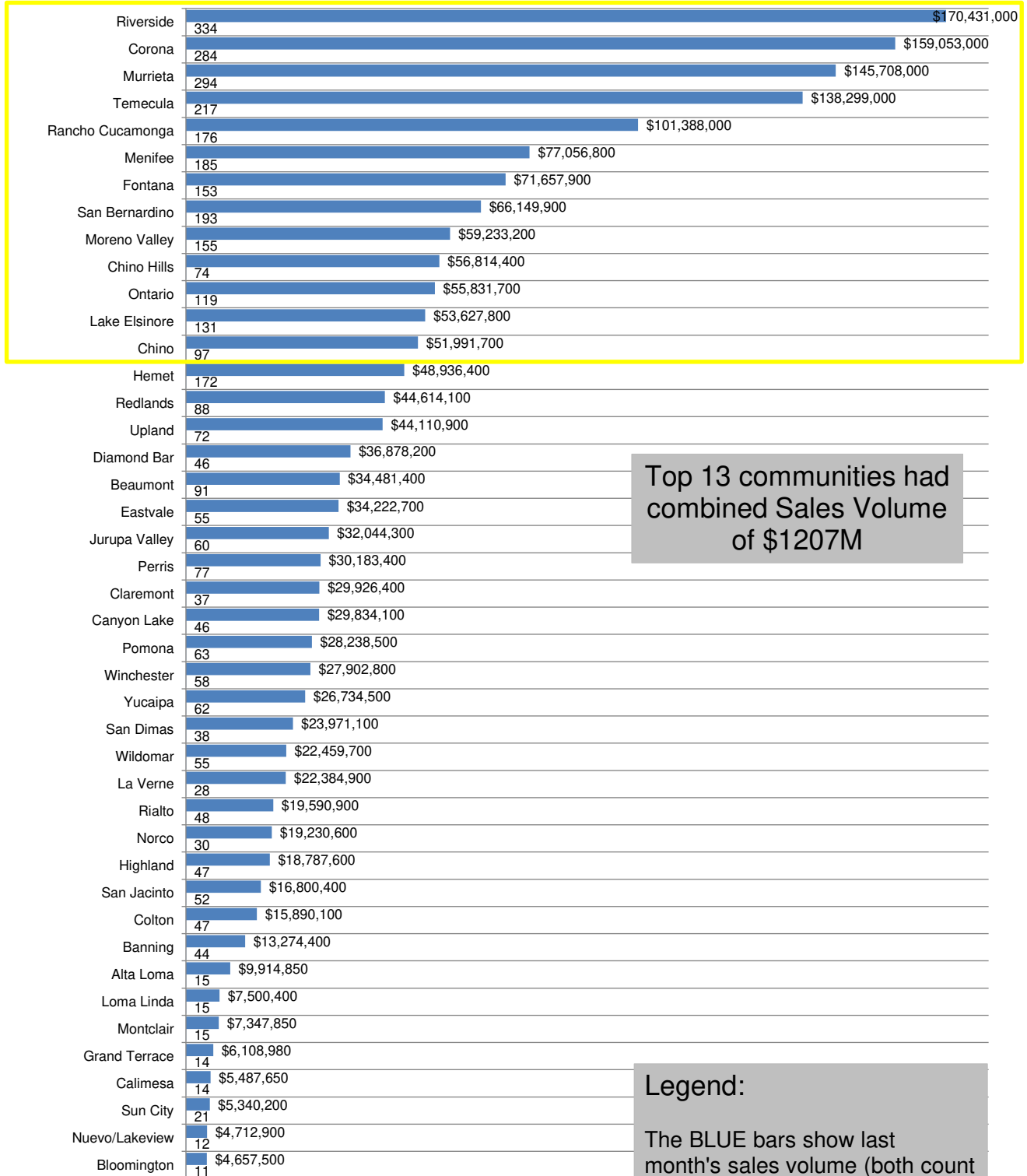
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Alta Loma	⇒ 0%	↑ 10%	\$ 695,000	13	\$ 356	15
Banning	↓ -24%	↑ 11%	\$ 284,000	59	\$ 187	27
Beaumont	↓ -2%	↑ 10%	\$ 380,000	99	\$ 185	8
Bloomington	↑ 38%	↑ 26%	\$ 418,000	24	\$ 287	8
Calimesa	↓ -22%	↑ 1%	\$ 382,000	12	\$ 203	53
Canyon Lake	↑ 39%	↑ 30%	\$ 577,000	54	\$ 249	19
Chino	↑ 39%	↑ 10%	\$ 534,490	107	\$ 280	12
Chino Hills	↓ -12%	↑ 3%	\$ 696,000	105	\$ 338	32
Claremont	↓ -5%	↓ -1%	\$ 755,000	24	\$ 370	12
Colton	↑ 62%	↑ 2%	\$ 332,000	28	\$ 235	9
Corona	↑ 18%	↑ 12%	\$ 537,000	234	\$ 274	9
Diamond Bar	↓ -8%	↑ 21%	\$ 759,500	71	\$ 379	12
Eastvale	↓ -20%	↑ 9%	\$ 621,000	68	\$ 216	12
Fontana	↓ -29%	↑ 6%	\$ 470,000	171	\$ 254	9
Grand Terrace	⇒ 0%	↑ 11%	\$ 412,500	7	\$ 242	9
Hemet	↓ -18%	↑ 15%	\$ 294,000	190	\$ 183	12
Highland	↓ -29%	↑ 4%	\$ 385,000	40	\$ 236	34
Jurupa Valley	↑ 5%	↑ 19%	\$ 534,948	58	\$ 250	20
La Verne	↓ -7%	↑ 23%	\$ 790,000	23	\$ 404	11
Lake Elsinore	↑ 25%	↑ 10%	\$ 425,000	106	\$ 190	8
Loma Linda	↑ 7%	↑ 13%	\$ 475,000	25	\$ 247	21
Menifee	↓ -15%	↑ 11%	\$ 425,000	167	\$ 196	9
Montclair	↓ -6%	↑ 10%	\$ 480,000	19	\$ 343	14
Moreno Valley	↓ -15%	↑ 8%	\$ 380,000	148	\$ 214	7
Murrieta	↑ 20%	↑ 10%	\$ 473,500	249	\$ 209	7
Norco	↑ 36%	↑ 3%	\$ 647,500	31	\$ 297	11
Nuevo/Lakeview	↑ 9%	⇒ 0%	\$ 400,000	17	\$ 218	14
Ontario	↓ -23%	↑ 10%	\$ 481,196	131	\$ 302	11
Perris	↓ -9%	↑ 12%	\$ 370,000	94	\$ 192	18
Pomona	↓ -9%	↑ 7%	\$ 455,000	69	\$ 351	10
Rancho Cucamonga	↑ 14%	↑ 7%	\$ 542,500	203	\$ 301	10
Redlands	↑ 28%	↑ 19%	\$ 456,500	91	\$ 282	9
Rialto	↓ -42%	↑ 12%	\$ 420,000	46	\$ 240	6
Riverside	↓ -8%	↑ 11%	\$ 461,000	360	\$ 267	8
San Bernardino	↓ -21%	↑ 13%	\$ 340,000	208	\$ 238	9
San Dimas	↑ 15%	↑ 8%	\$ 610,000	27	\$ 392	10
San Jacinto	↓ -33%	↑ 10%	\$ 339,230	51	\$ 168	11
Sun City	↓ -5%	↑ 1%	\$ 239,900	20	\$ 204	28
Temecula	↑ 1%	↑ 11%	\$ 545,000	201	\$ 234	7
Upland	↓ -12%	↑ 9%	\$ 600,000	81	\$ 308	12
Wildomar	↑ 25%	↑ 7%	\$ 425,000	47	\$ 188	11
Winchester	↑ 16%	↑ 7%	\$ 474,750	60	\$ 186	8

**Riverside Office:**  
 3690 Elizabeth Street  
 Riverside, CA 92506

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



## Aug 2020 - Sales Volume per City

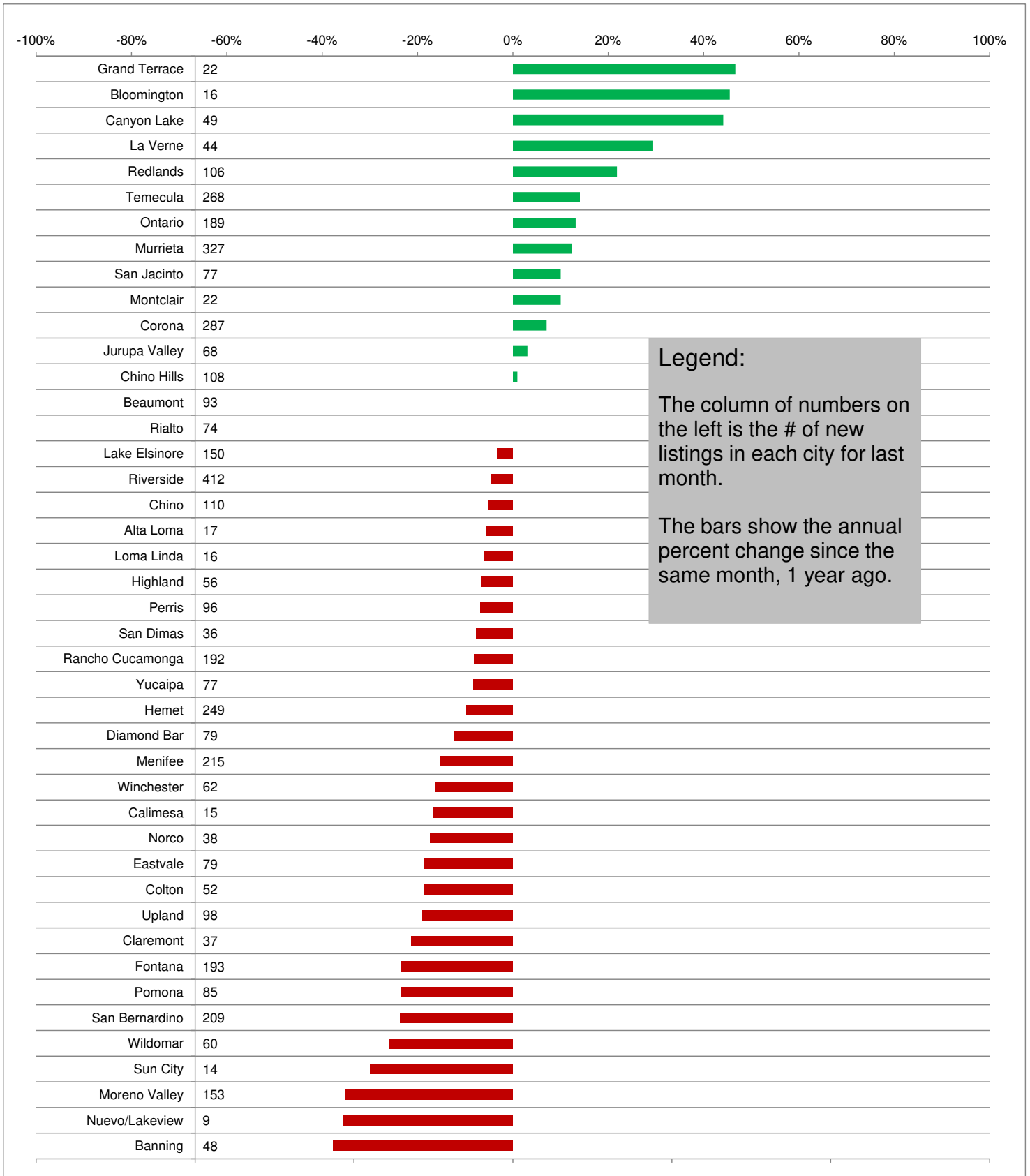


**Riverside Office:**  
3690 Elizabeth Street  
Riverside, CA 92506

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



## Aug 2020 - Top Communities with New Listings (year-over-year)

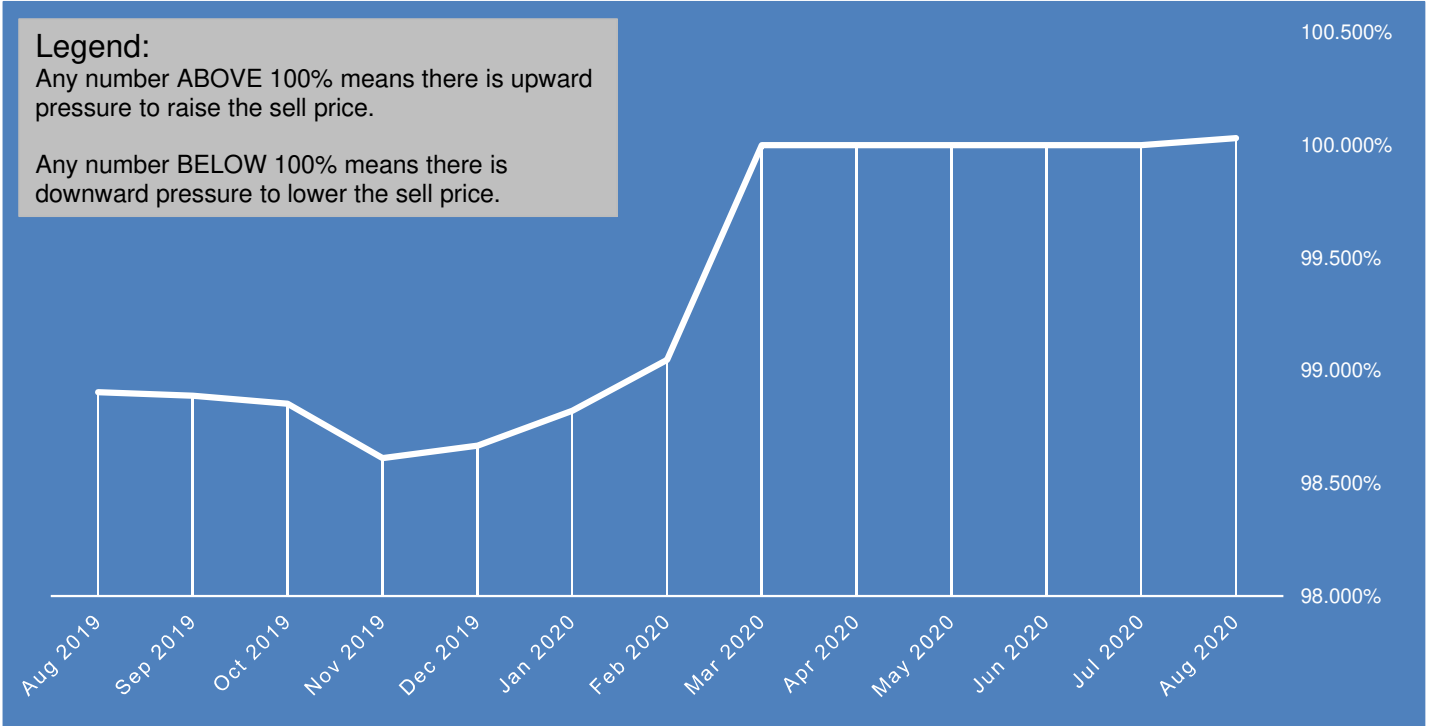


**Riverside Office:**  
 3690 Elizabeth Street  
 Riverside, CA 92506

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



## Sell Price vs Original List Price



## 2020 INLAND EMPIRE LISTINGS OVERVIEW

	New	Pending	Closed
April	-41.3%	-37.6%	-25.5%
May	-30.3%	-3.1%	-42.3%
June	-20.0%	24.0%	-11.5%
July	-10.0%	18.2%	5.6%
August	-7.1%	15.0%	-4.6%

## MONTHLY FINANCING TYPES

