

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

INLAND EMPIRE

— BOARD OF —

REAL ESTATE

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Housing Data Report

October 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

Oct 2020 - Monthly Summary Report

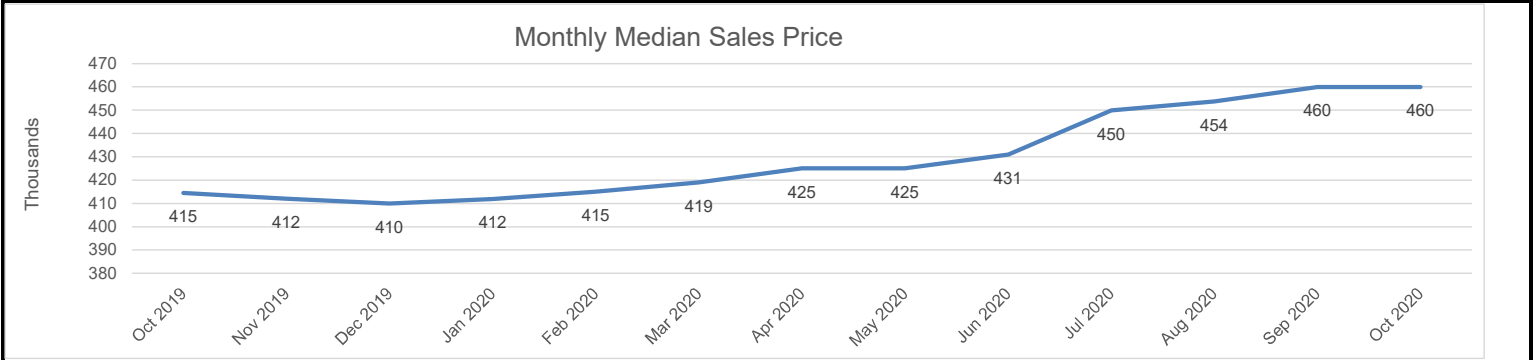
Mark Dowling, Chief Executive Officer

- Rebounding very well from the adverse COVID-19 housing market impacts in the months of March, April and May, in the last several months the Inland Empire housing market has shown tremendous resiliency. Following strong September sales, October boomed with New Listings up 6%, Pending Listings up 21.9%, Sold Listings up 10.4%, and Sales Volume up 25.1%. Additionally, the Median Sales Prices was up 11% in October, to \$460,000.
- However, due to the decrease in New Listings earlier this year, overall housing inventory continues to remain limited, resulting in a hyper-competitive market.
- Linked to tight inventory, Days on Market for September decreased to a stunning 7 days, which is a decrease of 69.6%.



	Oct-2019	Oct-2020	Annual Change
New Listings	4,334	4,592	↑ 6.0%
Pending Sales	3,602	4,392	↑ 21.9%
Sold Listings	3,825	4,223	↑ 10.4%
Median Sales Price	\$414,500	\$460,000	↑ 11.0%
Sales Volume (\$M)	\$1,691	\$2,115	↑ 25.1%
Price/Sq.Ft.	\$226	\$251	↑ 11.4%
Sold \$/List \$	98.85%	101.07%	↑ 2.2%
Days on Market	23	7	↓ -69.6%
CDOM	26	8	↓ -69.2%

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.

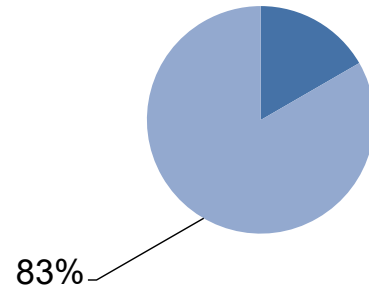


2020 - Year to Date Report

We are 10 months through the year:

The statistics shown below are for the first 10 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.

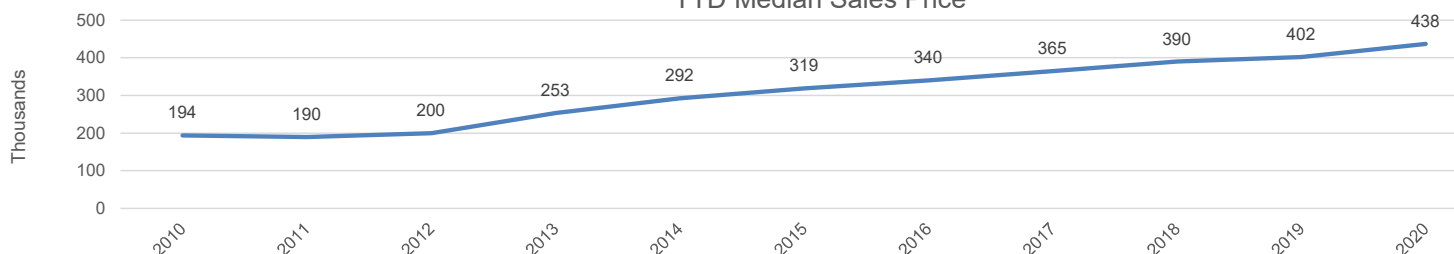


	Jan-Oct 2019	Jan-Oct 2020	Year-Over-Year Change
YTD New Listings	47,931	41,953	↓ -12.5%
Pending Sales	37,366	37,572	↑ 0.6%
Sold Listings	34,979	33,666	↓ -3.8%
Median Sales Price	\$402,000	\$437,500	↑ 8.8%
Sales Volume (\$M)	\$15,070	\$15,751	↑ 4.5%
Price/Sq.Ft.	\$223	\$236	↑ 6.1%
Sold \$/List \$	98.78%	100.00%	↑ 1.2%
Days on Market	24	13	↓ -45.8%
CDOM	29	15	↓ -48.3%

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YTD Median Sales Price



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Rancho Cucamonga, CA 91730

Oct 2020 City Overview

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

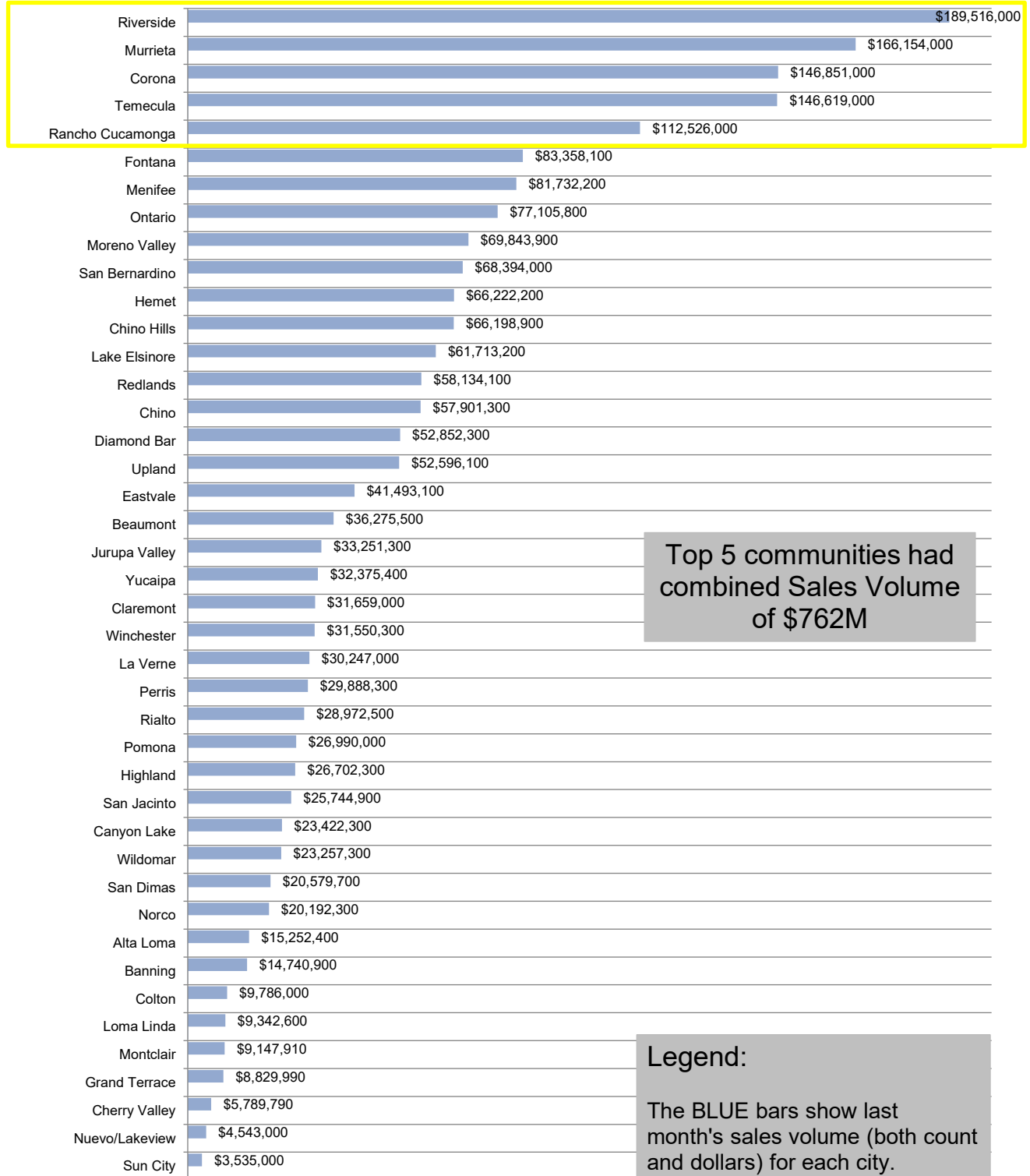
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Alta Loma	↑ 67%	↑ 44%	\$ 767,758	16	\$ 346	6
Banning	↓ -18%	↑ 4%	\$ 279,000	51	\$ 202	11
Beaumont	↑ 19%	↑ 12%	\$ 385,000	76	\$ 188	7
Canyon Lake	⇒ 0%	↑ 18%	\$ 565,000	44	\$ 262	10
Cherry Valley	↑ 90%	↓ -15%	\$ 261,500	11	\$ 160	25
Chino	↑ 24%	↑ 4%	\$ 526,500	89	\$ 298	9
Chino Hills	↑ 29%	↑ 13%	\$ 690,000	93	\$ 363	10
Claremont	⇒ 0%	↑ 7%	\$ 774,950	29	\$ 354	12
Colton	↓ -36%	↑ 9%	\$ 335,000	39	\$ 268	4
Corona	↑ 11%	↑ 12%	\$ 553,000	200	\$ 285	9
Diamond Bar	↑ 24%	↑ 9%	\$ 697,500	76	\$ 396	12
Eastvale	↑ 12%	↑ 8%	\$ 640,500	65	\$ 228	11
Fontana	↓ -5%	↑ 8%	\$ 476,000	161	\$ 251	7
Grand Terrace	↑ 100%	↑ 14%	\$ 452,750	15	\$ 242	5
Hemet	↑ 21%	↑ 11%	\$ 305,000	223	\$ 183	9
Highland	↑ 36%	↑ 20%	\$ 420,000	58	\$ 226	8
Jurupa Valley	↑ 34%	↑ 16%	\$ 534,000	70	\$ 253	13
La Verne	↑ 26%	↑ 7%	\$ 780,000	30	\$ 391	13
Lake Elsinore	↑ 29%	↑ 17%	\$ 430,000	126	\$ 212	6
Loma Linda	↑ 91%	↑ 36%	\$ 455,000	23	\$ 267	9
Menifee	↓ -1%	↑ 14%	\$ 429,000	181	\$ 210	6
Montclair	↑ 33%	↑ 3%	\$ 464,500	17	\$ 371	9
Moreno Valley	↓ -11%	↑ 7%	\$ 382,700	159	\$ 228	6
Murrieta	↑ 41%	↑ 13%	\$ 495,000	235	\$ 221	5
Norco	↓ -12%	↑ 22%	\$ 705,000	36	\$ 311	12
Nuevo/Lakeview	↓ -21%	↑ 14%	\$ 385,000	15	\$ 204	18
Ontario	↑ 10%	↑ 10%	\$ 486,000	138	\$ 294	8
Perris	↓ -5%	↑ 9%	\$ 367,500	74	\$ 209	8
Pomona	↓ -36%	↑ 10%	\$ 480,000	58	\$ 363	7
Rancho Cucamonga	↑ 9%	↑ 16%	\$ 585,000	182	\$ 312	9
Redlands	↑ 20%	↑ 12%	\$ 492,000	89	\$ 273	11
Rialto	↑ 25%	↑ 13%	\$ 419,500	49	\$ 265	5
Riverside	↑ 12%	↑ 16%	\$ 480,000	393	\$ 279	7
San Bernardino	↓ -6%	↑ 13%	\$ 340,000	166	\$ 253	10
San Dimas	↓ -6%	↑ 7%	\$ 627,500	29	\$ 386	6
San Jacinto	↑ 32%	↑ 9%	\$ 335,000	63	\$ 182	5
Sun City	↓ -13%	↑ 21%	\$ 291,000	24	\$ 227	6
Temecula	↑ 26%	↑ 14%	\$ 540,250	164	\$ 247	6
Upland	↑ 8%	↑ 11%	\$ 597,450	82	\$ 315	9
Wildomar	↓ -6%	↑ 21%	\$ 466,080	42	\$ 208	8
Winchester	↑ 27%	↑ 24%	\$ 519,900	57	\$ 202	6
Yucaipa	↑ 30%	↑ 10%	\$ 424,950	60	\$ 245	11

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Oct 2020 - Sales Volume per City

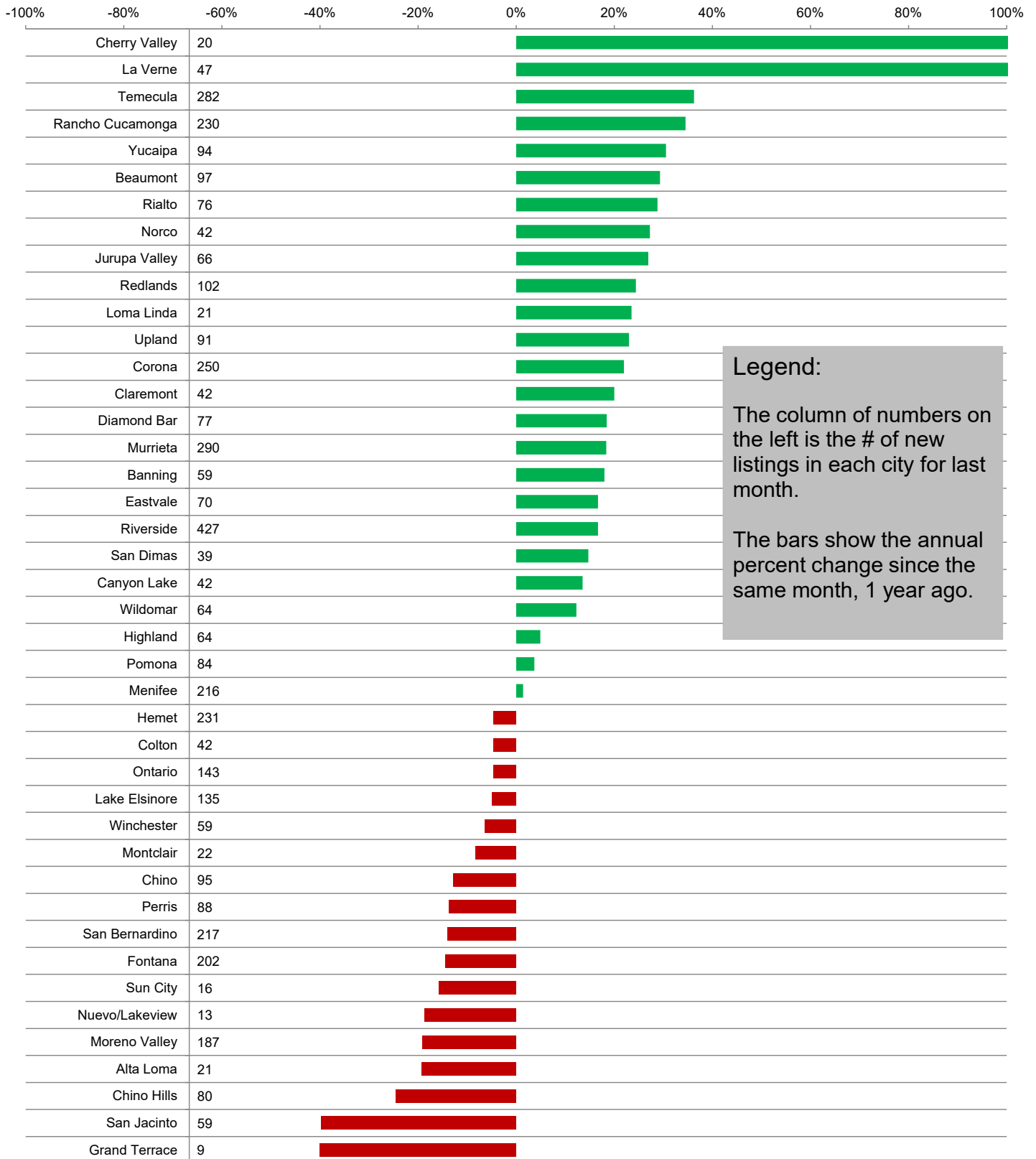


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Oct 2020 - Top Communities with New Listings (year-over-year)



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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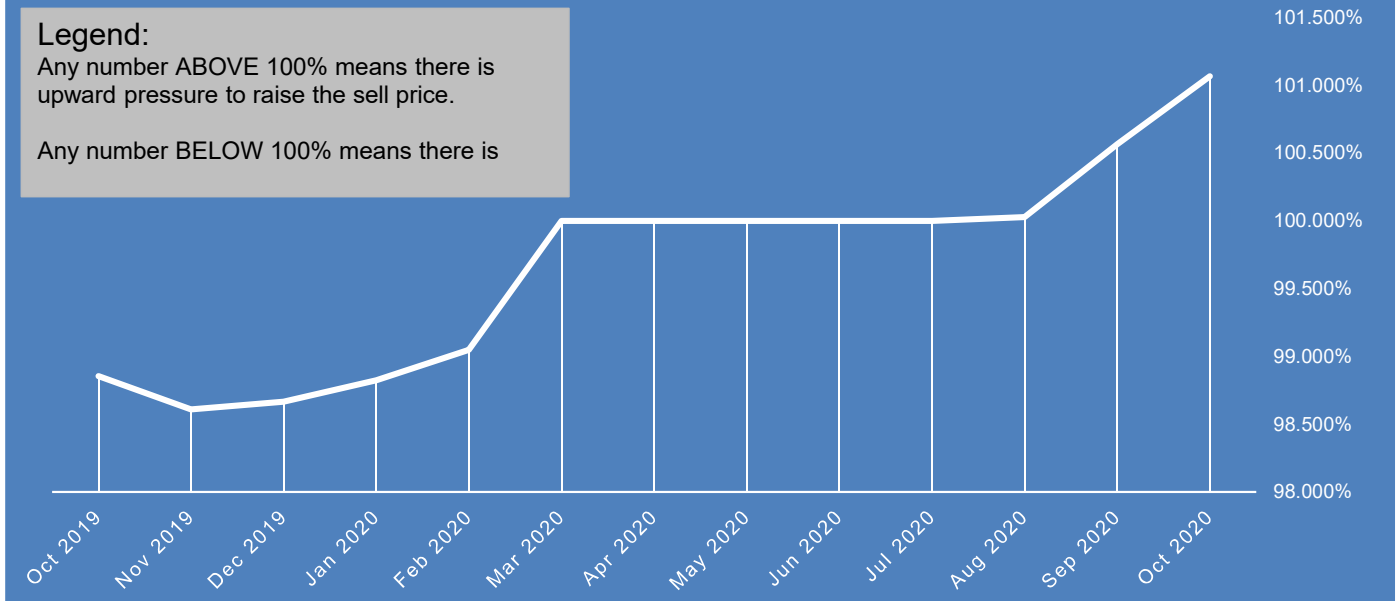


Sell Price vs Original List Price

Legend:

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

Any number BELOW 100% means there is



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%
September	5.7%	31.2%	13.3%
October	6.0%	21.9%	10.4%

MONTHLY FINANCING TYPES

