THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

# INDARADE EMPERATE BOARD OF REALESTATE

# 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

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#### 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					
Monthly New Listings	New Listings	4,334	4,592	6.0%					
4500 4000 3500	Pending Sales	3,602	4,392 🦿	21.9%					
3000 2500 2000 1500	Sold Listings	3,825	4,223	10.4%					
$ \begin{array}{c} 1000\\ 500\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ 0\\ $	Median Sales Price	\$414,500	\$460,000	11.0%					
001 2019 2019 2019 202 202 202 202 202 202 202 202 202 20	Sales Volume (\$M)	\$1,691	\$2,115	25.1%					
Monthly Closed Listings	Price/Sq.Ft.	\$226	\$251	11.4%					
4000	Sold \$/List \$	98.85%	101.07%	2.2%					
	Days on Market	23	7	-69.6%					
1500	CDOM	26	8	-69.2%					
$ \begin{array}{c} 500 \\ 0 \\ 0 \\ 0^{-1} \mathcal{D}^{(5)} \mathcal{D}$	Regional Multiple Listing about the data, please of Department between th	te these reports comes fro g Service, Inc. If you have call the CRMLS Customer e hours of 8:30am to 9:00 00pm Saturday and Sund	any questions Service Ipm Monday thru	California Regional Multiple Listing Service, Inc.					
	ian Sales Price								
470 460 450 450 450 450 450 450 450 45									
415 412 410 412 415 390 380									
000, Kort 0, 00, 100, Kort 0,00, 100, 100, 100, 100, 100, 100, 10	stop betop he	42 <sup>20</sup> 111 <sup>2020</sup> 11	2020 AUG2020	582 OCALD					

2019

2020

2018

2017

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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 83% several years, you can observe more signifiant trends. Year-Over-Year Jan-Oct 2019 Jan-Oct 2020 Change New Listings 47,931 41,953 -12.5% YTD New Listings 70000 60000 **Pending Sales** 37,366 37,572 0.6% 50000 40000 30000 Sold Listings 34,979 33,666 -3.8% 20000 10000 Median Sales \$402,000 \$437,500 8.8% 0 Price 2010 2012 2018 2019 2015 20,10 2014 2017 2013 2020 202 Sales Volume 4.5% \$15,070 \$15,751 (\$M) 6.1% **YTD Closed Listings** Price/Sq.Ft. \$223 \$236 40000 35000 98.78% 100.00% Sold \$/List \$ 1.2% 30000 25000 Days on Market 24 13 -45.8% 20000 15000 CDOM 29 15 -48.3% 10000 5000 All data used to generate these reports comes from the 0 2010 2011 2013 2014 2015 2010 2017 2018 2019 California Regional Multiple Listing Service, Inc. If you have 2020 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. **YTD Median Sales Price** 500 438 402 390 365 400 340 319 292 Thousands 253 300 200 194 190 200 100 0

2015

2010

2012

2013

2014

2010

2011

2020 - Year to Date Report

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## Oct 2020 City Overview

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

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# Oct 2020 - Sales Volume per City

Riverside		\$189,5
Murrieta		\$166,154,000
Corona		\$146,851,000
Temecula		\$146,619,000
Rancho Cucamonga		\$112,526,000
Fontana	\$83,358,1	100
Menifee	\$81,732,20	00
Ontario	\$77,105,800	
Moreno Valley	\$69,843,900	
San Bernardino	\$68,394,000	
Hemet	\$66,222,200	
Chino Hills	\$66,198,900	
Lake Elsinore	\$61,713,200	
Redlands	\$58,134,100	
Chino	\$57,901,300	
Diamond Bar	\$52,852,300	
Upland	\$52,596,100	
Eastvale	\$41,493,100	
Beaumont	\$36,275,500	
Jurupa Valley	\$33,251,300	Top 5 communities had
Yucaipa	\$32,375,400	combined Sales Volume
Claremont	\$31,659,000	
Winchester	\$31,550,300	of \$762M
La Verne	\$30,247,000	
Perris	\$29,888,300	
Rialto	\$28,972,500	
Pomona	\$26,990,000	
Highland	\$26,702,300	
San Jacinto	\$25,744,900	
Canyon Lake	\$23,422,300	
Wildomar	\$23,257,300	
San Dimas	\$20,579,700	
Norco	\$20,192,300	
Alta Loma	\$15,252,400	
Banning	\$14,740,900	
Colton	\$9,786,000	
Loma Linda	\$9,342,600	
	\$9,147,910	Legend:
Montclair		
Montclair Grand Terrace	\$8,829,990	
Grand Terrace	\$8,829,990 \$5,789,790	
		The BLUE bars show last month's sales volume (both count

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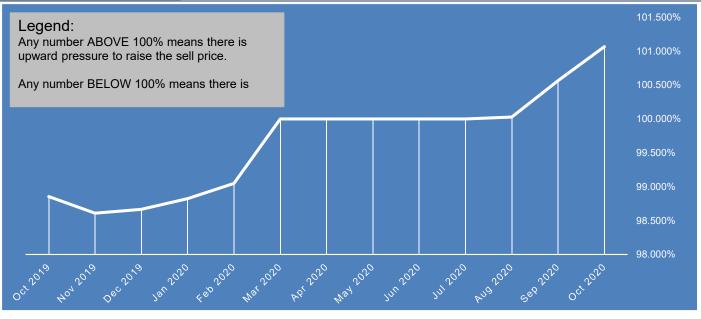


#### Oct 2020 - Top Communities with New Listings (year-over-year)

100%	-80%	-60%	-40%	-20%	0%	20%	40%	60%	80% 1	100%
	Cherry Valley	20								
	La Verne	47								
	Temecula	282								
Ra	ancho Cucamonga	230								
	Yucaipa	94								
	Beaumont	97								
	Rialto	76								
	Norco	42								
	Jurupa Valley	66								
	Redlands	102								_
	Loma Linda	21								
	Upland	91					_			
	Corona	250						Legend:		
	Claremont	42						-		
	Diamond Bar	77							of numbers on	
	Murrieta	290						the left is the # c listings in each c		
	Banning	59							ch city for last	
	Eastvale	70						month.	-	
	Riverside	427						The here che		
	San Dimas	39						<ul> <li>The bars show to percent change</li> </ul>		
	Canyon Lake	42							, 1 year ago.	
	Wildomar	64								
	Highland	64								
	Pomona	84								_
	Menifee	216								
	Hemet	231								_
	Colton	42								
	Ontario	143								_
	Lake Elsinore	135								_
	Winchester	59								_
	Montclair	22								_
	Chino	95								
	Perris	88								_
	San Bernardino	217								_
	Fontana	202								_
	Sun City	16								
	Nuevo/Lakeview	13								_
	Moreno Valley	187								_
	Alta Loma	21								_
	Chino Hills	80								
	San Jacinto	59								_
		9								



### **Sell Price vs Original List Price**



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

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## 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**

