

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

INLAND EMPIRE

— BOARD OF —

REAL ESTATE

A division of IVAR

Housing Data Report

December 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

Dec 2020 - Monthly Summary Report

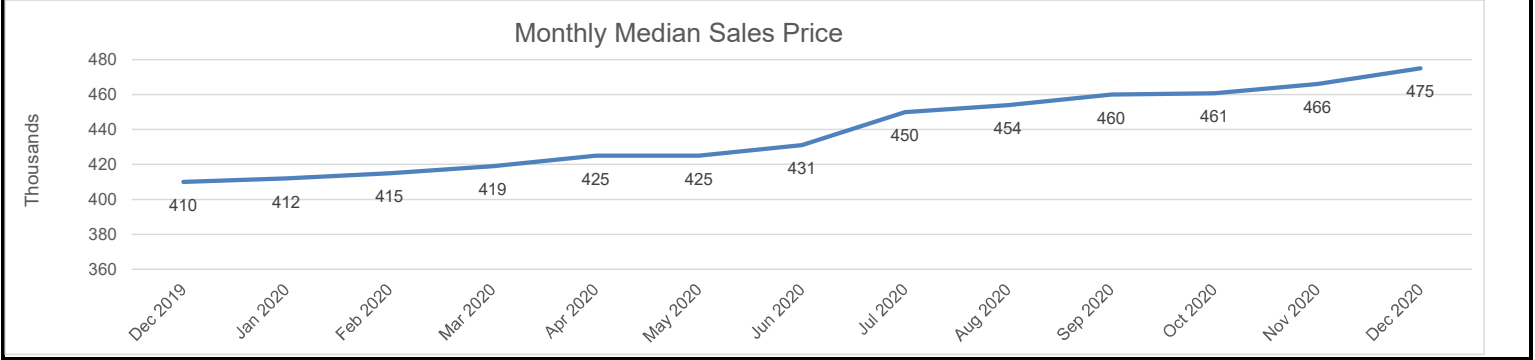
Mark Dowling, Chief Executive Officer

- Overcoming the adverse COVID-19 housing market impacts from earlier in the year, the Inland Empire housing market exploded the second half of 2020. Although New Listings were down 10.5% for the year, every other sales category improved over 2019. Comparing 2020 to 2019, Pending Listings were up 2.6%, Sold Listings up 7.7%, but Sales Volume was up 10.78% while the Median Sales Prices went up 9.9% for the year. Median Sales price ended the year in the IVAR region at \$475,000, for a December 19' vs. December 20' increase of 15.9%.
- However, due to an overall decrease in New Listings stemming from earlier this year, the overall housing inventory continues to remain very limited, resulting in a hyper-competitive market. December home sales were selling for 101% of their CRMLS list price.
- Linked to tight inventory, Days on Market for December decreased to a stunning 8 days, which is a decrease of 70.4%.



	Dec-2019	Dec-2020	Annual Change
New Listings	2,408	2,624	↑ 9.0%
Pending Sales	2,569	3,148	↑ 22.5%
Sold Listings	3,203	4,165	↑ 30.0%
Median Sales Price	\$410,000	\$475,000	↑ 15.9%
Sales Volume (\$M)	\$1,408	\$2,123	↑ 50.8%
Price/Sq.Ft.	\$225	\$255	↑ 13.4%
Sold \$/List \$	98.67%	101.11%	↑ 2.5%
Days on Market	27	8	↓ -70.4%
CDOM	32	9	↓ -71.9%

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.

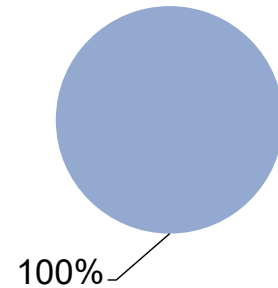


2020 - Year to Date Report

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.

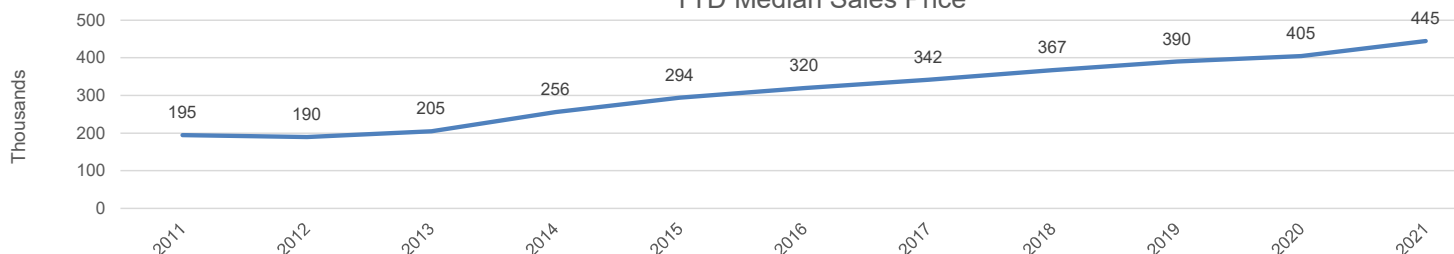


	Jan-Dec 2019	Jan-Dec 2020	Year-Over-Year Change
YTD New Listings	53,582	47,953	↓ -10.5%
Pending Sales	42,893	44,003	↑ 2.6%
Sold Listings	41,232	41,526	↑ 0.7%
Median Sales Price	\$405,000	\$445,000	↑ 9.9%
Sales Volume (\$M)	\$17,822	\$19,731	↑ 10.7%
Price/Sq.Ft.	\$223	\$240	↑ 7.5%
Sold \$/List \$	98.77%	100.00%	↑ 1.2%
Days on Market	25	12	↓ -52.0%
CDOM	29	13	↓ -55.2%

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YTD Median Sales Price



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Dec 2020 City Overview

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

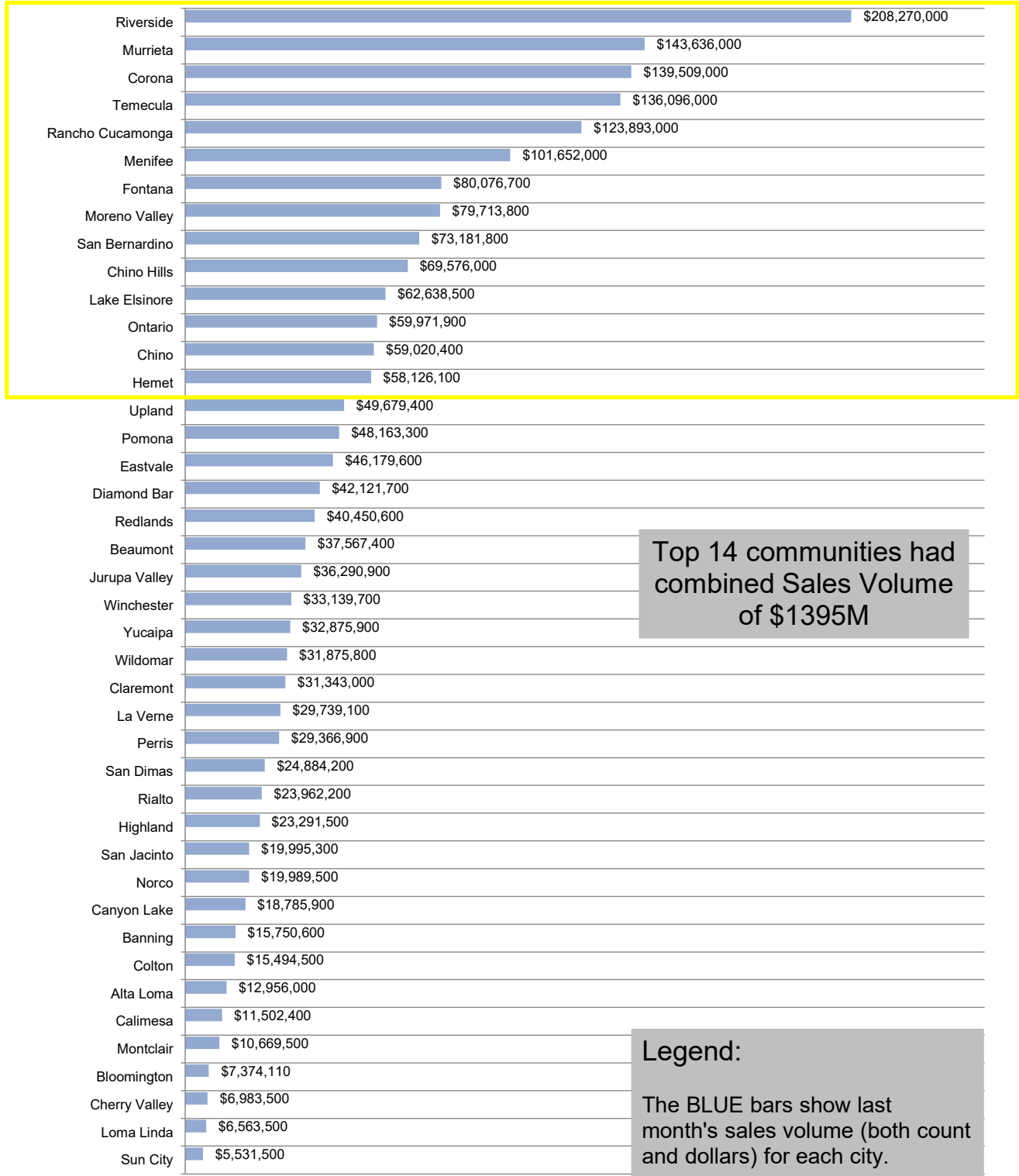
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Alta Loma	↓ -5%	↑ 22%	\$ 695,000	11	\$ 339	9
Banning	29%	20%	\$ 298,000	49	\$ 210	10
Beaumont	22%	13%	\$ 393,000	46	\$ 190	11
Bloomington	89%	18%	\$ 430,000	12	\$ 283	7
Calimesa	17%	12%	\$ 421,531	19	\$ 221	23
Canyon Lake	79%	23%	\$ 521,500	39	\$ 252	20
Cherry Valley	100%	43%	\$ 436,800	14	\$ 201	22
Chino	28%	12%	\$ 562,500	66	\$ 281	10
Chino Hills	58%	4%	\$ 705,000	74	\$ 353	19
Claremont	19%	6%	\$ 737,500	29	\$ 381	10
Colton	39%	16%	\$ 370,000	25	\$ 276	7
Corona	18%	13%	\$ 560,000	167	\$ 285	9
Diamond Bar	14%	23%	\$ 721,250	54	\$ 387	13
Eastvale	31%	12%	\$ 663,000	40	\$ 223	8
Fontana	14%	12%	\$ 475,000	145	\$ 266	9
Hemet	17%	17%	\$ 304,500	163	\$ 182	8
Highland	47%	10%	\$ 401,250	45	\$ 248	7
Jurupa Valley	45%	14%	\$ 540,000	48	\$ 254	8
La Verne	144%	6%	\$ 790,000	26	\$ 402	13
Lake Elsinore	35%	18%	\$ 455,000	94	\$ 222	7
Loma Linda	150%	33%	\$ 405,000	21	\$ 290	10
Menifee	34%	18%	\$ 435,000	134	\$ 215	8
Montclair	100%	3%	\$ 491,000	14	\$ 343	7
Moreno Valley	16%	15%	\$ 401,500	100	\$ 227	6
Murrieta	29%	17%	\$ 510,000	151	\$ 218	7
Norco	41%	6%	\$ 600,000	28	\$ 325	14
Ontario	1%	11%	\$ 503,000	97	\$ 310	8
Perris	↓ -5%	18%	\$ 387,000	88	\$ 203	9
Pomona	44%	11%	\$ 508,500	63	\$ 354	10
Rancho Cucamonga	49%	9%	\$ 565,000	159	\$ 323	9
Redlands	9%	24%	\$ 499,000	64	\$ 300	12
Rialto	↓ -2%	15%	\$ 425,000	62	\$ 257	8
Riverside	49%	13%	\$ 475,000	352	\$ 284	9
San Bernardino	51%	23%	\$ 375,000	153	\$ 250	9
San Dimas	↓ -5%	8%	\$ 720,000	31	\$ 392	10
San Jacinto	2%	13%	\$ 345,000	43	\$ 179	6
Sun City	6%	18%	\$ 289,500	13	\$ 212	28
Temecula	55%	19%	\$ 575,000	169	\$ 254	8
Upland	11%	16%	\$ 625,000	78	\$ 319	14
Wildomar	46%	15%	\$ 465,000	39	\$ 211	7
Winchester	89%	21%	\$ 510,000	36	\$ 200	7
Yucaipa	61%	11%	\$ 440,000	63	\$ 244	9

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Dec 2020 - Sales Volume per City

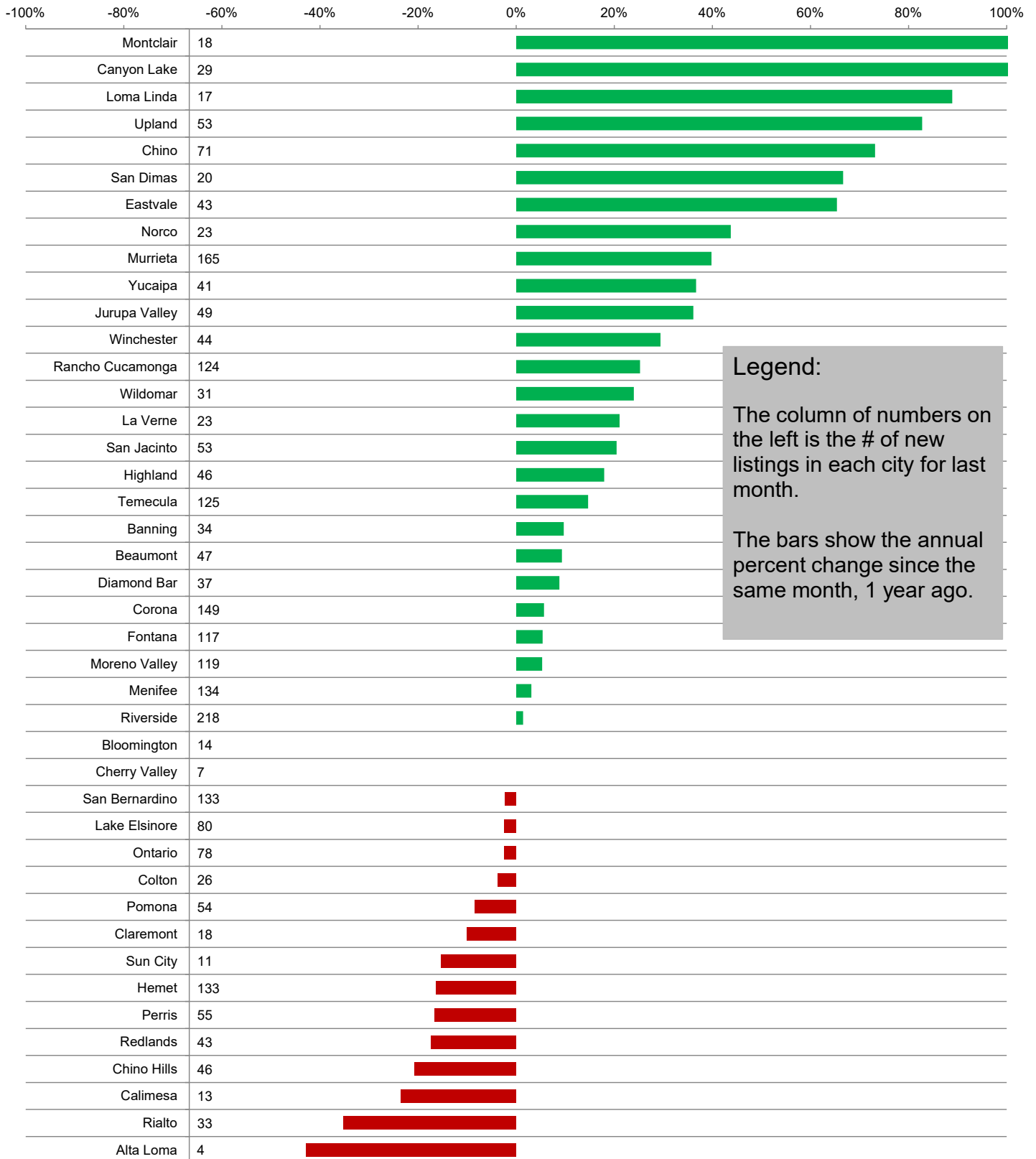


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Dec 2020 - Top Communities with New Listings (year-over-year)



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Sell Price vs Original List Price



2020 INLAND EMPIRE LISTINGS OVERVIEW

	New	Pending	Closed
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%
November	0.1%	27.6%	21.6%
December	9.0%	22.5%	30.0%

MONTHLY FINANCING TYPES

