

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

INLAND EMPIRE

— BOARD OF — REAL ESTATE

A division of IVAR

Housing Data Report

February 2021

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

Feb 2021 - Monthly Summary Report

Mark Dowling, Chief Executive Officer

- With momentum carrying over from a robust 3rd and 4th quarter housing market in 2020, February 2021 carries on with very strong sales numbers. Although New Listings were down 12% for the month, every other sales category improved over February 2020. Comparing February 2020 to 2021, Pending Listings were up 7.9%, Sold Listings up 9.5%, and Sales Volume was up an incredible 32.3%. Additionally, Median Sales Price for the month was up a booming 18.1%.
- However, with a continued decrease in New Listings stemming from the impacts of COVID-19, the overall housing inventory continues to remain very limited, resulting in a hyper-competitive market. February home sales were selling for 101% of their CRMLS list price.
- Linked to tight inventory, Days on Market for February decreased to a stunning 7 days(!) which represents a 74.1% decrease when compared to February 2020.



Monthly New Listings

Month	New Listings
Feb 2020	4103
Mar 2020	4000
Apr 2020	3100
May 2020	3900
Jun 2020	4200
Jul 2020	4700
Aug 2020	4700
Sep 2020	4600
Oct 2020	4600
Nov 2020	3400
Dec 2020	2700
Jan 2021	3600
Feb 2021	3609

Monthly Closed Listings

Month	Closed Listings
Feb 2020	2700
Mar 2020	3400
Apr 2020	2600
May 2020	2400
Jun 2020	3400
Jul 2020	4300
Aug 2020	3900
Sep 2020	4000
Oct 2020	4300
Nov 2020	3700
Dec 2020	4200
Jan 2021	3000
Feb 2021	2937

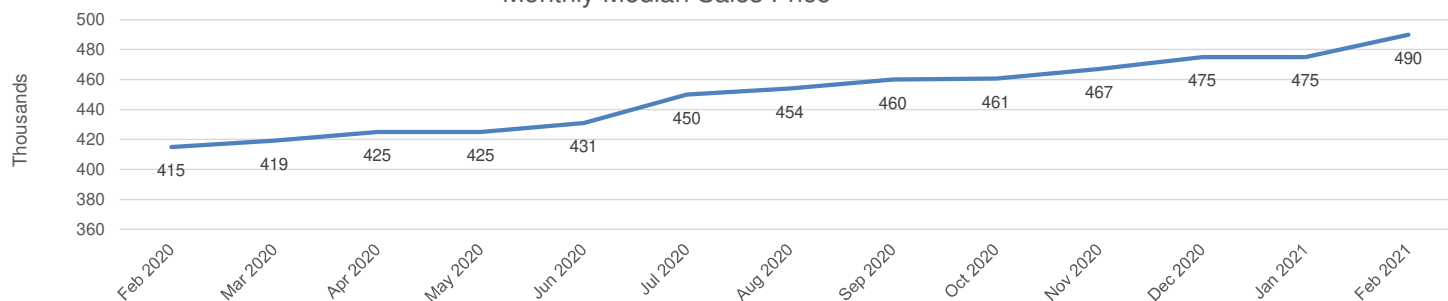
	Feb-2020	Feb-2021	Annual Change
New Listings	4,103	3,609	↓ -12.0%
Pending Sales	3,382	3,648	↑ 7.9%
Sold Listings	2,682	2,937	↑ 9.5%
Median Sales Price	\$415,000	\$490,000	↑ 18.1%
Sales Volume (\$M)	\$1,176	\$1,556	↑ 32.3%
Price/Sq.Ft.	\$224	\$263	↑ 17.4%
Sold \$/List \$	99.05%	101.61%	↑ 2.6%
Days on Market	27	7	↓ -74.1%
CDOM	34	8	↓ -76.5%

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.

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Monthly Median Sales Price

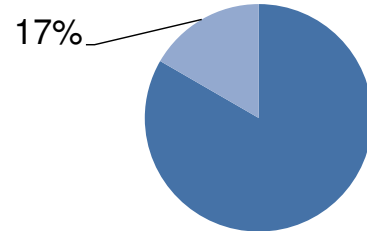


2021 - Year to Date Report

We are 2 months through the year:

The statistics shown below are for the first 2 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.

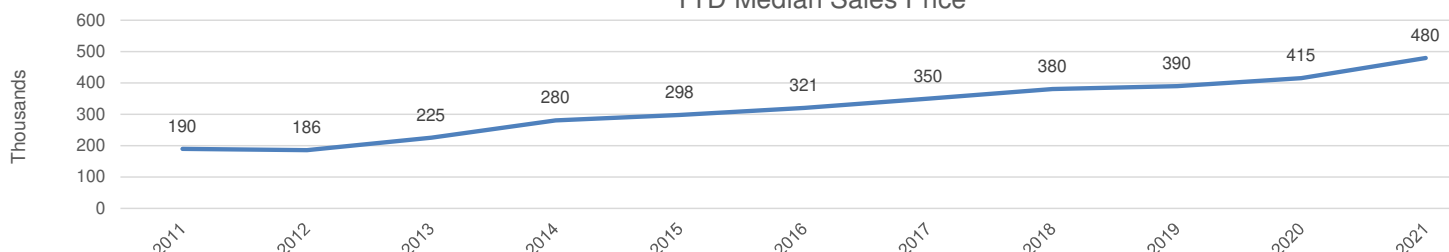


	Jan-Feb 2020	Jan-Feb 2021	Year-Over-Year Change
YTD New Listings	8,174	7,190	↓ -12.0%
Pending Sales	6,600	6,931	↑ 5.0%
Sold Listings	5,456	5,938	↑ 8.8%
Median Sales Price	\$415,000	\$480,000	↑ 15.7%
Sales Volume (\$M)	\$2,400	\$3,080	↑ 28.3%
Price/Sq.Ft.	\$226	\$262	↑ 16.2%
Sold \$/List \$	98.96%	101.46%	↑ 2.5%
Days on Market	28	8	↓ -71.4%
CDOM	34	8	↓ -76.5%

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YTD Median Sales Price



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Feb 2021 City Overview

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

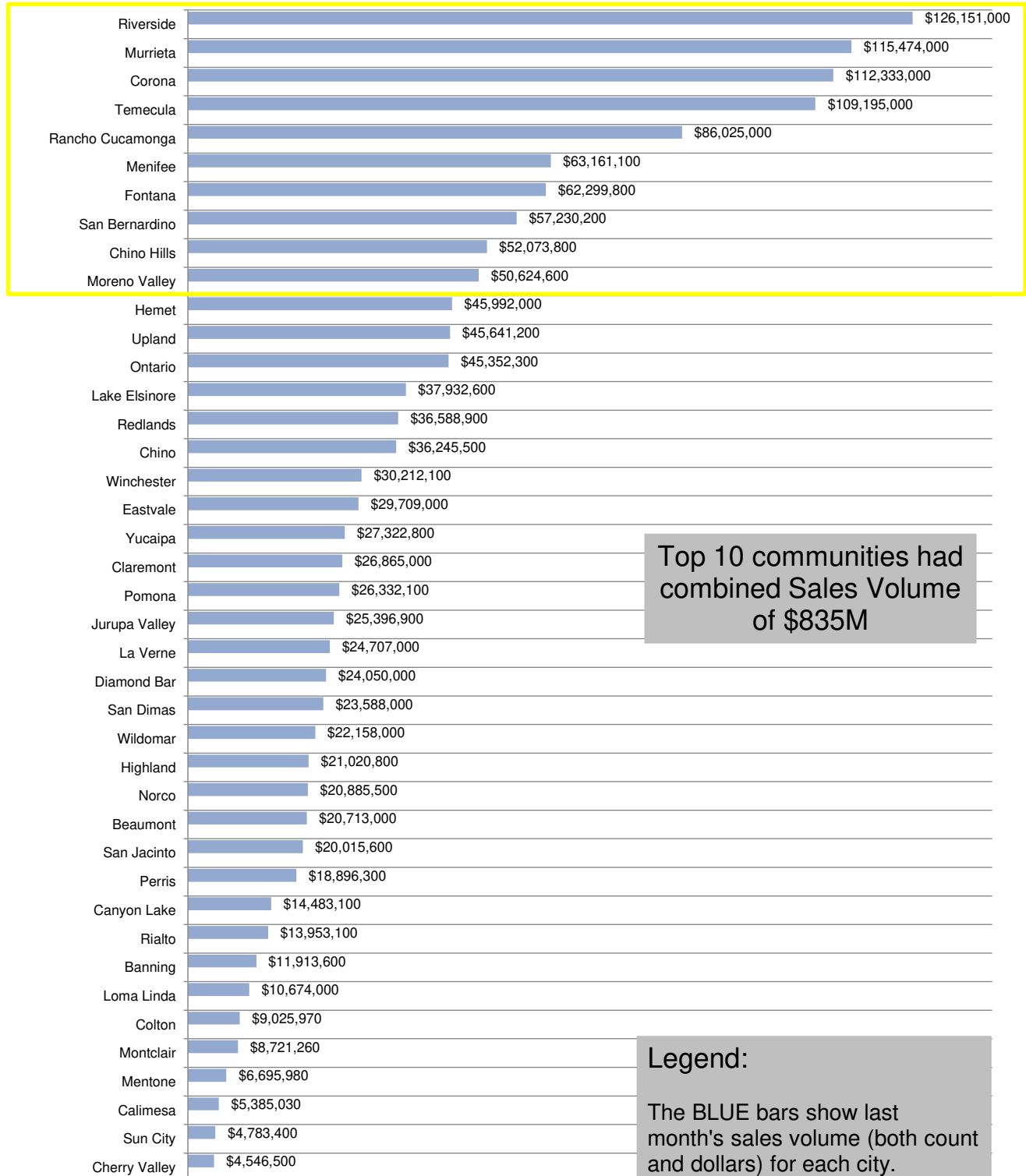
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Banning	↑ 6%	↑ 6%	\$ 299,500	52	\$ 213	10
Beaumont	-20%	18%	\$ 399,500	47	\$ 198	8
Calimesa	-13%	10%	\$ 430,000	12	\$ 197	11
Canyon Lake	77%	5%	\$ 565,000	27	\$ 256	29
Cherry Valley	63%	-34%	\$ 309,000	15	\$ 190	26
Chino	18%	17%	\$ 597,500	71	\$ 308	10
Chino Hills	29%	21%	\$ 777,400	57	\$ 359	16
Claremont	113%	-9%	\$ 727,500	20	\$ 367	25
Colton	-23%	34%	\$ 410,000	26	\$ 276	9
Corona	28%	11%	\$ 571,816	131	\$ 296	7
Diamond Bar	-26%	23%	\$ 677,500	39	\$ 402	12
Eastvale	5%	19%	\$ 700,000	50	\$ 232	7
Fontana	3%	13%	\$ 515,000	121	\$ 262	7
Hemet	9%	11%	\$ 317,000	185	\$ 179	9
Highland	30%	14%	\$ 434,500	47	\$ 238	9
Jurupa Valley	44%	13%	\$ 547,000	46	\$ 283	7
La Verne	88%	27%	\$ 789,000	20	\$ 425	9
Lake Elsinore	-19%	22%	\$ 465,000	88	\$ 225	7
Loma Linda	82%	32%	\$ 498,500	9	\$ 282	11
Menifee	-1%	16%	\$ 437,500	114	\$ 232	6
Mentone	50%	30%	\$ 445,000	13	\$ 241	5
Montclair	64%	14%	\$ 512,500	10	\$ 324	7
Moreno Valley	5%	18%	\$ 423,000	122	\$ 235	6
Murrieta	-5%	23%	\$ 535,000	152	\$ 235	6
Norco	94%	15%	\$ 650,000	20	\$ 322	7
Ontario	3%	10%	\$ 505,500	89	\$ 316	8
Perris	-13%	17%	\$ 392,368	82	\$ 220	8
Pomona	-7%	13%	\$ 510,000	62	\$ 342	13
Rancho Cucamonga	24%	14%	\$ 606,000	128	\$ 332	8
Redlands	21%	31%	\$ 510,000	74	\$ 310	19
Rialto	-39%	7%	\$ 425,000	59	\$ 292	6
Riverside	-5%	18%	\$ 495,000	283	\$ 290	10
San Bernardino	5%	16%	\$ 370,000	160	\$ 270	8
San Dimas	121%	13%	\$ 720,000	24	\$ 398	11
San Jacinto	12%	18%	\$ 365,000	46	\$ 180	6
Sun City	7%	19%	\$ 291,950	12	\$ 219	23
Temecula	11%	18%	\$ 590,000	153	\$ 268	6
Upland	50%	5%	\$ 602,000	63	\$ 331	11
Wildomar	12%	24%	\$ 507,000	48	\$ 203	6
Winchester	58%	15%	\$ 520,000	55	\$ 215	6
Yucaipa	54%	10%	\$ 439,000	62	\$ 238	8

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Feb 2021 - Sales Volume per City

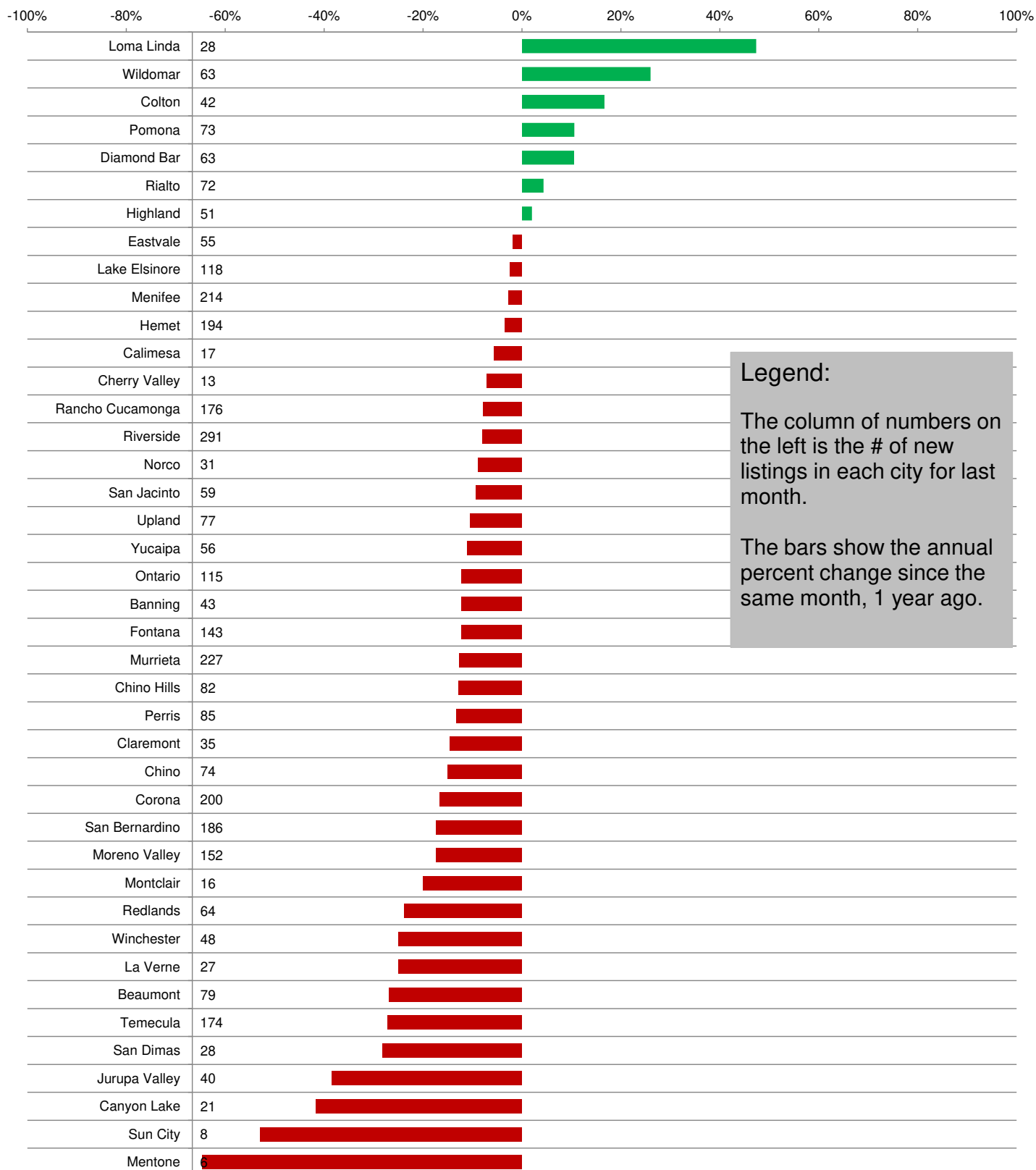


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Feb 2021 - Top Communities with New Listings (year-over-year)



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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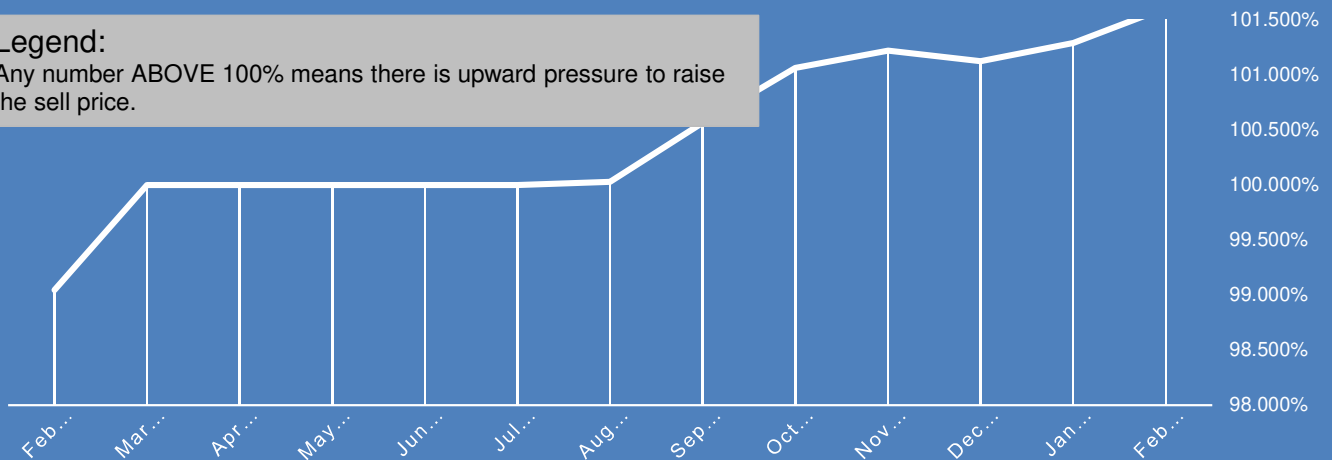
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Sell Price vs Original List Price

Legend:

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



2020/2021 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%
January	-13.7%	6.4%	8.2%
February	-12.0%	7.9%	9.5%

MONTHLY FINANCING TYPES

