

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

INLAND EMPIRE

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REAL ESTATE

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Housing Data Report

April 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

Apr 2021 - Monthly Summary Report

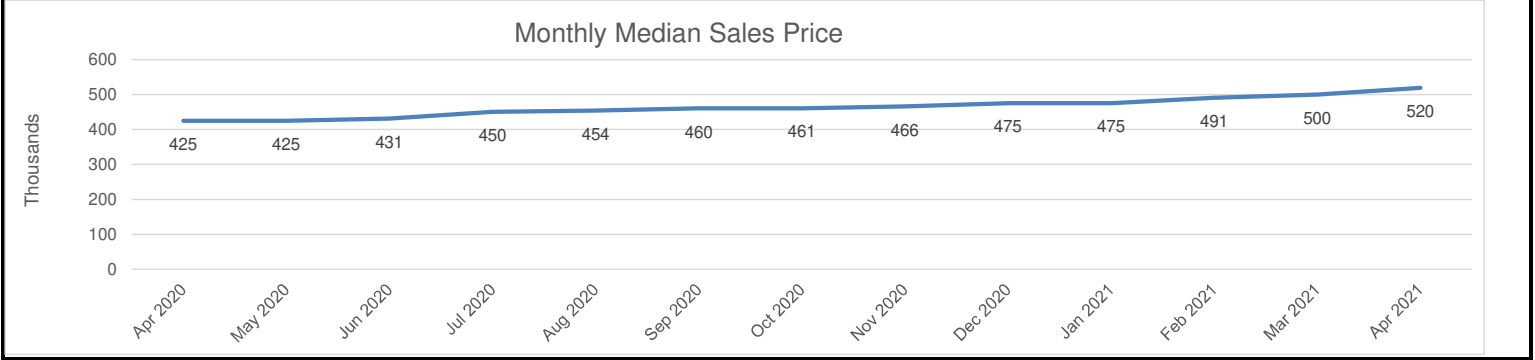
Mark Dowling, Chief Executive Officer

- Whoa, whoa, and WHOA!** A little perspective is needed when reviewing the April housing data. The increased numbers are reflective of both a strong housing market, but also an artificially depressed COVID market from April 2020. Comparing housing data in April 2021 to April 2020 needs to account for both factors
- For example, New Listings increased 42% in a year-over-year comparison (April 2021, 4,434 vs. April 2020, 3,123). However, in April 2019 there were 5,148 New Listings in the Inland Empire.
- Although New, Pending and Sold Listings experienced wild COVID related fluctuations, the most significant and lasting increase is the Median Sales Price increase which up 22.2% for the year.
- Linked to tight inventory, Days on Market for April decreased to a stunning 6 days(!) which represents a 57.1% decrease when compared to April 2020.



	Apr-2020	Apr-2021	Annual Change
New Listings	3,123	4,434	↑ 42.0%
Pending Sales	2,449	4,136	↑ 68.9%
Sold Listings	2,661	3,864	↑ 45.2%
Median Sales Price	\$425,000	\$519,500	↑ 22.2%
Sales Volume (\$M)	\$1,192	\$2,157	↑ 80.9%
Price/Sq.Ft.	\$229	\$281	↑ 22.7%
Sold \$/List \$	100.00%	103.36%	↑ 3.4%
Days on Market	14	6	↓ -57.1%
CDOM	16	6	↓ -62.5%

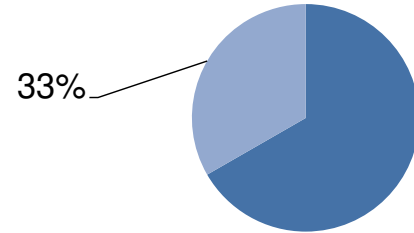
All data used to generate these reports comes from the California Regional Multiple Listing Service, Inc. If you have any questions about the data, please call the CRMLS Customer Service Department between the hours of 8:30am to 9:00pm Monday thru Friday or 10:00am to 3:00pm Saturday and Sunday at 800-925-1525 or 909-859-2040.



2021 - Year to Date Report

We are 4 months through the year:

The statistics shown below are for the first 4 months of the years represented.



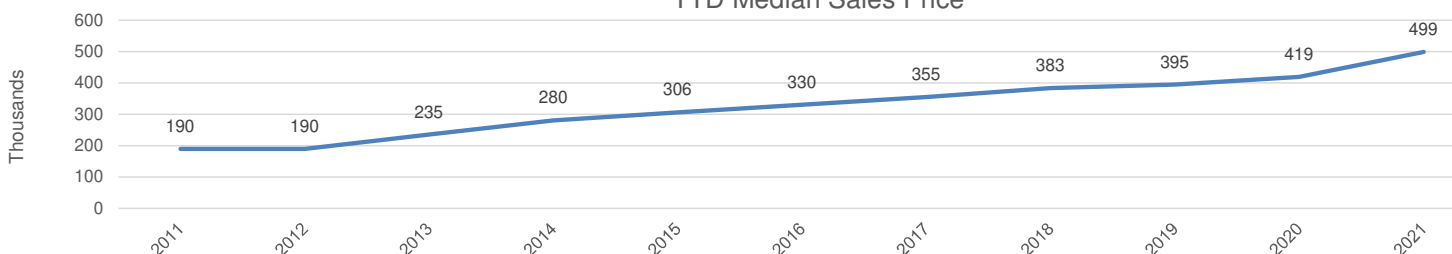
Month to month comparisons give you a quick way to see what is recently changing in the region. However, by comparing Year-To-Date (YTD) information across several years, you can observe more significant trends.

	Jan-Apr 2020	Jan-Apr 2021	Year-Over-Year Change
YTD New Listings	15,275	16,267	↑ 6.5%
Pending Sales	11,933	15,008	↑ 25.8%
Sold Listings	11,526	13,668	↑ 18.6%
Median Sales Price	\$419,000	\$499,250	↑ 19.2%
Sales Volume (\$M)	\$5,118	\$7,324	↑ 43.1%
Price/Sq.Ft.	\$228	\$270	↑ 18.6%
Sold \$/List \$	99.49%	102.25%	↑ 2.8%
Days on Market	21	7	↓ -66.7%
CDOM	24	7	↓ -70.8%

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YTD Median Sales Price



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Apr 2021 City Overview

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

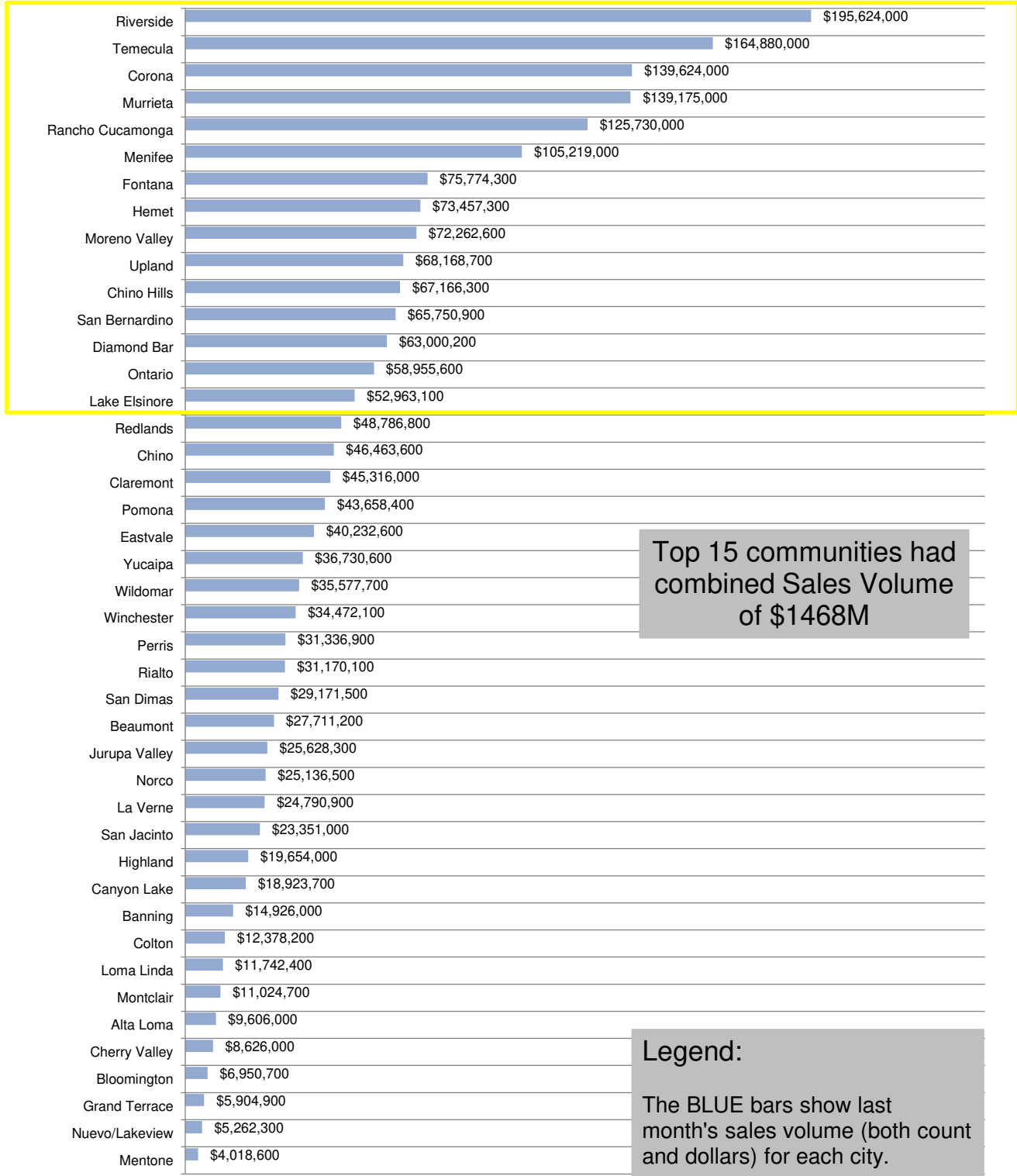
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Alta Loma	↑ 38%	↑ 13%	\$ 812,000	16	\$ 354	7
Banning	37%	26%	\$ 320,000	33	\$ 227	8
Beaumont	16%	21%	\$ 422,450	60	\$ 213	5
Bloomington	15%	19%	\$ 440,000	16	\$ 325	9
Canyon Lake	26%	27%	\$ 579,680	24	\$ 283	9
Cherry Valley	100%	82%	\$ 520,000	13	\$ 220	47
Chino	90%	10%	\$ 590,000	57	\$ 326	7
Chino Hills	59%	19%	\$ 743,444	69	\$ 388	8
Claremont	96%	17%	\$ 790,000	29	\$ 408	8
Colton	7%	14%	\$ 395,000	32	\$ 296	7
Corona	44%	18%	\$ 610,000	178	\$ 321	6
Diamond Bar	152%	20%	\$ 781,000	65	\$ 432	8
Eastvale	138%	18%	\$ 710,000	44	\$ 256	6
Fontana	23%	12%	\$ 515,750	143	\$ 286	6
Grand Terrace	-14%	13%	\$ 475,000	14	\$ 274	10
Hemet	48%	21%	\$ 330,000	172	\$ 199	7
Highland	45%	14%	\$ 403,500	43	\$ 276	7
Jurupa Valley	31%	2%	\$ 585,000	40	\$ 319	9
La Verne	-10%	26%	\$ 865,000	21	\$ 437	9
Lake Elsinore	25%	25%	\$ 499,900	97	\$ 225	6
Loma Linda	243%	6%	\$ 523,000	15	\$ 282	13
Menifee	30%	23%	\$ 489,990	158	\$ 231	6
Mentone	10%	18%	\$ 400,000	11	\$ 282	7
Montclair	36%	17%	\$ 570,000	13	\$ 402	6
Moreno Valley	37%	15%	\$ 430,000	134	\$ 247	5
Murrieta	31%	27%	\$ 567,500	188	\$ 247	5
Norco	6%	32%	\$ 735,000	34	\$ 311	9
Nuevo/Lakeview	57%	2%	\$ 442,500	14	\$ 219	7
Ontario	44%	14%	\$ 520,000	95	\$ 349	6
Perris	15%	10%	\$ 396,500	76	\$ 220	6
Pomona	70%	17%	\$ 551,750	66	\$ 393	7
Rancho Cucamonga	62%	23%	\$ 645,000	124	\$ 342	6
Redlands	37%	17%	\$ 515,000	71	\$ 306	10
Rialto	44%	18%	\$ 460,000	52	\$ 283	6
Riverside	64%	19%	\$ 515,000	304	\$ 307	6
San Bernardino	1%	21%	\$ 385,000	196	\$ 265	6
San Dimas	76%	26%	\$ 800,000	39	\$ 419	9
San Jacinto	7%	27%	\$ 392,500	56	\$ 186	7
Temecula	75%	24%	\$ 630,000	168	\$ 276	5
Upland	98%	11%	\$ 650,000	61	\$ 344	6
Wildomar	157%	21%	\$ 502,500	40	\$ 238	5
Winchester	70%	12%	\$ 536,000	49	\$ 241	5
Yucaipa	137%	19%	\$ 475,000	59	\$ 276	6

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Apr 2021 - Sales Volume per City

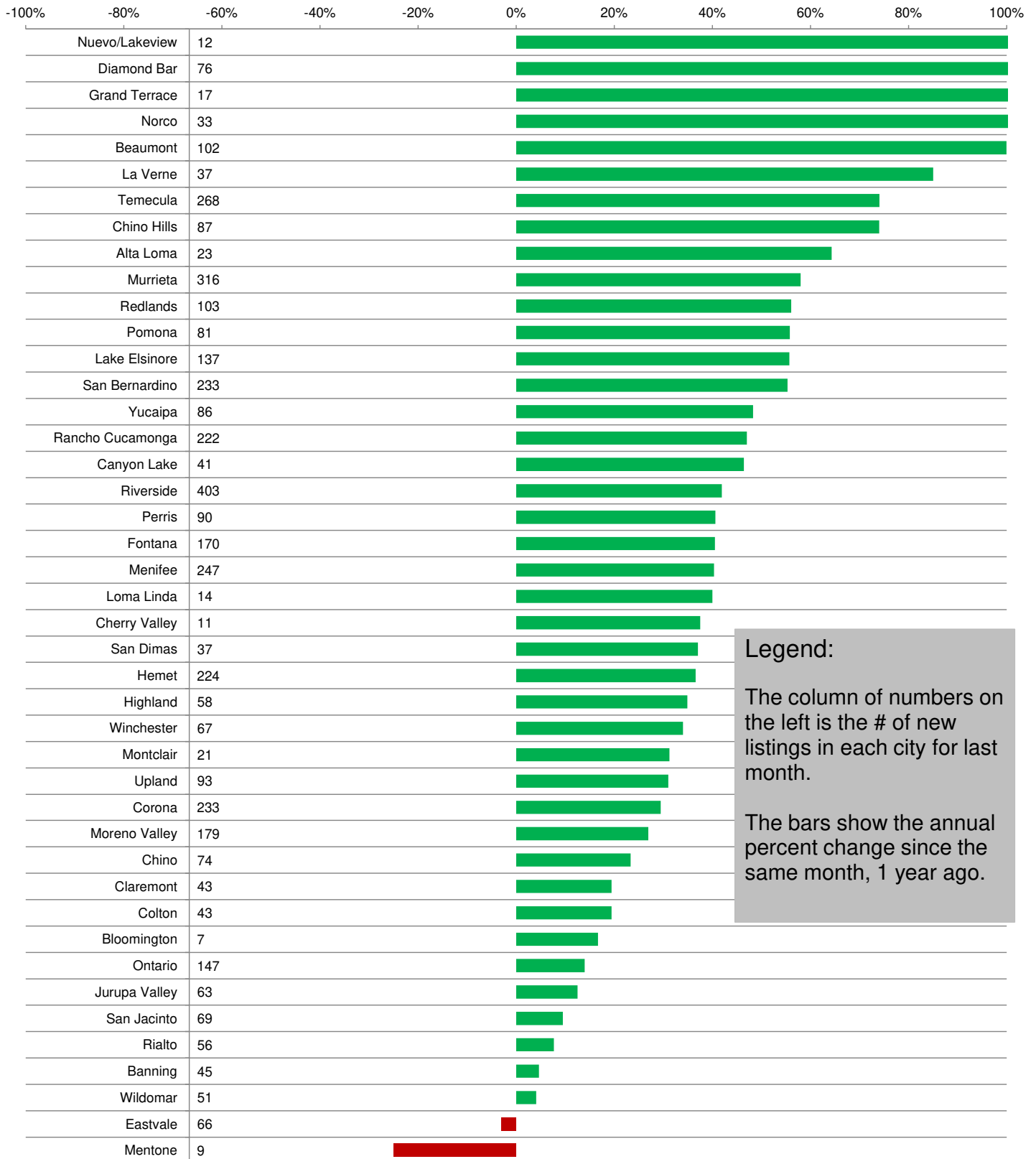


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Apr 2021 - Top Communities with New Listings (year-over-year)



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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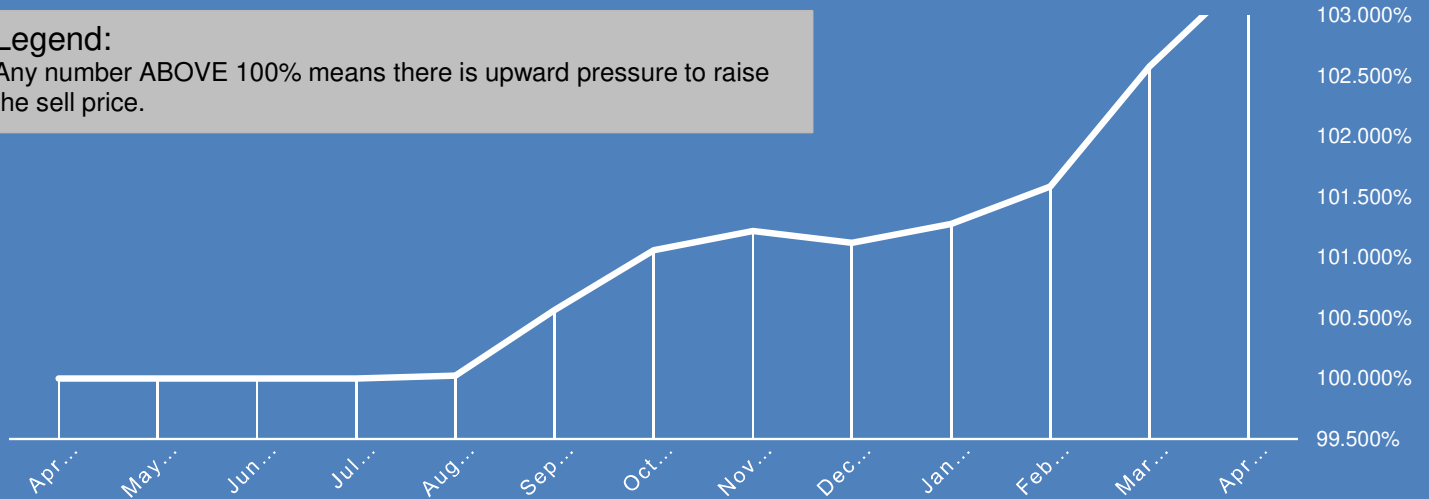
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Sell Price vs Original List Price

Legend:

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



2020/2021 INLAND EMPIRE LISTINGS OVERVIEW

	New	Pending	Closed
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%
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%
March	9.7%	49.9%	12.9%
April	42.0%	68.9%	45.2%

MONTHLY FINANCING TYPES

