

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

# INLAND EMPIRE

— BOARD OF —

## REAL ESTATE

A division of IVAR

Housing Data Report

**May 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

## May 2021 - Monthly Summary Report

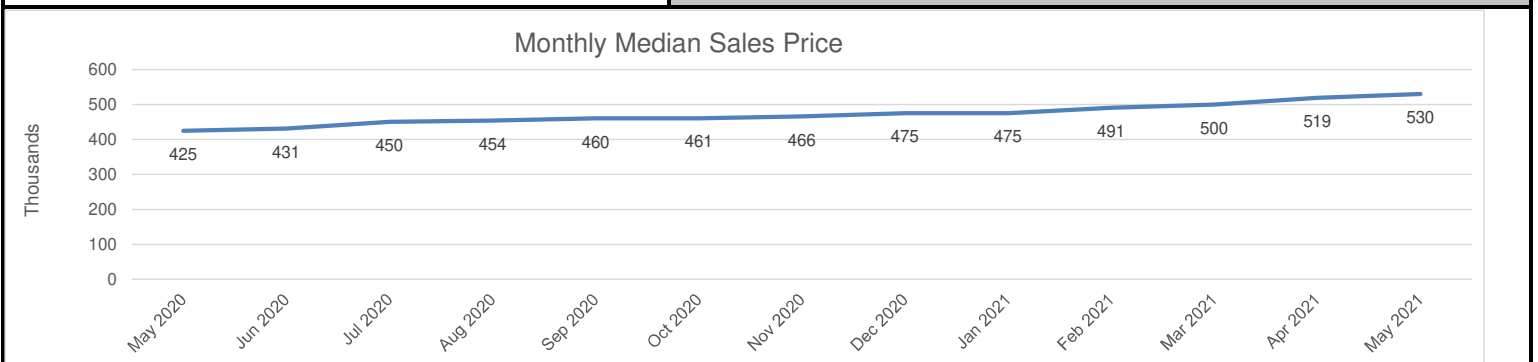
### Mark Dowling, Chief Executive Officer

- It's widely known that the housing market is hot right now, but a little perspective is needed when reviewing the monthly year-over-year data. The increased numbers are reflective of both a strong current housing market, but also an artificially depressed COVID market from May 2020. Comparing housing data from each respective month needs to account for both factors.
- For example, Sold Listings increased 52.5% in a year-over-year comparison (May 2021, 3,643 vs. May 2020, 2,389). However, in May 2019 there were 4,088 Sold 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 24.7% for the year.
- Linked to tight inventory, Days on Market for May decreased to a stunning 6 days(!) which represents a 64.7% decrease when compared to May 2020.



	May-2020	May-2021	Annual Change
<b>Monthly New Listings</b>			
New Listings	3,926	4,499	↑ 14.6%
Pending Sales	3,778	4,209	↑ 11.4%
Sold Listings	2,389	3,643	↑ 52.5%
Median Sales Price	\$425,000	\$530,000	↑ 24.7%
Sales Volume (\$M)	\$1,078	\$2,055	↑ 90.6%
Price/Sq.Ft.	\$228	\$286	↑ 25.2%
Sold \$/List \$	100.00%	104.08%	↑ 4.1%
Days on Market	17	6	↓ -64.7%
CDOM	18	6	↓ -66.7%

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.

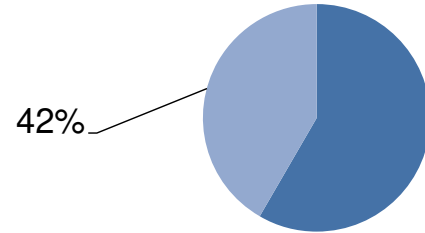


## 2021 - Year to Date Report

We are 5 months through the year:

The statistics shown below are for the first 5 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.

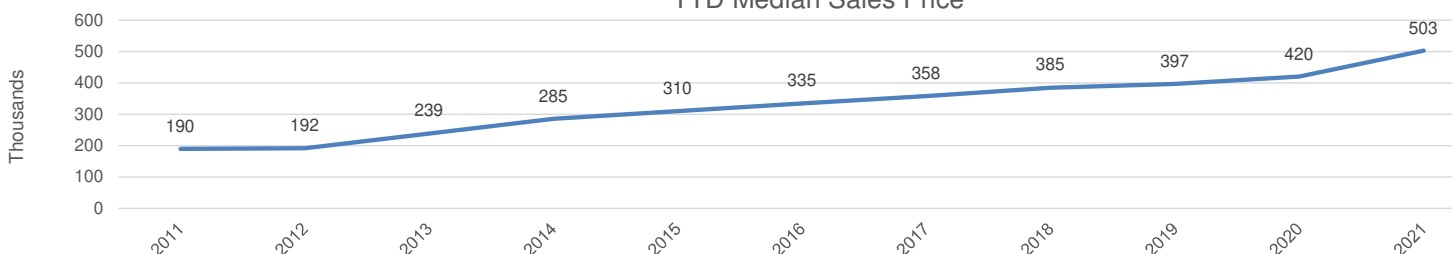


	Jan-May 2020	Jan-May 2021	Year-Over-Year Change
<b>YTD New Listings</b>	<b>19,202</b>	<b>20,864</b>	<b>↑ 8.7%</b>
<b>Pending Sales</b>	<b>15,709</b>	<b>18,988</b>	<b>↑ 20.9%</b>
<b>Sold Listings</b>	<b>13,915</b>	<b>17,321</b>	<b>↑ 24.5%</b>
<b>Median Sales Price</b>	<b>\$420,000</b>	<b>\$503,000</b>	<b>↑ 19.8%</b>
<b>Sales Volume (\$M)</b>	<b>\$6,196</b>	<b>\$9,384</b>	<b>↑ 51.4%</b>
<b>Price/Sq.Ft.</b>	<b>\$228</b>	<b>\$274</b>	<b>↑ 20.1%</b>
<b>Sold \$/List \$</b>	<b>99.61%</b>	<b>102.60%</b>	<b>↑ 3.0%</b>
<b>Days on Market</b>	<b>20</b>	<b>7</b>	<b>↓ -65.0%</b>
<b>CDOM</b>	<b>23</b>	<b>7</b>	<b>↓ -69.6%</b>

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YTD Median Sales Price



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Rancho Cucamonga, CA 91730

## May 2021 City Overview

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

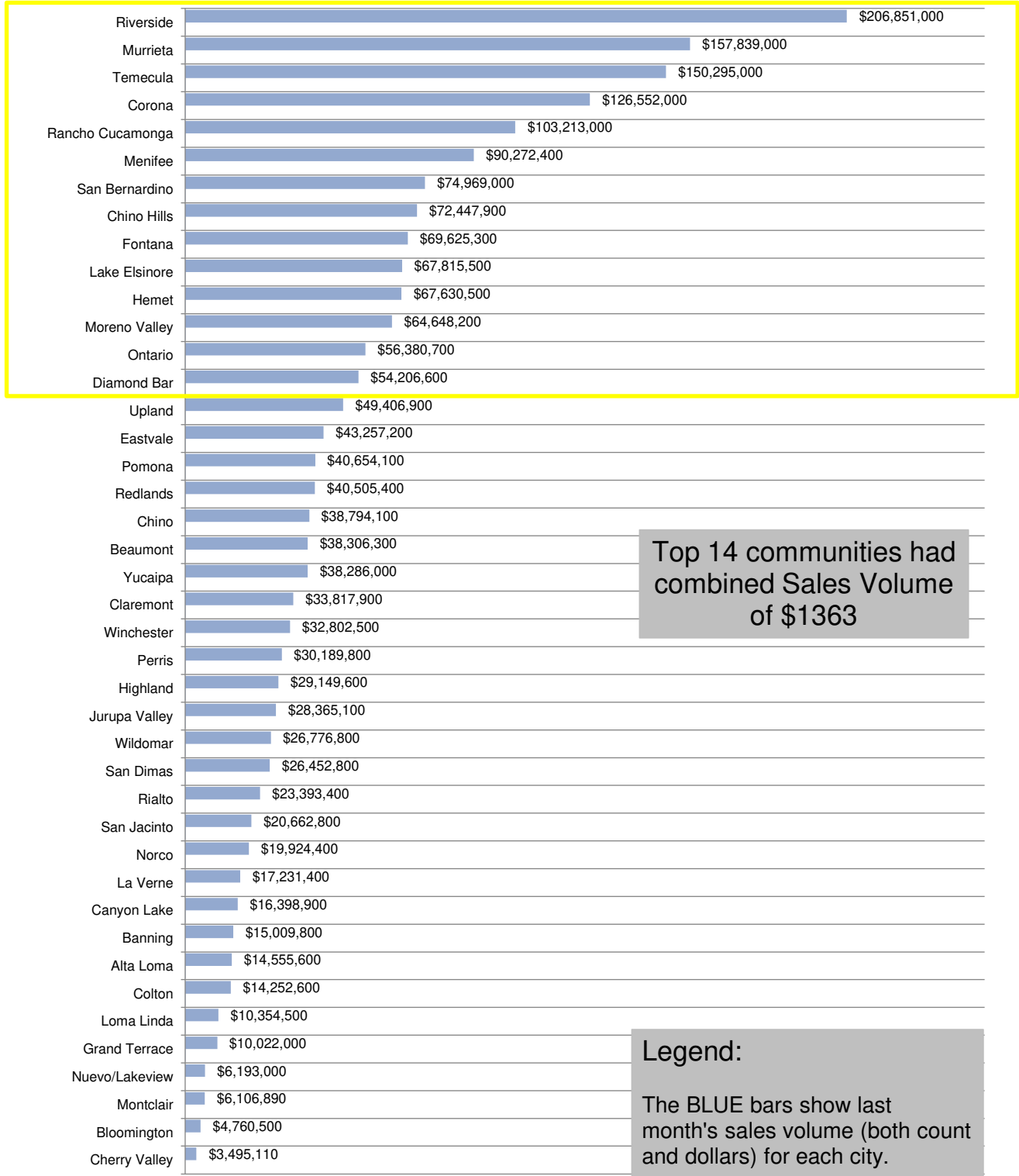
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Alta Loma	↑ 138%	↑ 18%	\$ 770,000	15	\$ 378	9
Banning	34%	16%	\$ 321,500	30	\$ 237	6
Beaumont	27%	24%	\$ 450,000	77	\$ 217	6
Bloomington	10%	19%	\$ 425,000	7	\$ 308	6
Canyon Lake	25%	31%	\$ 630,000	34	\$ 293	16
Cherry Valley	267%	-42%	\$ 285,000	9	\$ 176	5
Chino	22%	22%	\$ 632,165	56	\$ 335	6
Chino Hills	152%	20%	\$ 845,000	74	\$ 396	7
Claremont	81%	24%	\$ 825,000	35	\$ 426	7
Colton	67%	15%	\$ 378,000	29	\$ 274	8
Corona	43%	20%	\$ 635,000	165	\$ 330	6
Diamond Bar	200%	19%	\$ 770,500	67	\$ 429	9
Eastvale	107%	23%	\$ 745,000	56	\$ 273	5
Fontana	34%	21%	\$ 540,000	132	\$ 306	6
Grand Terrace	54%	12%	\$ 485,000	15	\$ 276	6
Hemet	108%	16%	\$ 330,000	171	\$ 204	6
Highland	137%	27%	\$ 457,500	47	\$ 275	6
Jurupa Valley	35%	18%	\$ 542,500	51	\$ 309	7
La Verne	11%	37%	\$ 865,000	22	\$ 482	6
Lake Elsinore	57%	28%	\$ 510,000	89	\$ 253	6
Loma Linda	111%	15%	\$ 545,000	16	\$ 276	10
Menifee	28%	19%	\$ 477,500	180	\$ 234	6
Montclair	-15%	17%	\$ 565,000	11	\$ 405	6
Moreno Valley	8%	22%	\$ 440,000	135	\$ 255	5
Murrieta	73%	30%	\$ 577,000	226	\$ 256	5
Norco	50%	22%	\$ 699,000	38	\$ 372	6
Nuevo/Lakeview	38%	52%	\$ 560,000	10	\$ 251	4
Ontario	28%	24%	\$ 550,000	109	\$ 360	6
Perris	30%	12%	\$ 410,000	75	\$ 241	7
Pomona	87%	22%	\$ 565,000	66	\$ 405	8
Rancho Cucamonga	70%	27%	\$ 671,250	160	\$ 370	6
Redlands	42%	18%	\$ 515,000	73	\$ 331	6
Rialto	9%	27%	\$ 476,000	47	\$ 286	6
Riverside	90%	22%	\$ 535,000	291	\$ 304	7
San Bernardino	39%	20%	\$ 385,000	183	\$ 286	7
San Dimas	121%	25%	\$ 802,000	26	\$ 435	8
San Jacinto	0%	45%	\$ 425,000	48	\$ 195	6
Temecula	49%	28%	\$ 645,000	159	\$ 286	5
Upland	8%	19%	\$ 690,000	70	\$ 355	8
Wildomar	52%	38%	\$ 537,500	38	\$ 234	6
Winchester	75%	23%	\$ 572,500	52	\$ 242	7
Yucaipa	85%	28%	\$ 485,000	62	\$ 274	7

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## May 2021 - Sales Volume per City

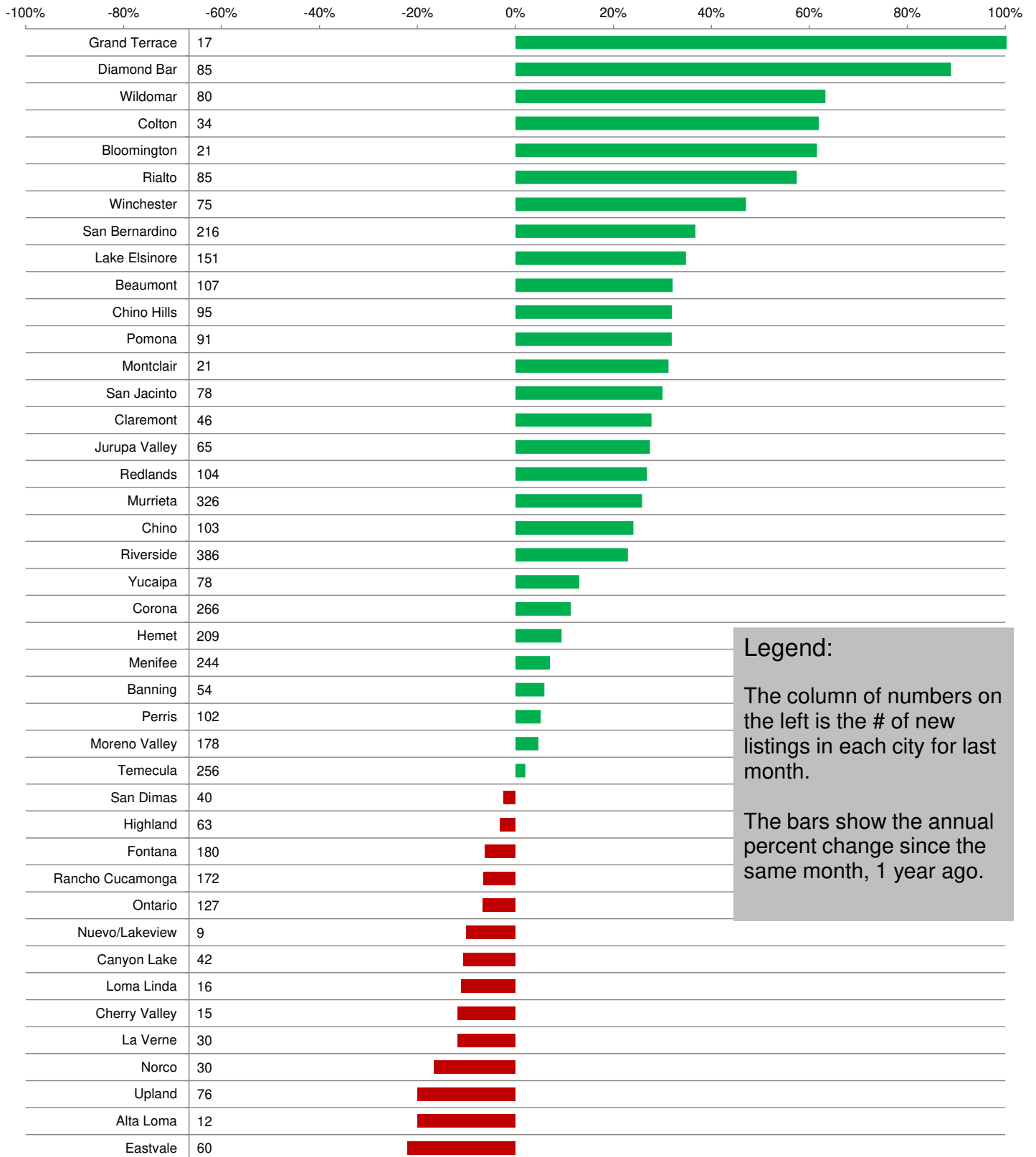


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### May 2021 - Top Communities with New Listings (year-over-year)



**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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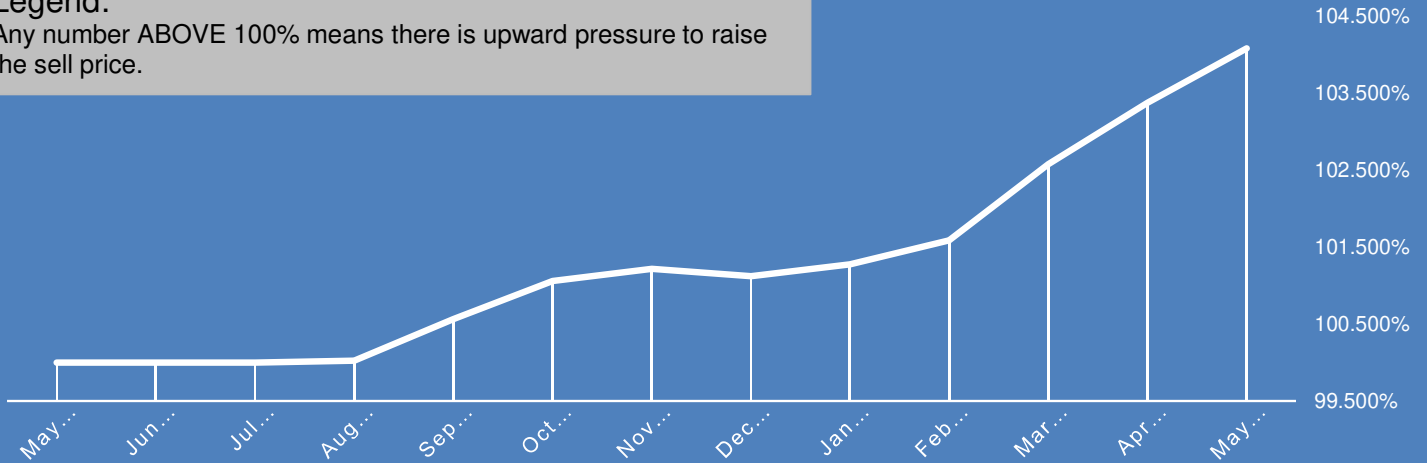
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## Sell Price vs Original List Price

**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%
March	9.7%	49.9%	12.9%
April	42.0%	68.9%	45.2%
May	14.6%	11.4%	52.5%

## MONTHLY FINANCING TYPES

