

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

# INLAND EMPIRE

— BOARD OF —

## REAL ESTATE

A division of IVAR

Housing Data Report

**June 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

## Jun 2021 - Monthly Summary Report

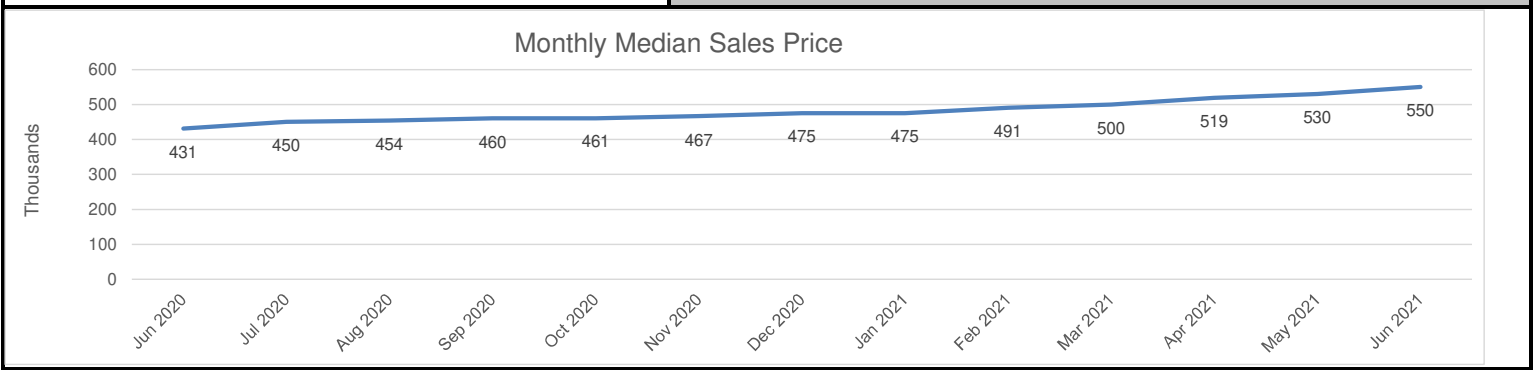
### Mark Dowling, Chief Executive Officer

- 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 June 2020. Comparing housing data from each respective month needs to account for both factors.
- For example, Sold Listings increased 24.3% in a year-over-year comparison (June 2020, 3,377 vs. June 2021, 4,197). However, in June 2019 there were 3,814 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 27.6% at \$550,000
- Linked to tight inventory, Days on Market for May decreased to a stunning 7 days which represents a 61.1% decrease when compared to June 2020.



	Jun-2020	Jun-2021	Annual Change
<b>New Listings</b>	4,177	4,914	↑ 17.6%
<b>Pending Sales</b>	4,452	4,465	↑ 0.3%
<b>Sold Listings</b>	3,377	4,197	↑ 24.3%
<b>Median Sales Price</b>	\$431,000	\$550,000	↑ 27.6%
<b>Sales Volume (\$M)</b>	\$1,547	\$2,460	↑ 59.0%
<b>Price/Sq.Ft.</b>	\$235	\$292	↑ 24.3%
<b>Sold \$/List \$</b>	100.00%	104.35%	↑ 4.3%
<b>Days on Market</b>	18	7	↓ -61.1%
<b>CDOM</b>	20	7	↓ -65.0%

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.

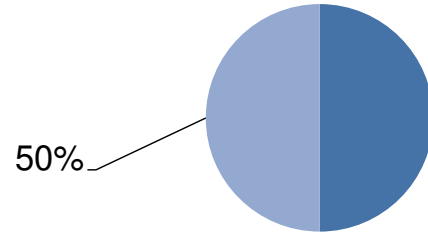


## 2021 - Year to Date Report

We are 6 months through the year:

The statistics shown below are for the first 6 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.

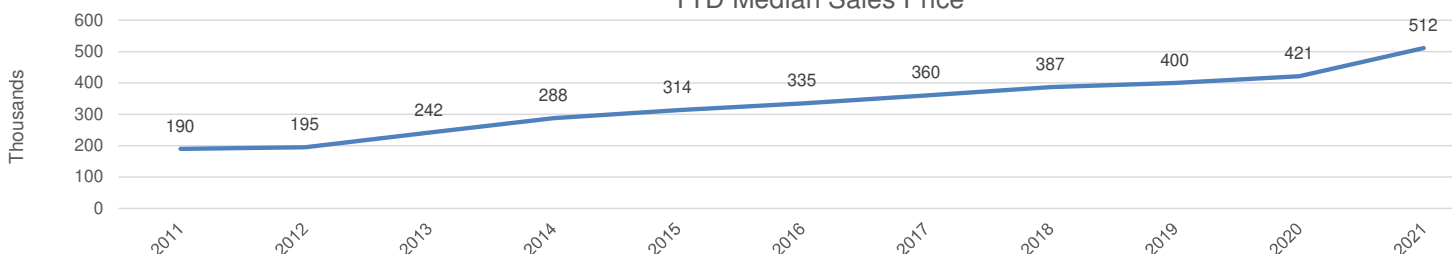


	Jan-Jun 2020	Jan-Jun 2021	Year-Over-Year Change
<b>YTD New Listings</b>	<b>23,380</b>	<b>25,908</b>	<b>↑ 10.8%</b>
<b>Pending Sales</b>	<b>20,159</b>	<b>23,269</b>	<b>↑ 15.4%</b>
<b>Sold Listings</b>	<b>17,292</b>	<b>21,520</b>	<b>↑ 24.5%</b>
<b>Median Sales Price</b>	<b>\$421,000</b>	<b>\$511,888</b>	<b>↑ 21.6%</b>
<b>Sales Volume (\$M)</b>	<b>\$7,744</b>	<b>\$11,846</b>	<b>↑ 53.0%</b>
<b>Price/Sq.Ft.</b>	<b>\$229</b>	<b>\$277</b>	<b>↑ 20.8%</b>
<b>Sold \$/List \$</b>	<b>99.84%</b>	<b>102.90%</b>	<b>↑ 3.1%</b>
<b>Days on Market</b>	<b>20</b>	<b>7</b>	<b>↓ -65.0%</b>
<b>CDOM</b>	<b>22</b>	<b>7</b>	<b>↓ -68.2%</b>

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YTD Median Sales Price



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## Jun 2021 City Overview

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

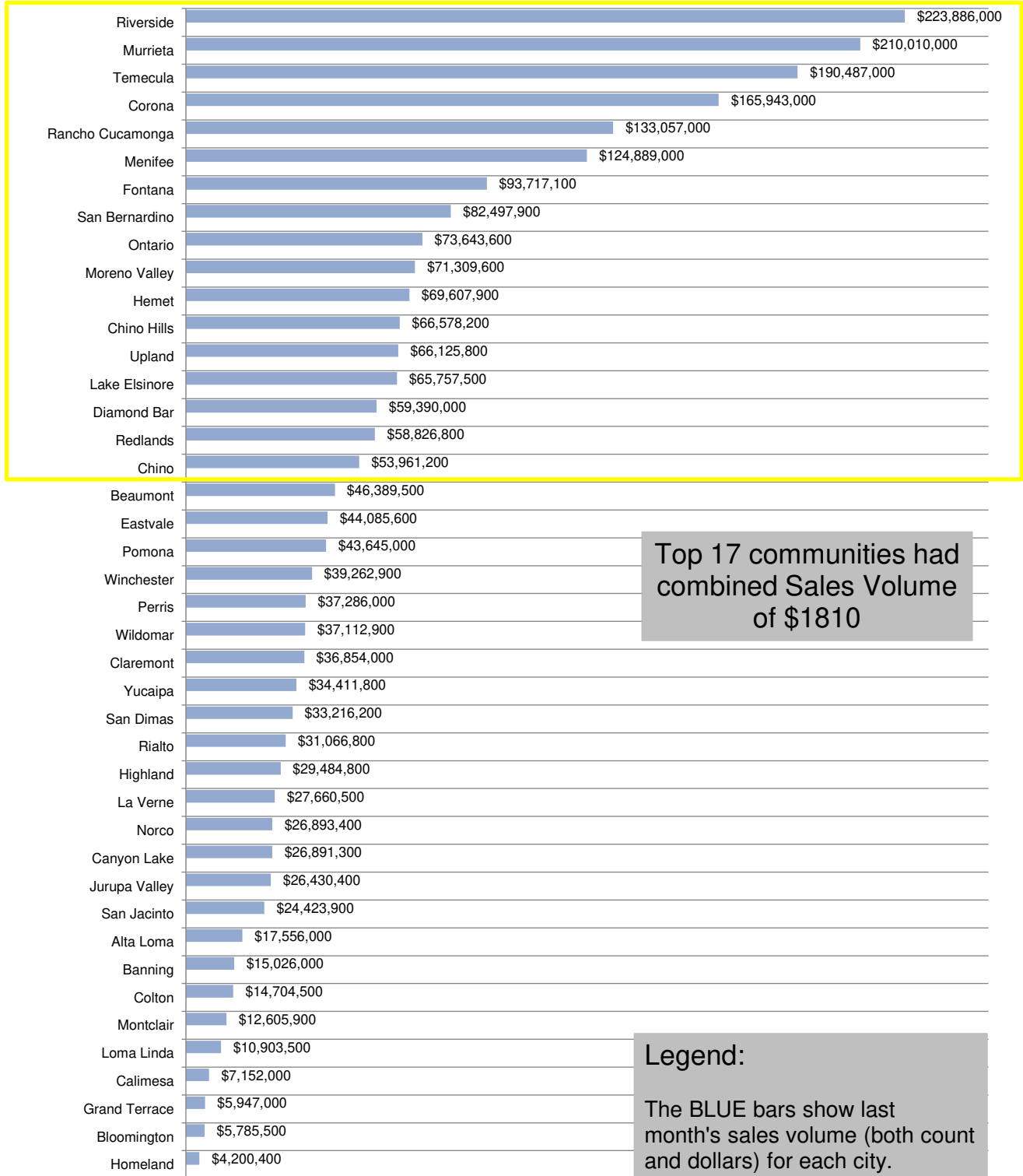
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Alta Loma	↑ 43%	↑ 40%	\$ 815,000	8	\$ 364	13
Banning	13%	25%	\$ 336,500	40	\$ 244	7
Beaumont	60%	25%	\$ 456,000	80	\$ 225	6
Bloomington	22%	12%	\$ 475,000	14	\$ 319	7
Calimesa	-6%	32%	\$ 500,000	11	\$ 217	13
Canyon Lake	-5%	14%	\$ 592,500	46	\$ 285	8
Chino	20%	21%	\$ 631,000	84	\$ 351	5
Chino Hills	62%	28%	\$ 827,500	70	\$ 404	10
Claremont	41%	25%	\$ 795,000	31	\$ 421	7
Colton	12%	23%	\$ 400,000	34	\$ 286	7
Corona	13%	25%	\$ 645,000	187	\$ 335	6
Diamond Bar	213%	44%	\$ 840,000	70	\$ 430	11
Eastvale	-2%	31%	\$ 780,000	42	\$ 261	6
Fontana	9%	24%	\$ 552,500	168	\$ 307	6
Grand Terrace	200%	30%	\$ 476,500	21	\$ 322	13
Hemet	20%	30%	\$ 355,000	169	\$ 219	7
Highland	47%	27%	\$ 470,000	38	\$ 266	7
Homeland	225%	75%	\$ 357,000	13	\$ 173	6
Jurupa Valley	-31%	27%	\$ 575,000	48	\$ 261	6
La Verne	113%	16%	\$ 807,500	29	\$ 456	7
Lake Elsinore	27%	34%	\$ 515,000	125	\$ 240	6
Loma Linda	36%	28%	\$ 570,000	16	\$ 306	6
Menifee	23%	24%	\$ 495,000	174	\$ 254	7
Montclair	57%	26%	\$ 552,500	13	\$ 396	7
Moreno Valley	5%	30%	\$ 460,000	152	\$ 266	6
Murrieta	36%	30%	\$ 591,000	219	\$ 264	6
Norco	62%	32%	\$ 725,000	30	\$ 345	11
Ontario	23%	23%	\$ 570,000	116	\$ 363	7
Perris	8%	26%	\$ 445,000	91	\$ 233	6
Pomona	31%	28%	\$ 570,000	60	\$ 392	7
Rancho Cucamonga	33%	25%	\$ 660,000	133	\$ 365	7
Redlands	39%	15%	\$ 575,750	95	\$ 317	9
Rialto	43%	23%	\$ 485,000	64	\$ 310	8
Riverside	26%	25%	\$ 555,000	325	\$ 316	7
San Bernardino	33%	25%	\$ 400,000	206	\$ 283	6
San Dimas	64%	12%	\$ 805,000	26	\$ 435	6
San Jacinto	11%	27%	\$ 400,000	66	\$ 216	5
Temecula	17%	30%	\$ 670,000	181	\$ 286	6
Upland	22%	23%	\$ 689,444	72	\$ 357	7
Wildomar	22%	36%	\$ 565,000	50	\$ 239	6
Winchester	-8%	26%	\$ 575,000	42	\$ 235	5
Yucaipa	15%	35%	\$ 542,000	65	\$ 261	8

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## Jun 2021 - Sales Volume per City

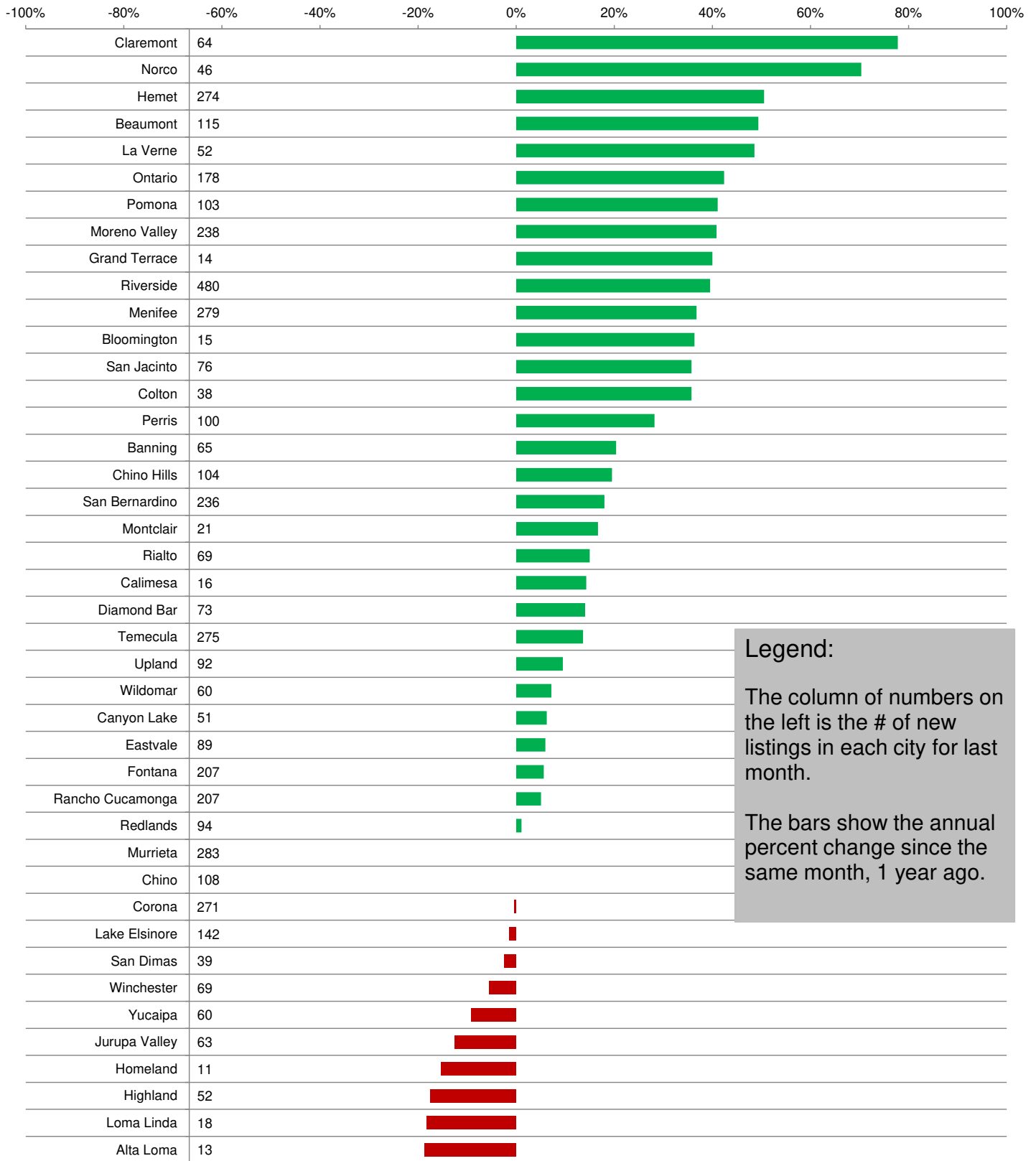


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### Jun 2021 - Top Communities with New Listings (year-over-year)



**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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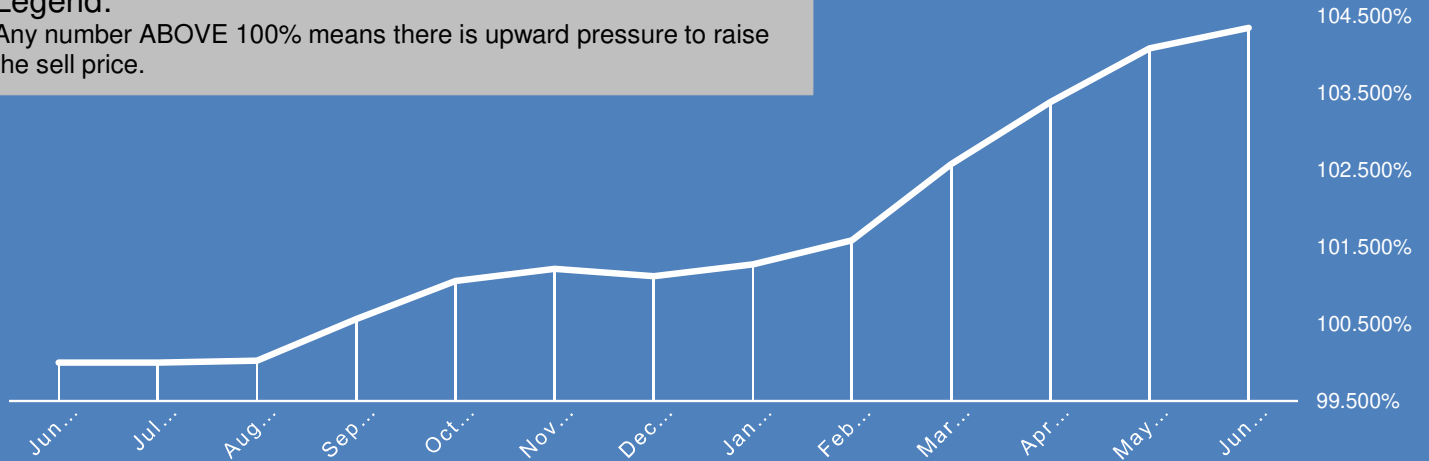
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## Sell Price vs Original List Price

**Legend:**

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



## 2020/2021 INLAND EMPIRE LISTINGS OVERVIEW

	<b>New</b>	<b>Pending</b>	<b>Closed</b>
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%
June	17.6%	0.3%	24.3%

## MONTHLY FINANCING TYPES

