

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

INLAND EMPIRE

— BOARD OF —

REAL ESTATE

A division of IVAR

Housing Data Report

July 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

Jul 2021 - Monthly Summary Report

Mark Dowling, Chief Executive Officer

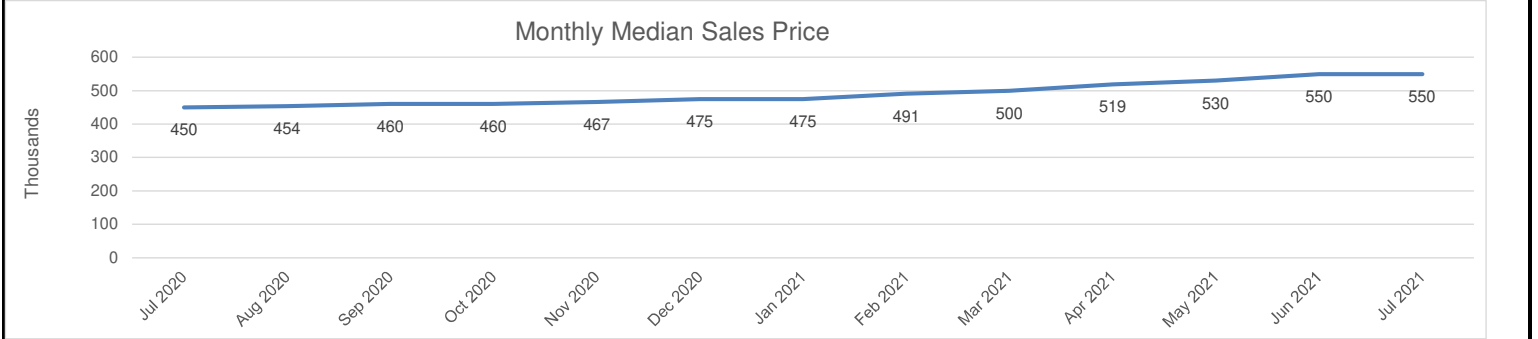
- It's widely known that the housing market is hot right now, but perspective is needed when reviewing the monthly and year-to-date data. Through the first half of 2021, much of the double digit increases in home sales and sales volume was attributed to the significant decreases experienced in the first half of 2020. However, both the third and fourth quarters of 2020 saw strong home sale increases. Accordingly, the monthly comparisons are beginning to reflect a leveling off in the market. New Listings only increased 3.25%, while Pending Sales and Sold Listings decreased 6.7% and 4.4%.
- For the first time in over a year, monthly Median Sales Price did not increase, but instead held at \$550,000 for the IVAR region.
- Linked to tight inventory and strong demand, Days on Market for July continues to stay under 10 days (7 days).



	Jul-2020	Jul-2021	Annual Change
New Listings	4,695	4,847	↑ 3.2%
Pending Sales	4,438	4,140	↓ -6.7%
Sold Listings	4,272	4,084	↓ -4.4%
Median Sales Price	\$449,900	\$550,000	↑ 22.2%
Sales Volume (\$M)	\$2,023	\$2,421	↑ 19.7%
Price/Sq.Ft.	\$237	\$297	↑ 25.5%
Sold \$/List \$	100.00%	104.18%	↑ 4.2%
Days on Market	13	7	↓ -46.2%
CDOM	14	7	↓ -50.0%



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.

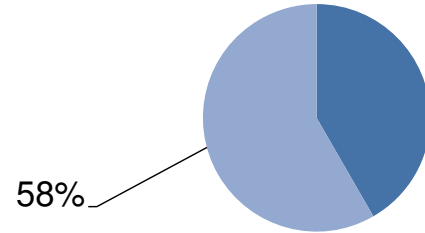


2021 - Year to Date Report

We are 7 months through the year:

The statistics shown below are for the first 7 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.

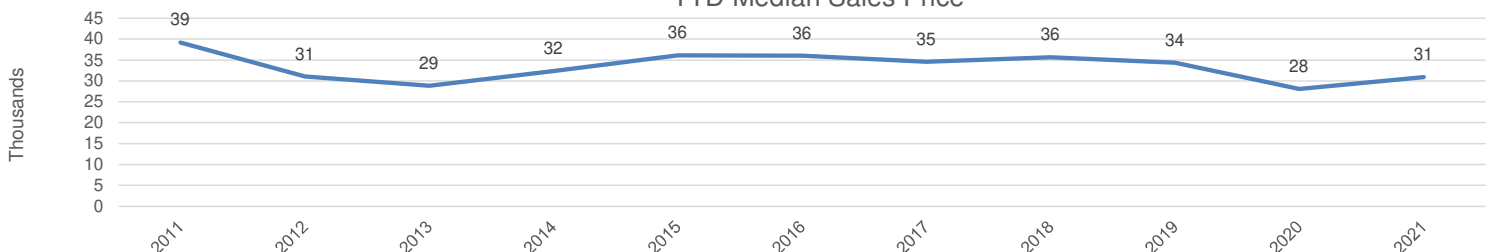


	Jan-Jul 2020	Jan-Jul 2021	Year-Over-Year Change
YTD New Listings	28,075	30,876	↑ 10.0%
Pending Sales	24,597	27,158	↑ 10.4%
Sold Listings	21,565	25,613	↑ 18.8%
Median Sales Price	\$425,888	\$520,000	↑ 22.1%
Sales Volume (\$M)	\$9,767	\$14,271	↑ 46.1%
Price/Sq.Ft.	\$231	\$281	↑ 21.5%
Sold \$/List \$	100.00%	103.12%	↑ 3.1%
Days on Market	18	7	↓ -61.1%
CDOM	21	7	↓ -66.7%

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YTD Median Sales Price

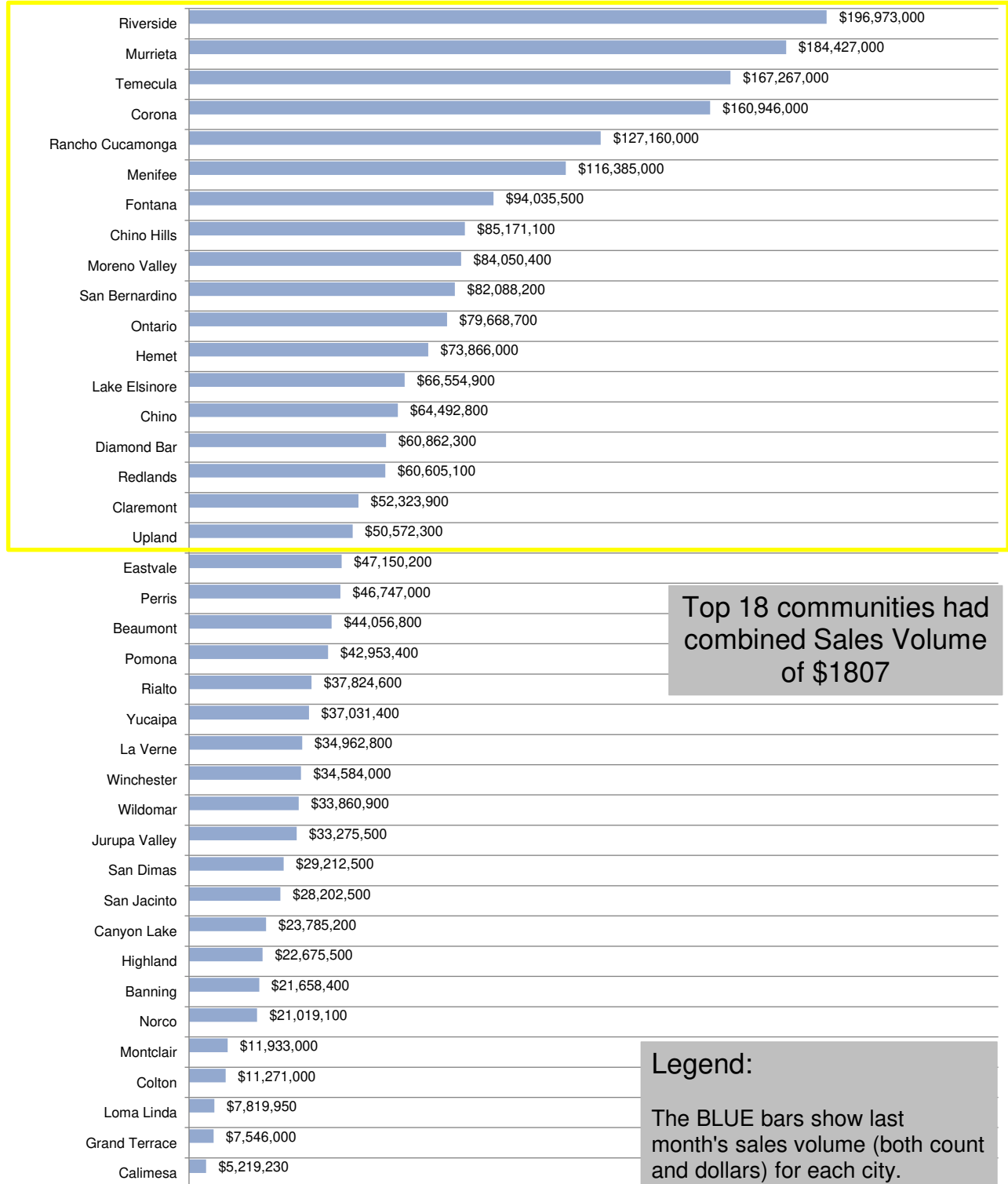


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Jul 2021 - Sales Volume per City

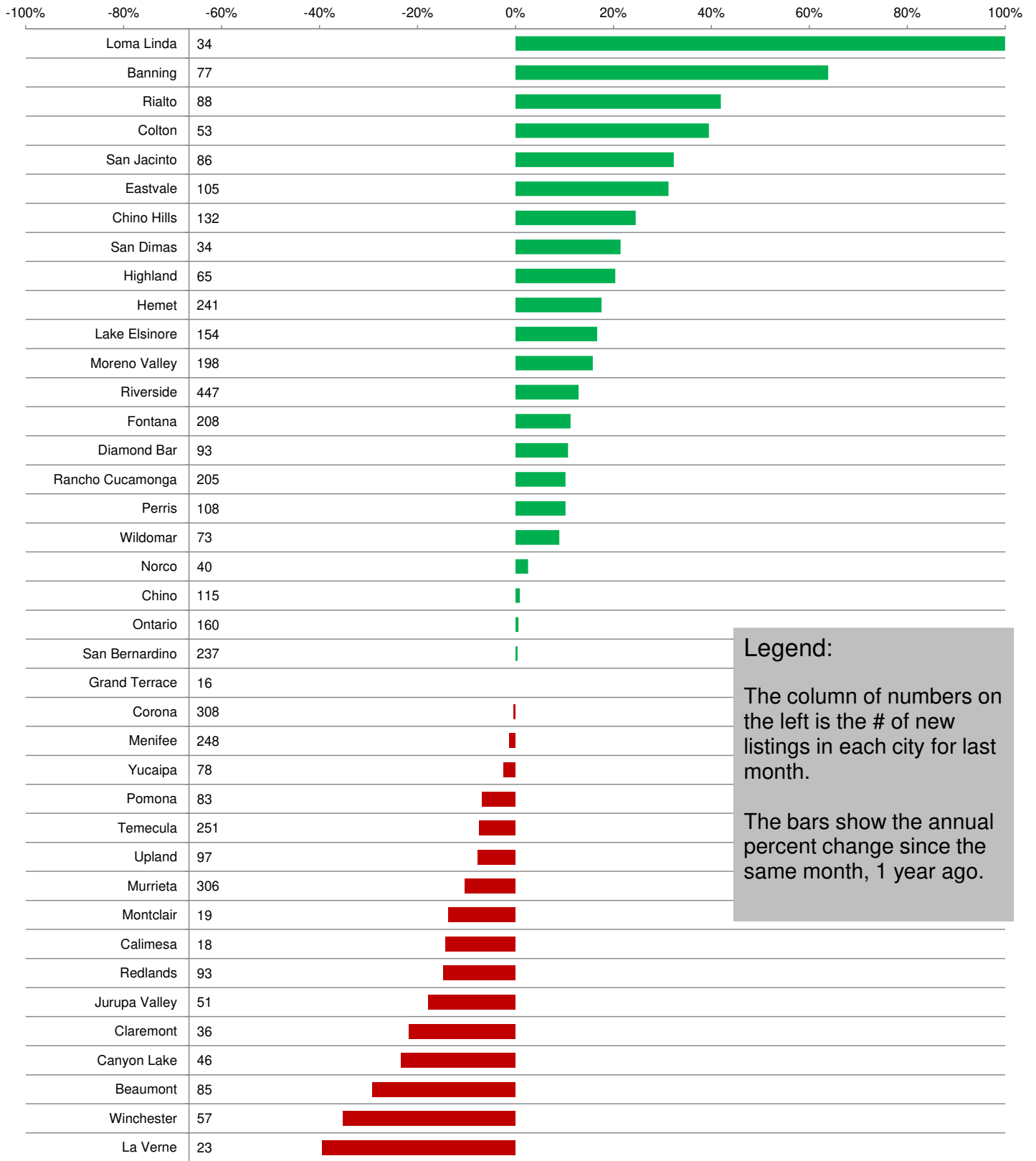


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Jul 2021 - Top Communities with New Listings (year-over-year)



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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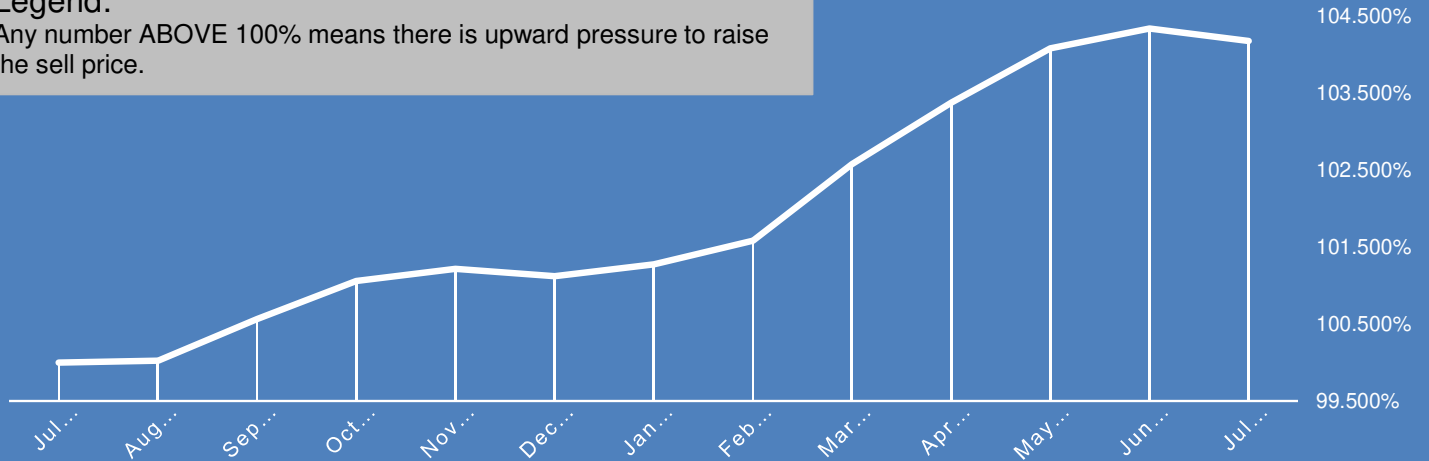
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Sell Price vs Original List Price

Legend:

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



2020/2021 INLAND EMPIRE LISTINGS OVERVIEW

	New	Pending	Closed
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%
July	3.2%	-6.7%	-4.4%

MONTHLY FINANCING TYPES

