

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

# INLAND EMPIRE

— BOARD OF —

## REAL ESTATE

A division of IVAR

Housing Data Report

**August 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

## Aug 2021 - Monthly Summary Report

**Mark Dowling, Chief Executive Officer,**

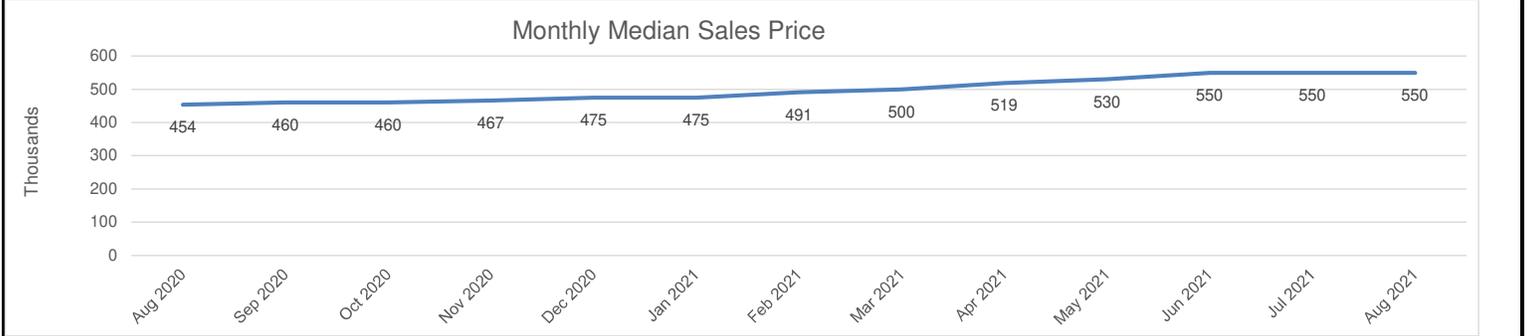
- The housing market continues to be robust with strong sales numbers throughout the year. Through August, annual New Listings were up 9%, Pending Listings were up 8.9%, Sold Listings were up 16.1% and Sales Volume was up a whopping 42.2%
- For the first time in nearly two years, the Median Sales Price did not increase for two consecutive months. Holding at \$550,000, there was also a slight decrease in Sales Price vs. Asking Price, from 104.5% down to 102%. These numbers reflect a balancing of the market.
- Days on Market continue to hover in the 7 to 10 day range demonstrating a continued demand from buyers.



	Aug-2020	Aug-2021	Annual Change
<b>New Listings</b>	4,722	4,762	↑ 0.8%
<b>Pending Sales</b>	4,240	4,407	↑ 3.9%
<b>Sold Listings</b>	3,887	3,936	↑ 1.3%
<b>Median Sales Price</b>	\$453,600	\$550,000	↑ 21.3%
<b>Sales Volume (\$M)</b>	\$1,895	\$2,308	↑ 21.8%
<b>Price/Sq.Ft.</b>	\$240	\$305	↑ 26.8%
<b>Sold \$/List \$</b>	100.03%	103.36%	↑ 3.3%
<b>Days on Market</b>	9	8	↓ -11.1%
<b>CDOM</b>	10	8	↓ -20.0%



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.

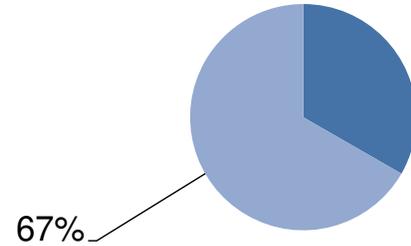


## 2021 - Year to Date Report

We are 8 months through the year:

The statistics shown below are for the first 8 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.

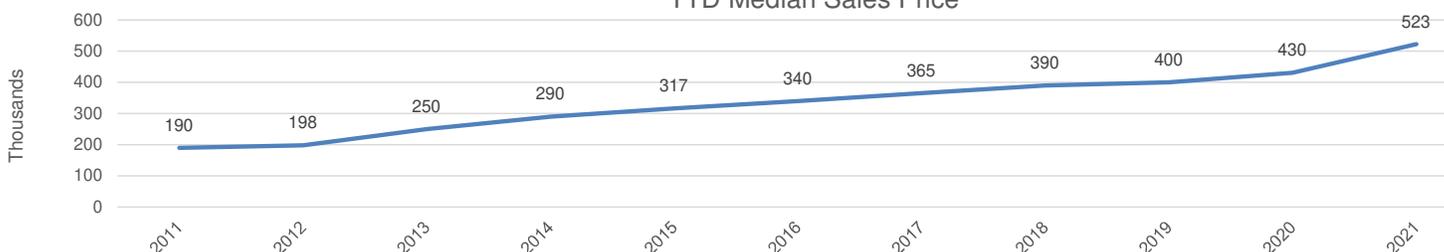


	Jan-Aug 2020	Jan-Aug 2021	Year-Over-Year Change
<b>YTD New Listings</b>	<b>32,797</b>	<b>35,748</b>	<b>↑ 9.0%</b>
<b>Pending Sales</b>	<b>28,837</b>	<b>31,401</b>	<b>↑ 8.9%</b>
<b>Sold Listings</b>	<b>25,452</b>	<b>29,552</b>	<b>↑ 16.1%</b>
<b>Median Sales Price</b>	<b>\$430,000</b>	<b>\$522,674</b>	<b>↑ 21.6%</b>
<b>Sales Volume (\$M)</b>	<b>\$11,662</b>	<b>\$16,583</b>	<b>↑ 42.2%</b>
<b>Price/Sq.Ft.</b>	<b>\$232</b>	<b>\$284</b>	<b>↑ 22.1%</b>
<b>Sold \$/List \$</b>	<b>100.00%</b>	<b>103.15%</b>	<b>↑ 3.1%</b>
<b>Days on Market</b>	<b>17</b>	<b>7</b>	<b>↓ -58.8%</b>
<b>CDOM</b>	<b>19</b>	<b>7</b>	<b>↓ -63.2%</b>

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YTD Median Sales Price



**Riverside Office:**3690 Elizabeth Street  
Riverside, CA 92506**Rancho Cucamonga Office:**10574 Acacia St, Suite #D-7  
Rancho Cucamonga, CA 91730

## Aug 2021 City Overview

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

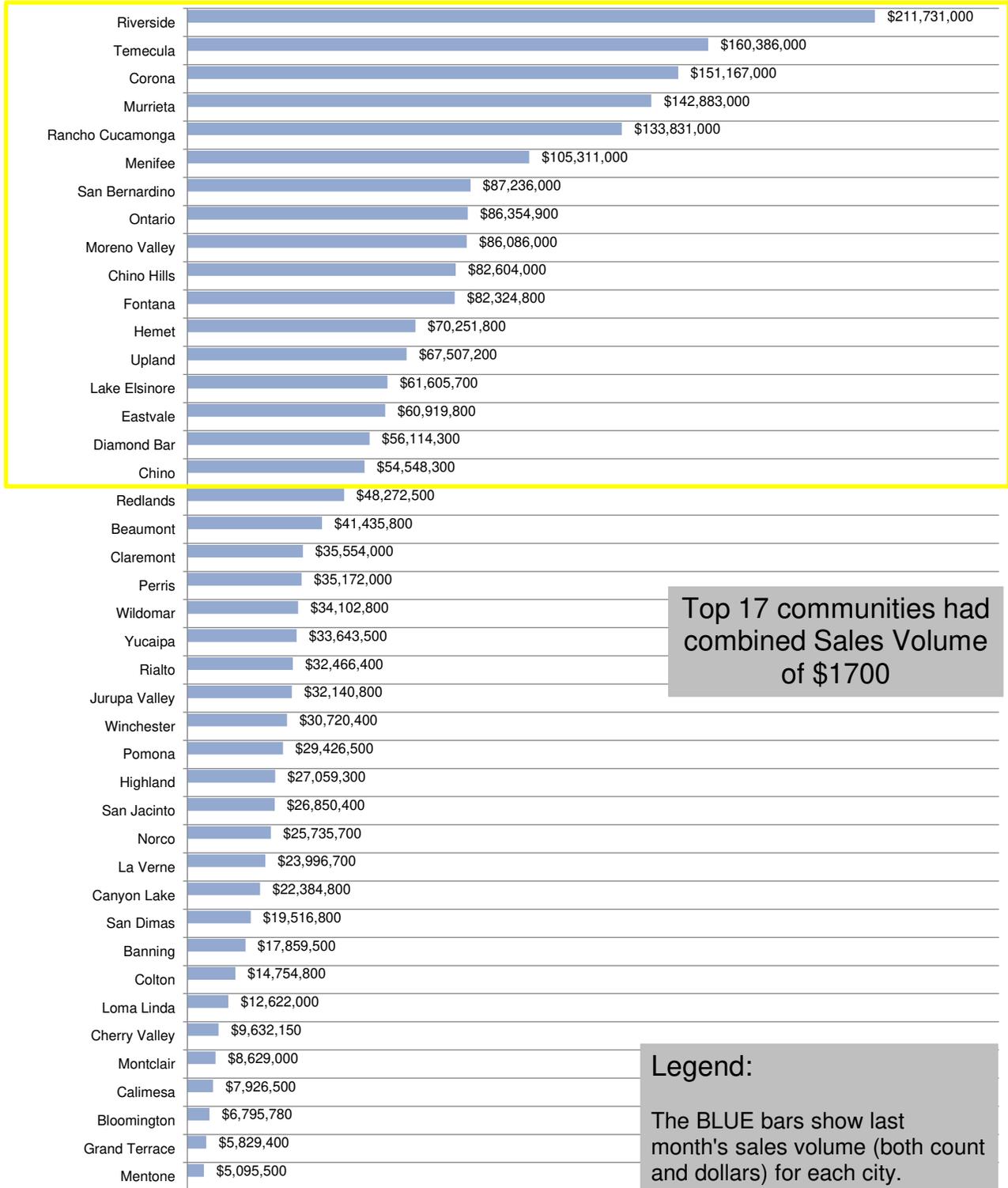
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Banning	↑ 16%	↑ 26%	\$ 354,000	44	\$ 252	7
Beaumont	-5%	25%	\$ 475,000	73	\$ 237	8
Bloomington	27%	13%	\$ 472,500	13	\$ 364	8
Calimesa	7%	35%	\$ 515,000	19	\$ 296	13
Canyon Lake	-34%	20%	\$ 675,625	40	\$ 305	12
Cherry Valley	100%	-7%	\$ 452,500	16	\$ 249	28
Chino	-13%	19%	\$ 633,650	96	\$ 349	7
Chino Hills	20%	20%	\$ 835,000	86	\$ 399	11
Claremont	8%	17%	\$ 880,400	33	\$ 452	10
Colton	-19%	20%	\$ 399,000	46	\$ 327	7
Corona	-23%	19%	\$ 640,000	238	\$ 351	8
Diamond Bar	30%	8%	\$ 819,500	69	\$ 461	12
Eastvale	38%	30%	\$ 805,000	83	\$ 267	8
Fontana	-6%	16%	\$ 538,000	185	\$ 316	7
Grand Terrace	-14%	24%	\$ 510,000	13	\$ 312	12
Hemet	17%	25%	\$ 365,000	206	\$ 217	7
Highland	26%	13%	\$ 439,000	53	\$ 292	8
Jurupa Valley	-13%	7%	\$ 575,000	53	\$ 308	8
La Verne	4%	5%	\$ 830,000	17	\$ 463	8
Lake Elsinore	-6%	21%	\$ 515,000	121	\$ 258	8
Loma Linda	53%	16%	\$ 550,000	20	\$ 295	8
Menifee	1%	25%	\$ 520,000	219	\$ 256	8
Mentone	63%	12%	\$ 400,000	9	\$ 288	13
Montclair	7%	26%	\$ 580,000	15	\$ 339	8
Moreno Valley	17%	22%	\$ 465,000	177	\$ 279	7
Murrieta	-20%	25%	\$ 590,000	243	\$ 267	7
Norco	7%	15%	\$ 742,500	34	\$ 350	11
Ontario	30%	18%	\$ 570,000	141	\$ 382	8
Perris	3%	22%	\$ 450,000	95	\$ 255	7
Pomona	-21%	30%	\$ 595,000	69	\$ 413	8
Rancho Cucamonga	1%	19%	\$ 651,000	177	\$ 369	9
Redlands	-8%	20%	\$ 551,000	72	\$ 329	8
Rialto	40%	15%	\$ 485,000	55	\$ 323	6
Riverside	7%	19%	\$ 550,000	403	\$ 325	8
San Bernardino	6%	18%	\$ 400,000	220	\$ 299	8
San Dimas	-32%	26%	\$ 795,000	26	\$ 488	7
San Jacinto	31%	24%	\$ 421,500	64	\$ 220	5
Temecula	-2%	26%	\$ 685,000	206	\$ 307	7
Upland	19%	25%	\$ 747,500	69	\$ 369	8
Wildomar	15%	30%	\$ 552,800	46	\$ 253	7
Winchester	-12%	26%	\$ 600,000	51	\$ 255	10
Yucaipa	0%	26%	\$ 505,000	70	\$ 288	9

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## Aug 2021 - Sales Volume per City

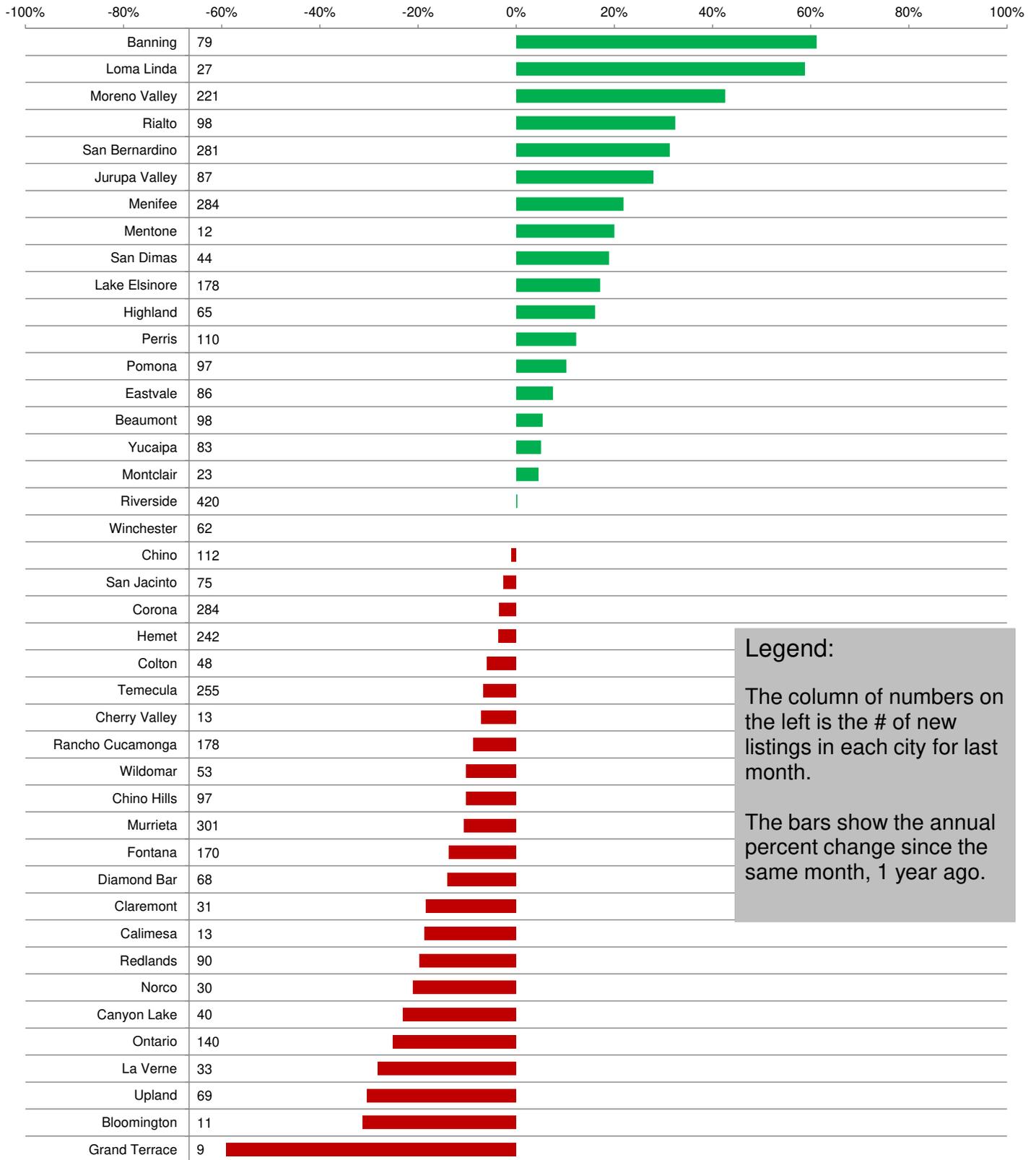


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### Aug 2021 - Top Communities with New Listings (year-over-year)



**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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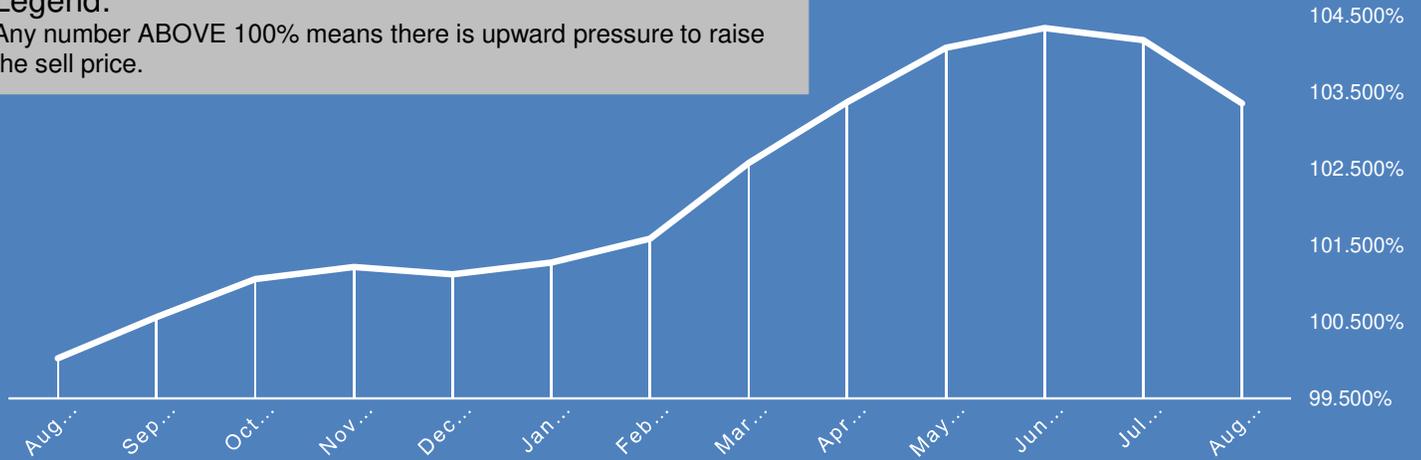
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## Sell Price vs Original List Price

**Legend:**

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



## 2020/2021 INLAND EMPIRE LISTINGS OVERVIEW

	New	Pending	Closed
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%
August	0.8%	3.9%	1.3%

## MONTHLY FINANCING TYPES

