

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

INLAND EMPIRE

— BOARD OF —

REAL ESTATE

A division of IVAR

Housing Data Report

October 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

Oct 2021 - Monthly Summary Report

Mark Dowling, IVAR Chief Executive Officer,

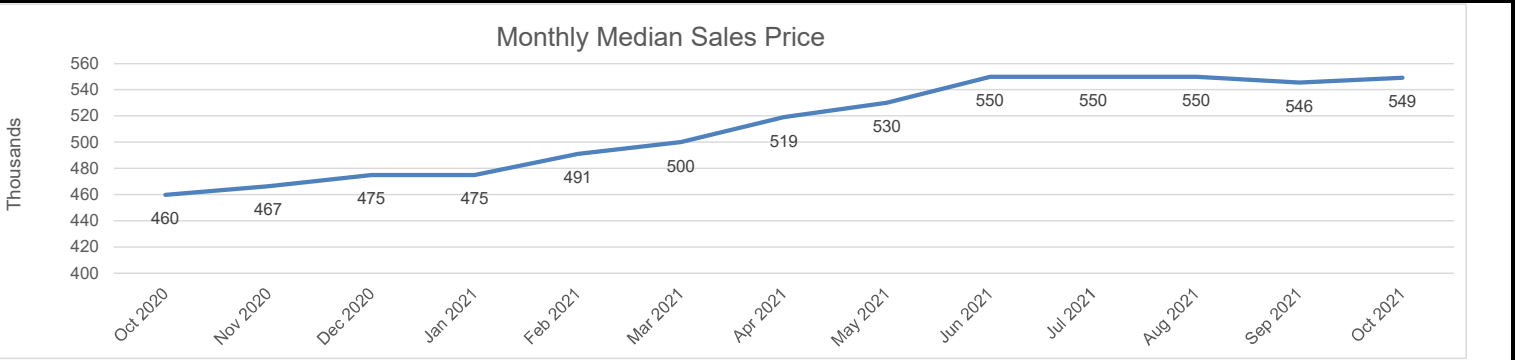
- As the year winds down, the Inland Empire housing market is settling into a balance. Year-to-date numbers reflect New Listings up 5.7%, Pending Listings up 5.9%, and Sold Listings up 11.1%. However, the month of October experienced a month-over-month decrease compared to 2020, with New Listings down 14.2%, Pending Listings down 1.1%, and Sold Listings down 9.3%.
- Sales Volume is up year-to-date 34.6%, however that number will likely flatten-out going into 2022 due to the Median Sales Price holding steady the last five months at around \$550,000
- Days on Market continue to hover in the 7 to 10 day range demonstrating a continued strong demand from buyers.



	Oct-2020	Oct-2021	Annual Change
Monthly New Listings			
New Listings	4,675	4,011	↓ -14.2%
Pending Sales	4,103	4,057	↓ -1.1%
Sold Listings	4,222	3,830	↓ -9.3%
Median Sales Price	\$460,000	\$549,000	↑ 19.3%
Sales Volume (\$M)	\$2,111	\$2,252	↑ 6.7%
Price/Sq.Ft.	\$252	\$306	↑ 21.7%
Sold \$/List \$	101.06%	101.85%	↑ 0.8%
Days on Market	7	9	↑ 28.6%
CDOM	8	10	↑ 25.0%



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.

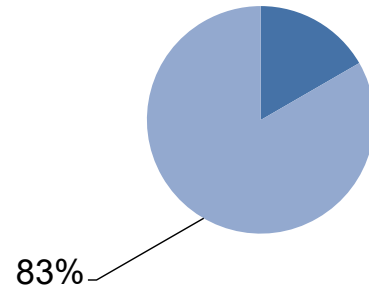


2021 - Year to Date Report

We are 10 months through the year:

The statistics shown below are for the first 10 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.

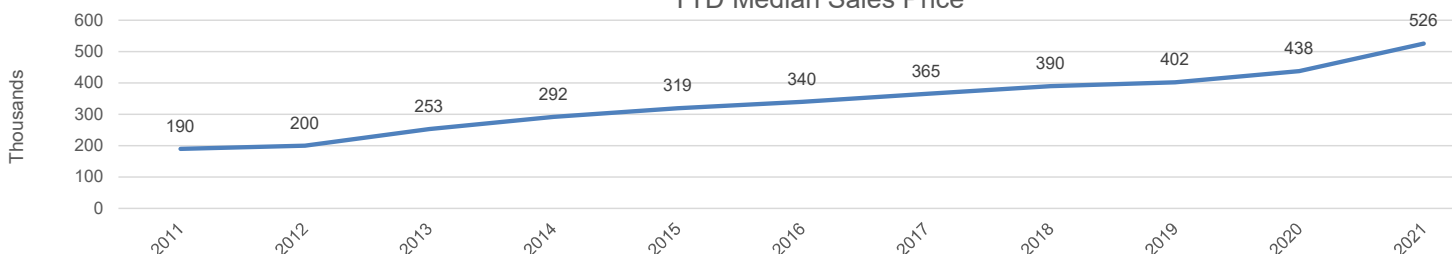


	Jan-Oct 2020	Jan-Oct 2021	Year-Over-Year Change
YTD New Listings	42,142	44,533	↑ 5.7%
Pending Sales	37,101	39,274	↑ 5.9%
Sold Listings	33,670	37,409	↑ 11.1%
Median Sales Price	\$437,500	\$526,000	↑ 20.2%
Sales Volume (\$M)	\$15,749	\$21,196	↑ 34.6%
Price/Sq.Ft.	\$236	\$288	↑ 22.0%
Sold \$/List \$	100.00%	102.89%	↑ 2.9%
Days on Market	13	7	↓ -46.2%
CDOM	15	7	↓ -53.3%

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YTD Median Sales Price



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Oct 2021 City Overview

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

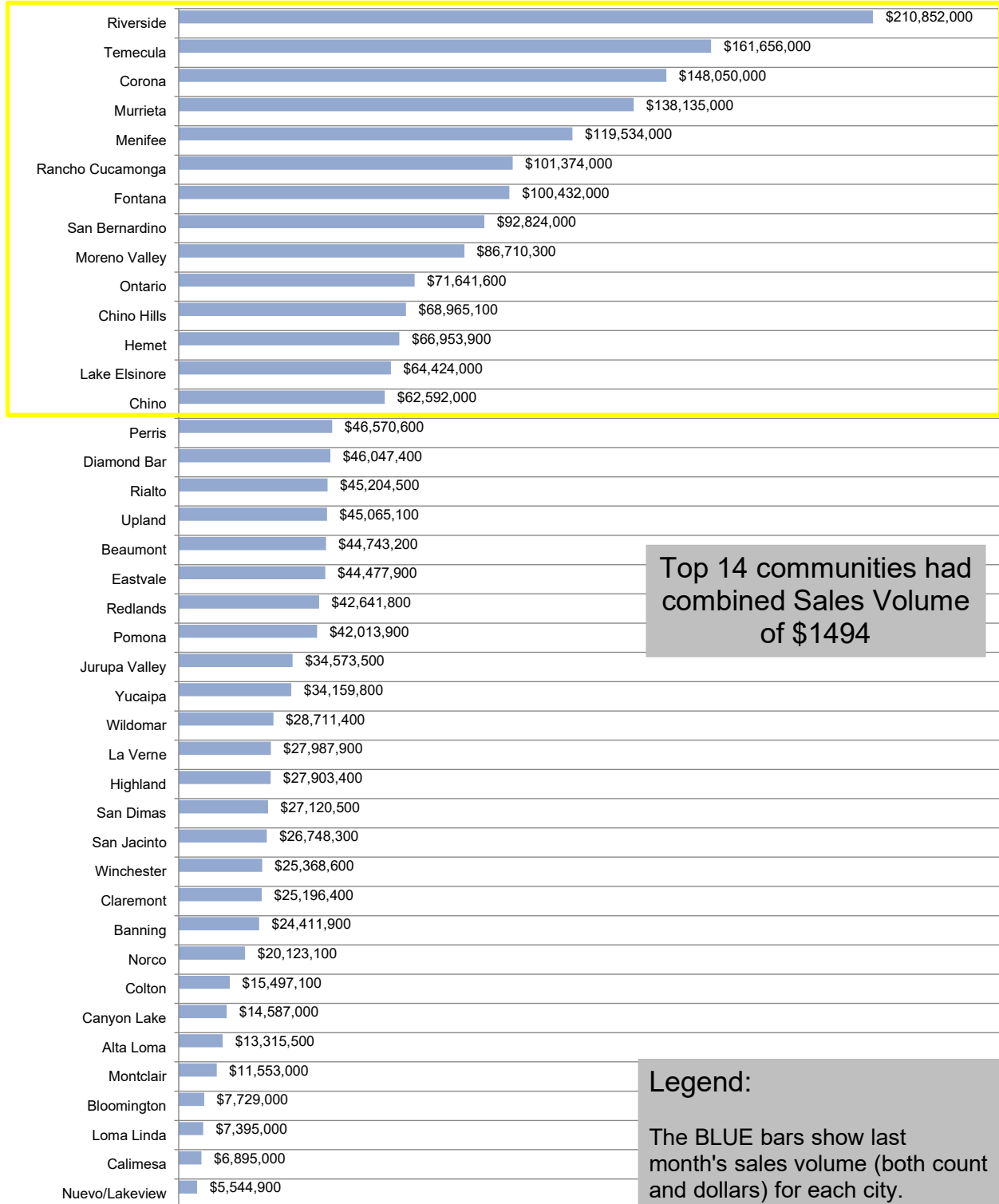
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Alta Loma	↓ -30%	↑ 3%	\$ 793,250	9	\$ 393	16
Banning	27%	25%	\$ 348,000	58	\$ 258	10
Beaumont	-3%	29%	\$ 497,500	85	\$ 239	7
Bloomington	67%	40%	\$ 510,000	19	\$ 335	11
Calimesa	86%	40%	\$ 515,000	21	\$ 254	12
Canyon Lake	-38%	-6%	\$ 529,500	46	\$ 324	22
Chino	-11%	23%	\$ 650,000	95	\$ 359	7
Chino Hills	-11%	21%	\$ 830,000	75	\$ 412	12
Claremont	-27%	6%	\$ 845,000	27	\$ 476	8
Colton	31%	27%	\$ 425,050	46	\$ 293	9
Corona	-16%	20%	\$ 660,000	226	\$ 348	12
Diamond Bar	-35%	13%	\$ 790,000	64	\$ 459	12
Eastvale	-15%	25%	\$ 803,000	79	\$ 275	9
Fontana	2%	18%	\$ 560,000	191	\$ 313	9
Hemet	-16%	18%	\$ 360,000	222	\$ 232	7
Highland	-13%	12%	\$ 469,950	51	\$ 305	8
Jurupa Valley	-19%	29%	\$ 675,000	65	\$ 302	11
La Verne	-15%	6%	\$ 825,000	31	\$ 444	12
Lake Elsinore	-13%	22%	\$ 522,900	129	\$ 273	11
Loma Linda	-25%	18%	\$ 520,000	11	\$ 291	15
Menifee	17%	21%	\$ 515,000	241	\$ 266	12
Montclair	0%	27%	\$ 590,000	30	\$ 404	9
Moreno Valley	-3%	29%	\$ 495,000	243	\$ 281	8
Murrieta	-27%	23%	\$ 609,900	229	\$ 270	10
Norco	-10%	0%	\$ 706,500	30	\$ 420	9
Nuevo/Lakeview	9%	22%	\$ 470,000	8	\$ 268	6
Ontario	-27%	18%	\$ 576,000	145	\$ 348	9
Perris	32%	30%	\$ 475,000	104	\$ 259	7
Pomona	30%	21%	\$ 580,000	100	\$ 415	14
Rancho Cucamonga	-22%	16%	\$ 680,000	174	\$ 387	11
Redlands	-23%	7%	\$ 525,000	91	\$ 341	9
Rialto	25%	19%	\$ 500,000	91	\$ 313	9
Riverside	-5%	20%	\$ 575,000	428	\$ 330	10
San Bernardino	11%	23%	\$ 425,000	234	\$ 309	9
San Dimas	-3%	33%	\$ 837,000	24	\$ 437	8
San Jacinto	-15%	27%	\$ 427,000	59	\$ 237	8
Temecula	-16%	28%	\$ 690,000	205	\$ 314	9
Upland	-26%	20%	\$ 716,500	80	\$ 377	13
Wildomar	6%	21%	\$ 565,000	58	\$ 250	8
Winchester	-28%	12%	\$ 583,950	71	\$ 257	14
Yucaipa	-13%	24%	\$ 522,500	66	\$ 278	11

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Oct 2021 - Sales Volume per City

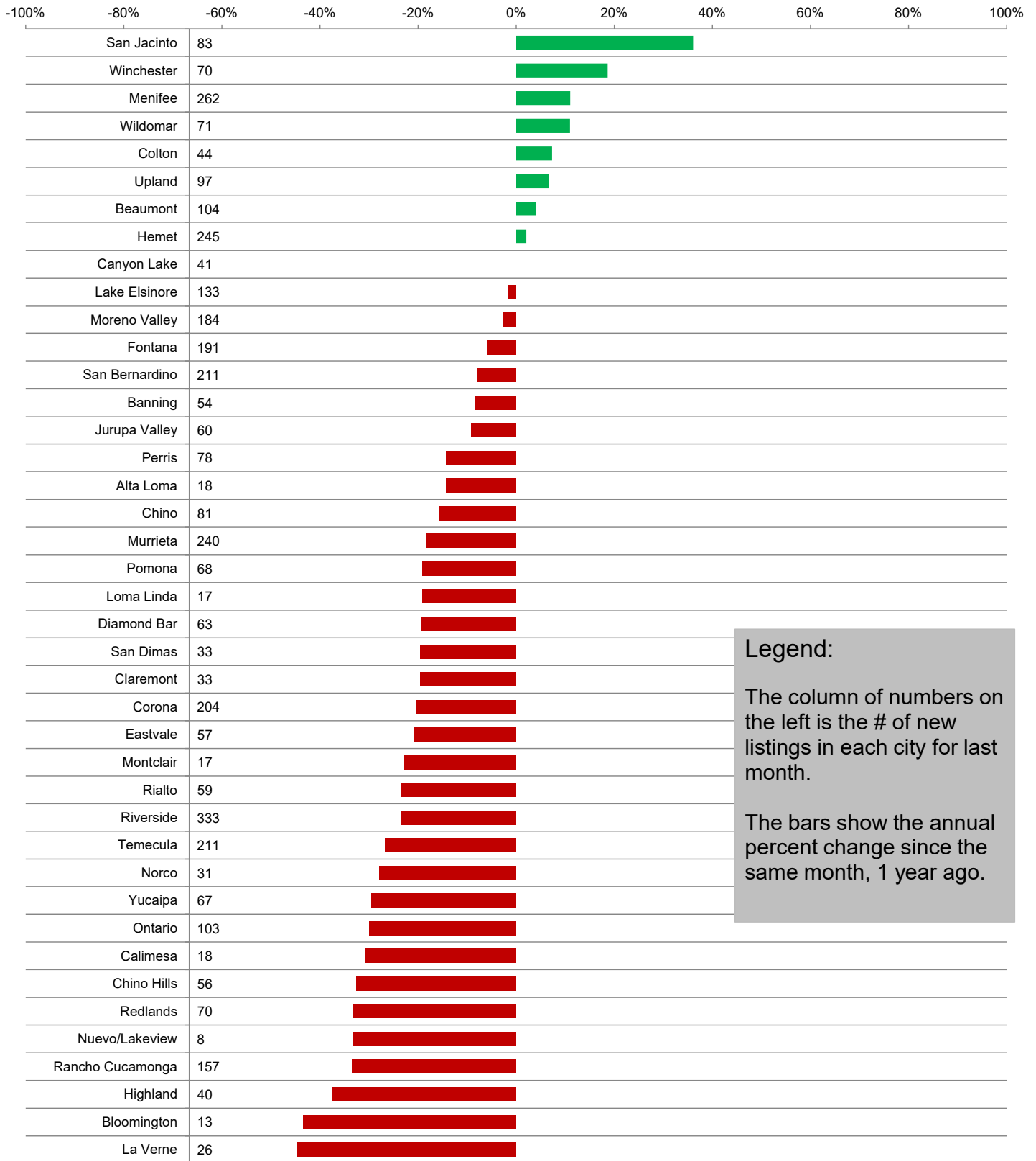


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Oct 2021 - Top Communities with New Listings (year-over-year)



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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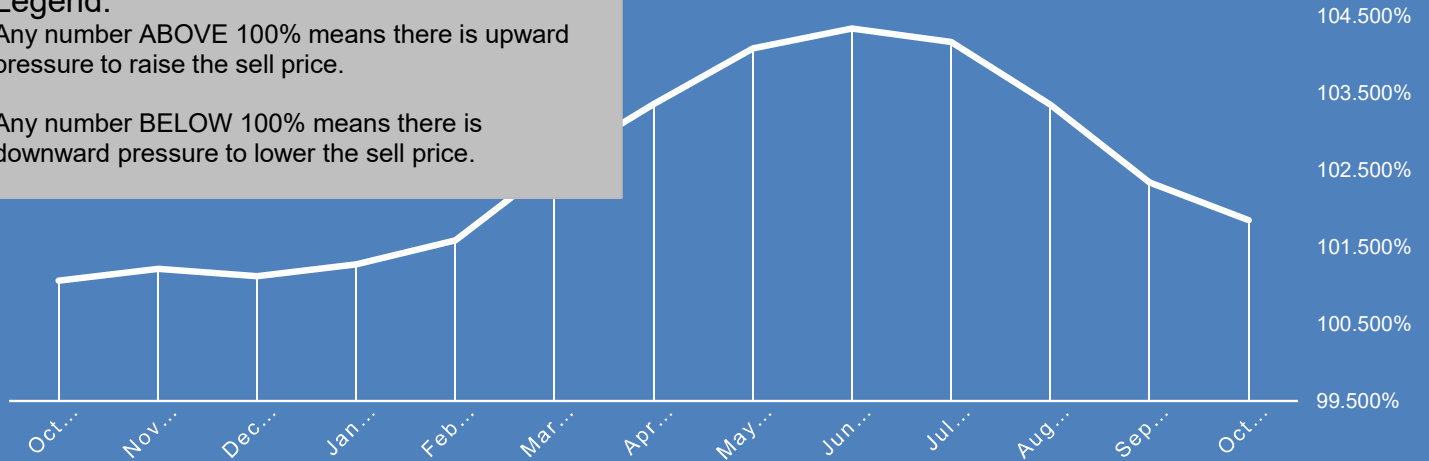


Sell Price vs Original List Price

Legend:

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

Any number BELOW 100% means there is downward pressure to lower the sell price.



2020/2021 INLAND EMPIRE LISTINGS OVERVIEW

	New	Pending	Closed
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%
September	-2.3%	1.8%	0.7%
October	-14.2%	-1.1%	-9.3%

MONTHLY FINANCING TYPES

