THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

# INDARADE EMPERATE BOARD OF REALESTATE

# Housing Data Report June 2022

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 **Riverside Office:** 3690 Elizabeth Street Riverside, CA 92506

Rancho Cucamonga Office: 10574 Acacia St, Suite #D-7 Rancho Cucamonga, CA 91730

#### Jun 2022 - Monthly Summary Report

#### Mark Dowling, IVAR CEO

- It's official. After two scorching years, the housing market is finally cooling off. June experienced the biggest change (decrease) in year-over-year comparisons since Covid hit in March of 2020. June experienced a decrease in New Listings (-4.8%), Pending Sales (-25.1%) Sold Listings (-18.9%), and with fewer closings, Sales Volume was down -8.8% for the month.
- However, Median Sales Price was up 11.8%. This increase was largely due to homes going into escrow in the months of April and May.
- Days on Market continues to be under two weeks, but with mortgage rates increasing, this number is beginning to creep upwards as inventory increases and Buyers have more options and less competition.



		Jun-2021	Jun-2022	Annual Change
Monthly New Listings	New Listings	5,043	4,799	<b>↓</b> -4.8%
5000 4500	Pending Sales	4,218	3,161	<b>↓ -25.1%</b>
4000	Sold Listings	4,207	3,410	<b>↓ -18.9</b> %
$2500$ $2000$ $S^{1} S^{1} S^$	Median Sales Price	\$550,000	\$615,000	<b>11.8%</b>
22 22 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Sales Volume (\$M)	\$2,465	\$2,249	<b>-8.8</b> %
Monthly Closed Listings	Price/Sq.Ft.	\$292	\$344	<b>17.7%</b>
4000	Sold \$/List \$	104.34%	101.55%	<b>↓ -2.7%</b>
3500	Days on Market	7	10	<b>12.9%</b>
3000	CDOM	7	10	<b>12.9%</b>
$2000$ $\int_{3}^{1} \int_{2}^{1} \int_{2}^{$	Regional Multiple Listin about the data, please Department between th	te these reports comes f g Service, Inc. If you hav call the CRMLS Custome he hours of 8:30am to 9:0 :00pm Saturday and Sun	e any questions or Service Opm Monday thru	California Regional Multiple Listing Service, Inc.
650 Monthly Med	dian Sales Price			
600 - දි 550 	560 575	570 583	600 610	607 615
350	outer of the second sec	entre contract at	staft potall	Nex 2512 West

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			Jan-Jun 2021	Jan-Jun 2022	Year-Over-Y Change				
35000	YTD New Listings	New Listings	26,144	25,873	<b>↓</b> -1.0%				
30000 25000		Pending Sales	22,925	20,360	<b>↓</b> -11.2%	6			
20000 15000 10000		Sold Listings	21,538	20,001	<b>↓</b> -7.1%	,			
5000 0 20 <sup>12</sup> 20 <sup>13</sup> 20 <sup>14</sup> 20 <sup>15</sup> 20 <sup>16</sup> 20 <sup>11</sup> 20 <sup>18</sup> 20 <sup>19</sup> 20 <sup>20</sup> 20 <sup>21</sup> 20 <sup>22</sup>		Median Sales Price	\$511,000	\$600,000	<b>17.4</b> %	>			
	עי עי עי עי עי עי עי עי אי אי אי	Sales Volume (\$M)	\$11,854	\$12,842	<b>1</b> 8.3%				
25000	YTD Closed Listings	Price/Sq.Ft.	\$277	\$333	<b>1</b> 20.0%	>			
20000		Sold \$/List \$	102.90%	102.61%	<b>↓</b> -0.3%	,			
15000		Days on Market	7	8	<b>14.3</b> %	>			
10000		СДОМ	7	9	<b>1</b> 28.6%	>			
0	26 <sup>12</sup> 26 <sup>13</sup> 26 <sup>14</sup> 26 <sup>14</sup> 26 <sup>14</sup> 26 <sup>14</sup> 26 <sup>14</sup> 26 <sup>14</sup>	All data used to gener California Regional M any questions about ti Customer Service De 9:00pm Monday thru I and Sunday at 800-92	ultiple Listing Service ne data, please call th partment between the Friday or 10:00am to	, Inc. If you have ne CRMLS hours of 8:30am to 3:00pm Saturday	California Regional Multiple	Listing Service, Inc.			
	700 YTD Median Sales Price								
Thousands	600 500 400 300 405 242 288 314	335 360	387	400 421	511				

#### 

The statistics shown below are for the first 6 months of

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 signifiant trends.

#### We are 6 months through the year:

#### Riverside Office:

3690 Elizabeth Street Riverside, CA 92506

Rancho Cucamonga Office: 10574 Acacia St, Suite #D-7 Rancho Cucamonga, CA 91730



#### Jun 2022 City Overview

The following mo	nthly data shows "YEAR-OV YOY Sales Transactions	ER-YEAR" (YOY)chang YOY Median Sales Price %		well as currer Median ales Price \$	Active Listings	e real estate mar	ket Total Days on Market
Alta Loma	-35%	<b>-</b> 1%	\$	805,000	17	\$ 475	7
Banning	18%	16%	\$	390,600	62	\$ 286	14
Beaumont	-7%	18%	\$	540,000	121	\$ 270	12
Bloomington	9%	1%	\$	477,500	20	\$ 406	6
Calimesa	-20%	2%	\$	507,500	15	\$ 324	9
Canyon Lake	-60%	5%	\$	619,500	40	\$ 317	11
Cherry Valley	71%	41%	\$	351,500	10	\$ 262	12
Chino	-16%	24%	\$	780,000	91	\$ 410	10
Chino Hills	-19%	7%	\$	879,500	62	\$ 486	12
Claremont	2%	23%	\$	981,000	28	\$ 493	8
Colton	-24%	12%	\$	447,500	44	\$ 355	10
Corona	-25%	12%	\$	720,000	198	\$ 396	11
Diamond Bar	-41%	14%	\$	970,000	42	\$ 536	8
Eastvale	-21%	16%	\$	908,000	69	\$ 299	10
Fontana	-13%	20%	\$	658,500	180	\$ 345	11
Hemet	6%	18%	\$	420,000	226	\$ 267	11
Highland	-24%	18%	\$	555,000	49	\$ 332	8
Jurupa Valley	9%	23%	\$	705,500	53	\$ 364	8
La Verne	-32%	8%	\$	875,000	16	\$ 513	7
Lake Elsinore	-20%	16%	\$	594,990	126	\$ 299	9
Loma Linda	-16%	14%	\$	648,000	10	\$ 353	10
Menifee	-27%	16%	\$	575,000	231	\$ 297	10
Montclair	-5%	18%	\$	650,000	23	\$ 403	11
Moreno Valley	-4%	17%	\$	540,000	185	\$ 308	9
Murrieta	-24%	14%	\$	680,000	221	\$ 306	11
Norco	-31%	19%	\$	850,000	29	\$ 405	11
Ontario	-28%	14%	\$	652,500	105	\$ 420	9
Perris	-13%	14%	\$	509,500	82	\$ 321	10
Pomona	-29%	17%	\$	670,000	60	\$ 489	8
Rancho Cucamonga	-12%	11%	\$	735,000	166	\$ 430	10
Redlands	-16%	5%	\$	595,000	80	\$ 361	7
Rialto	-15%	11%	\$	540,000	66	\$ 368	12
Riverside	-27%	14%	\$	630,000	347	\$ 379	9
San Bernardino	-13%	19%	\$	475,000	173		9
San Dimas	-41%	27%	\$	1,020,500	30		13
San Jacinto	13%	20%	\$	480,000	90	\$ 265	13
Temecula	-29%	9%	\$	730,000	159	\$ 203 \$ 347	11
	-21%	4%	\$	718,000	77	\$ <u>347</u> \$ 417	10
Upland Wildomar	-21%	6%	э \$	601,500	35	\$ 417 \$ 297	8
Winchester	-28%	11%	э \$	642,500	61	\$ <u>297</u> \$ 279	8
Yucaipa	-20%	6%	э \$	575,000	56	\$ <u>279</u> \$ 297	<del>ہ</del> 7
	-1770	0 /0	φ	575,000	00	ψ 231	7
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## Jun 2022 - Sales Volume per City

Riverside		\$185,6					
Murrieta		\$184,4					
Temecula		\$146,830,000					
Corona	\$139,406,000						
Rancho Cucamonga	\$136,423,000						
Menifee	\$106,489,000						
Fontana	\$95,308,200						
San Bernardino	\$84,950,600						
Hemet	\$83,120,300						
Moreno Valley	\$81,663,	200					
Lake Elsinore	\$60,076,500						
Ontario	\$59,978,300						
Chino Hills	\$59,144,200						
Chino	\$53,858,200						
Upland	\$53,692,900						
Redlands	\$52,069,500						
Beaumont	\$49,063,600						
Diamond Bar	\$43,585,700						
Claremont	\$42,024,000	<b>T</b> 40					
Eastvale	\$41,732,300	Top 16 communities had					
Perris	\$39,158,400	combined Sales Volume					
Pomona	\$37,186,000	of \$1583M					
Jurupa Valley	\$35,123,700						
Yucaipa	\$33,595,000						
San Dimas	\$32,760,900						
Winchester	\$32,241,800						
San Jacinto	\$31,530,600						
Wildomar	\$29,394,800						
Rialto	\$29,166,700						
Highland	\$26,943,000						
Norco	\$22,110,000						
La Verne	\$21,654,200						
Banning	\$21,106,200						
Montclair	\$13,698,000						
Colton	\$13,086,500						
Alta Loma	\$12,697,500						
Canyon Lake	\$11,474,900	Legend:					
Loma Linda	\$10,296,500	Legenu.					
Calimesa	\$6,199,490	The BLUE bars show last					
Cherry Valley	\$5,797,400	month's sales volume (both count					
	\$5,690,000	and dollars) for each city.					

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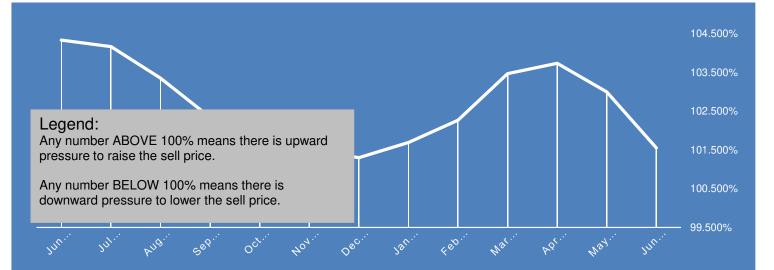
#### Jun 2022 - Top Communities with New Listings (year-over-year)

100%	-80%	-60%	-40%	-20%	0%	20%	40%	60%	80% 100		
	Colton	67									
	Alta Loma	19						l			
	Yucaipa	91									
	Montclair	30									
	Calimesa	21									
	Winchester	87									
Ju	urupa Valley	75									
	San Dimas	44									
E	Bloomington	18									
	Perris	121									
	Banning	73									
	Highland	58									
	San Jacinto	84									
	Loma Linda	20									
	Pomona	107									
	Murrieta	295			- I						
	Fontana	209									
	Hemet	282									
	Menifee	277									
	Corona	266									
	Beaumont	114									
	Riverside	461									
	Eastvale	86						Legend:			
	Chino	102						<b>-</b> , ,	<b>6</b> 1		
La	ake Elsinore	135							of numbers on		
	Ontario	167						<ul> <li>the left is the # of new</li> <li>listings in each city for la</li> <li>month.</li> </ul>			
San	Bernardino	219									
	Upland	87						– monun.			
Rancho	Cucamonga	191						The bars show the annua			
	Temecula	245							nge since the		
	Redlands	83						same month	, 1 year ago.		
Mo	oreno Valley	202									
	Wildomar	49									
D	iamond Bar	61									
	Chino Hills	84									
	Rialto	56									
C	anyon Lake	39									
С	herry Valley	13									
	Claremont	45									
	Norco	27									
	La Verne	29									

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## **Sell Price vs Original List Price**



### 2021/2022 INLAND EMPIRE LISTINGS OVERVIEW

	New	Pending	Closed
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%
November	-0.5%	6.5%	-0.4%
December	-12.3%	2.6%	-6.8%
January	-2.6%	2.1%	-3.8%
February	-5.9%	0.3%	-2.3%
March	-3.1%	-0.9%	-1.6%
April	-3.8%	-8.7%	-7.6%
May	0.5%	-9.6%	-5.9%
June	-4.8%	-25.1%	-18.9%

### **MONTHLY FINANCING TYPES**

