

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

# INLAND EMPIRE

— BOARD OF —

## REAL ESTATE

A division of IVAR

Housing Data Report

**August 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

## Aug 2022 - Monthly Summary Report

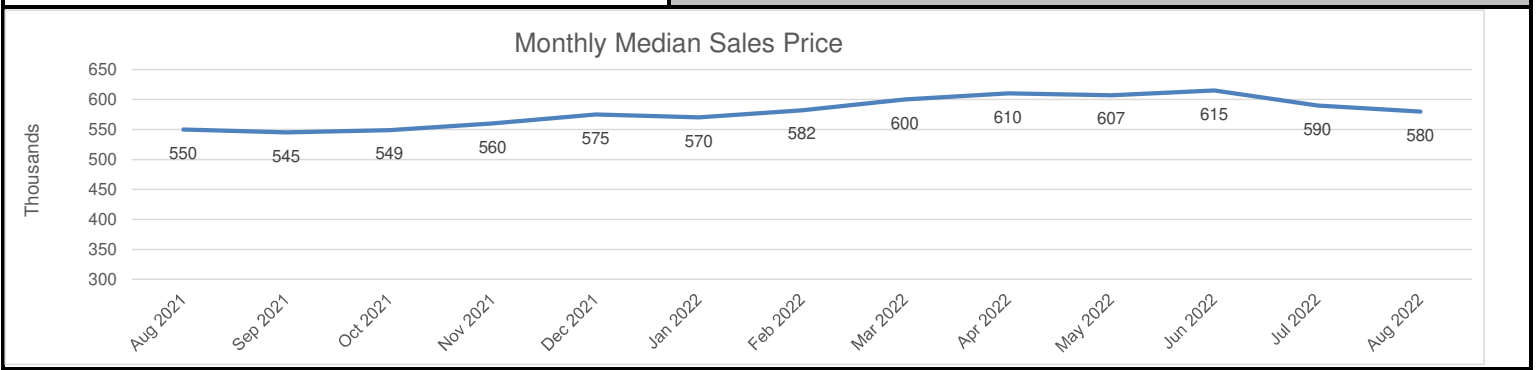
### Mark Dowling, IVAR CEO

- After two scorching years, over the last three months the housing market is finally cooling off. August experienced a decrease in year-over-year comparisons of New Listings (-18.2%), Pending Sales (-19.9%) Sold Listings (-22.8%), and with fewer closings, Sales Volume was down -18.2% for the month. However, Median Sales Price was up 5.5%.
- The August Median Sales Price dropped to \$580,000, down from the June peak of \$615,000.
- Days on Market continues to increase, going from 8 days in August 2021, to 16 days August 2022.



	Aug-2021	Aug-2022	Annual Change
<b>New Listings</b>	4,895	4,006	↓ -18.2%
<b>Pending Sales</b>	4,171	3,339	↓ -19.9%
<b>Sold Listings</b>	3,942	3,057	↓ -22.5%
<b>Median Sales Price</b>	\$550,000	\$580,000	↑ 5.5%
<b>Sales Volume (\$M)</b>	\$2,315	\$1,894	↓ -18.2%
<b>Price/Sq.Ft.</b>	\$305	\$335	↑ 9.9%
<b>Sold \$/List \$</b>	103.36%	99.40%	↓ -3.8%
<b>Days on Market</b>	8	16	↑ 100.0%
<b>CDOM</b>	8	17	↑ 112.5%

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.

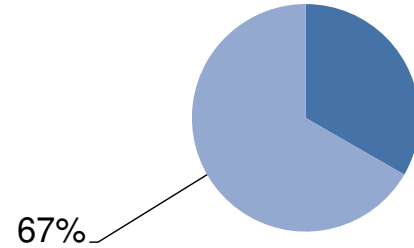


## 2022 - Year to Date Report

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.

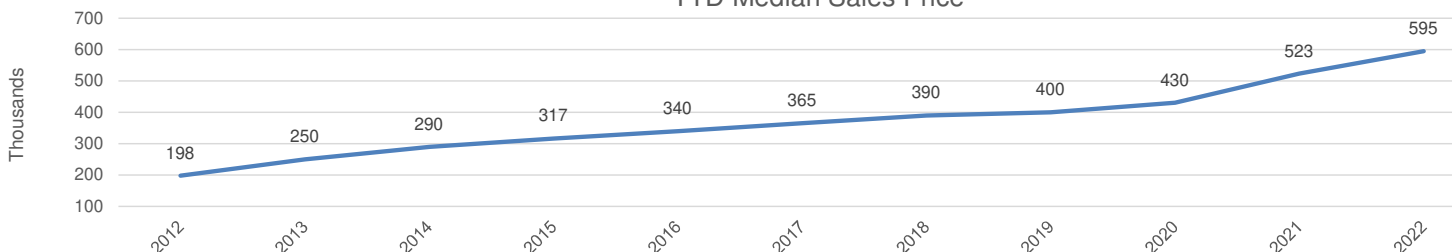


	Jan-Aug 2021	Jan-Aug 2022	Year-Over-Year Change
<b>YTD New Listings</b>	<b>36,001</b>	<b>34,421</b>	<b>↓ -4.4%</b>
<b>Pending Sales</b>	<b>31,077</b>	<b>26,331</b>	<b>↓ -15.3%</b>
<b>Sold Listings</b>	<b>29,570</b>	<b>25,876</b>	<b>↓ -12.5%</b>
<b>Median Sales Price</b>	<b>\$523,000</b>	<b>\$595,328</b>	<b>↑ 13.8%</b>
<b>Sales Volume (\$M)</b>	<b>\$16,597</b>	<b>\$16,569</b>	<b>↓ -0.2%</b>
<b>Price/Sq.Ft.</b>	<b>\$284</b>	<b>\$334</b>	<b>↑ 17.7%</b>
<b>Sold \$/List \$</b>	<b>103.14%</b>	<b>101.78%</b>	<b>↓ -1.3%</b>
<b>Days on Market</b>	<b>7</b>	<b>9</b>	<b>↑ 28.6%</b>
<b>CDOM</b>	<b>7</b>	<b>10</b>	<b>↑ 42.9%</b>

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YTD Median Sales Price



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## Aug 2022 City Overview

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

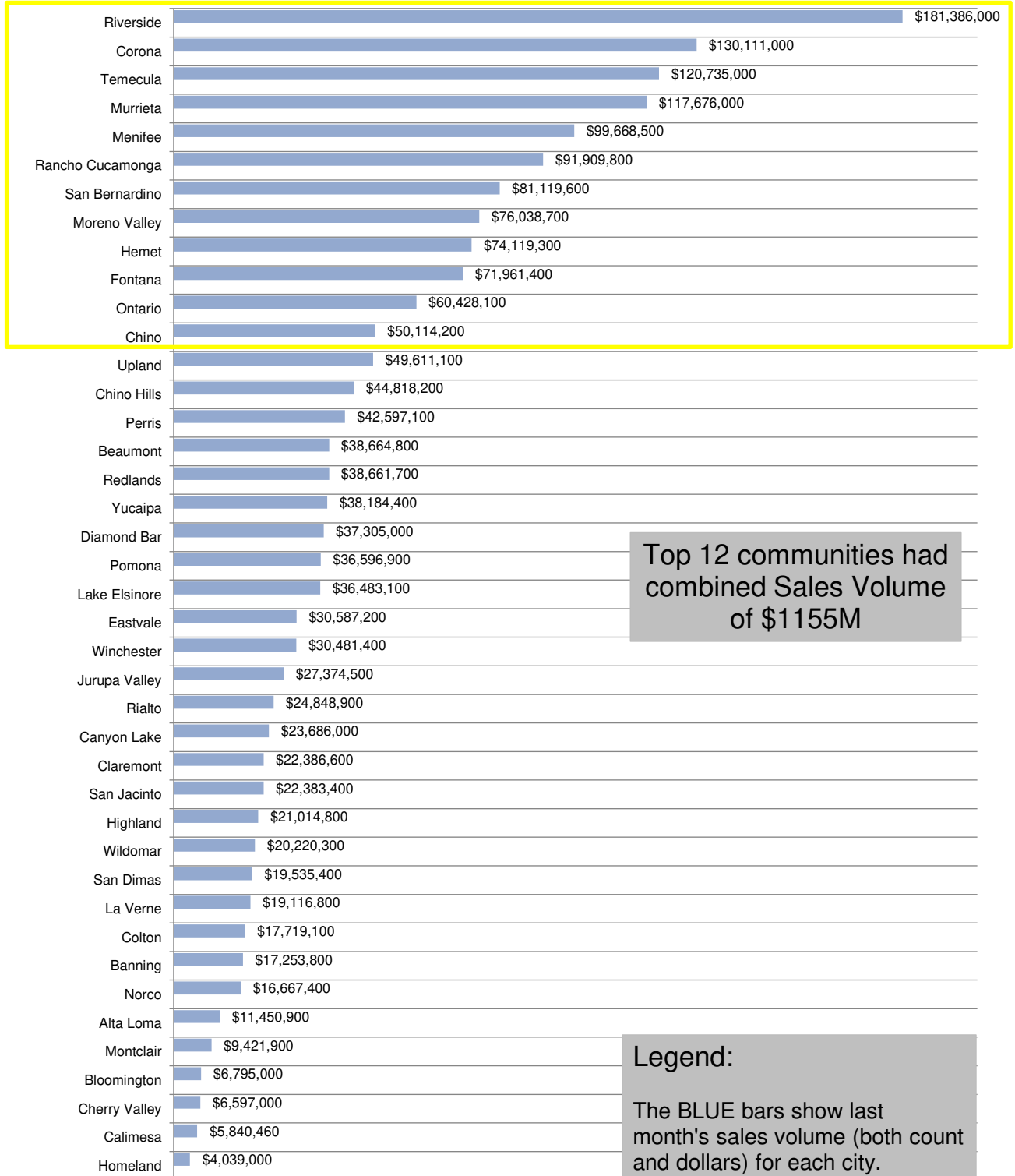
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Alta Loma	↑ 40%	↑ 6%	\$ 851,800	11	\$ 440	13
Banning	-10%	7%	\$ 380,000	57	\$ 252	24
Beaumont	-13%	9%	\$ 512,500	106	\$ 253	28
Bloomington	0%	1%	\$ 479,500	19	\$ 382	15
Calimesa	-14%	-12%	\$ 452,500	19	\$ 260	8
Canyon Lake	-3%	-5%	\$ 641,000	49	\$ 331	18
Cherry Valley	-42%	26%	\$ 555,000	12	\$ 310	28
Chino	-17%	11%	\$ 700,000	114	\$ 385	19
Chino Hills	-44%	-2%	\$ 816,250	77	\$ 456	24
Claremont	-39%	-6%	\$ 835,000	38	\$ 537	19
Colton	5%	19%	\$ 475,000	57	\$ 343	11
Corona	-18%	5%	\$ 675,000	270	\$ 371	18
Diamond Bar	-36%	6%	\$ 860,500	56	\$ 478	21
Eastvale	-51%	4%	\$ 840,000	82	\$ 338	19
Fontana	-20%	14%	\$ 617,002	233	\$ 357	17
Hemet	-8%	16%	\$ 425,000	225	\$ 240	19
Highland	-31%	19%	\$ 522,500	69	\$ 317	17
Homeland	22%	-22%	\$ 340,000	14	\$ 228	22
Jurupa Valley	-21%	5%	\$ 604,064	75	\$ 348	14
La Verne	-28%	3%	\$ 855,000	33	\$ 502	12
Lake Elsinore	-43%	5%	\$ 540,000	156	\$ 300	14
Menifee	-14%	10%	\$ 572,000	276	\$ 268	23
Montclair	-6%	7%	\$ 620,000	24	\$ 385	8
Moreno Valley	-21%	13%	\$ 525,000	224	\$ 301	19
Murrieta	-27%	7%	\$ 630,000	271	\$ 303	20
Norco	-44%	10%	\$ 815,000	39	\$ 406	20
Ontario	-36%	7%	\$ 612,500	139	\$ 418	13
Perris	9%	10%	\$ 500,000	121	\$ 285	17
Pomona	24%	0%	\$ 600,000	82	\$ 441	15
Rancho Cucamonga	-31%	4%	\$ 685,000	178	\$ 413	24
Redlands	-27%	6%	\$ 581,500	67	\$ 364	13
Rialto	-29%	9%	\$ 530,000	55	\$ 333	12
Riverside	-21%	9%	\$ 600,000	470	\$ 346	15
San Bernardino	-16%	13%	\$ 453,000	261	\$ 332	14
San Dimas	-8%	8%	\$ 860,000	30	\$ 502	13
San Jacinto	-27%	13%	\$ 480,000	95	\$ 250	34
Temecula	-30%	0%	\$ 686,000	199	\$ 349	25
Upland	-30%	3%	\$ 770,000	86	\$ 426	13
Wildomar	-45%	8%	\$ 601,000	62	\$ 263	10
Winchester	-2%	2%	\$ 603,250	79	\$ 279	22
Yucaipa	3%	7%	\$ 544,500	84	\$ 315	14

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## Aug 2022 - Sales Volume per City

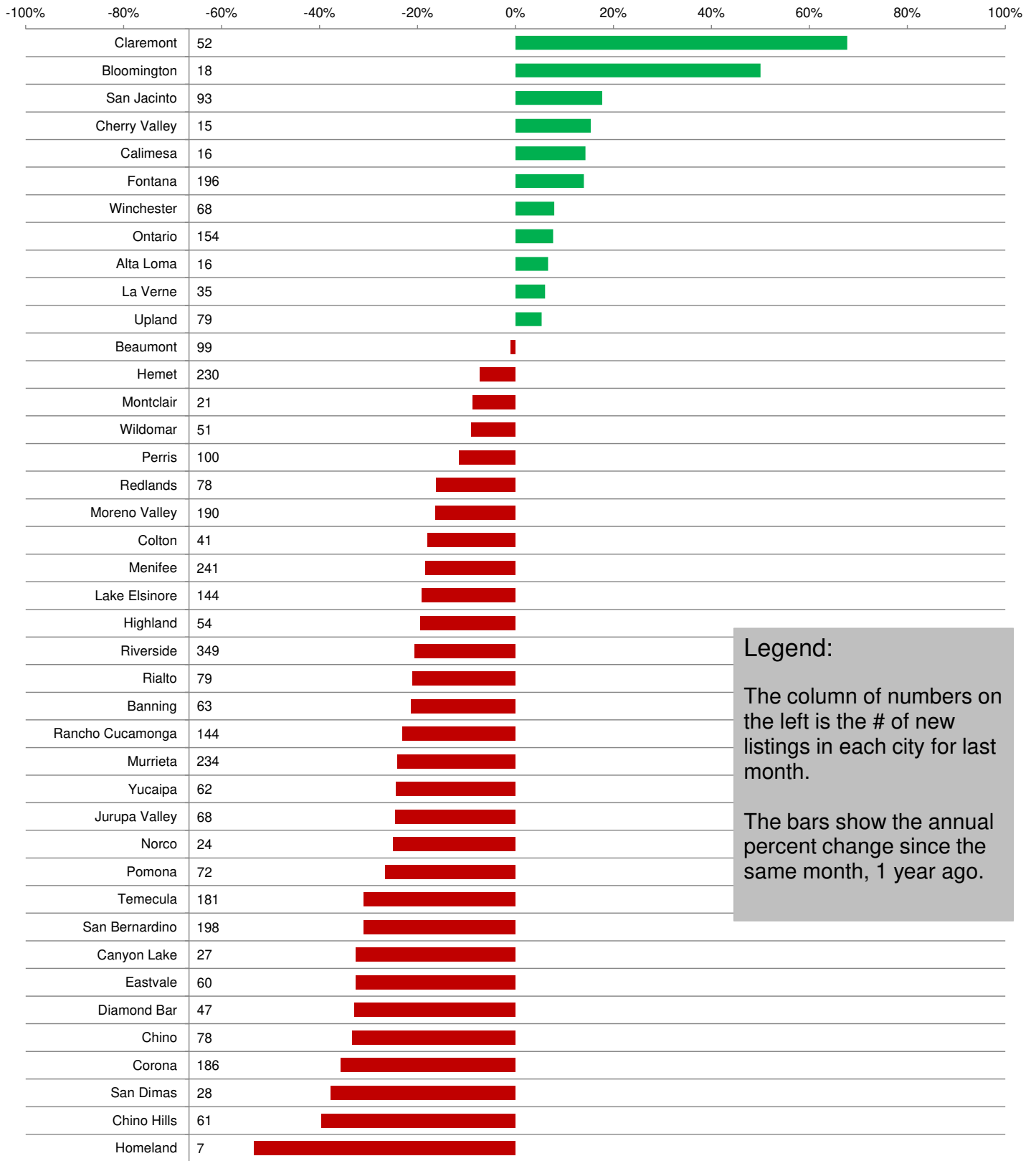


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### Aug 2022 - Top Communities with New Listings (year-over-year)



**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



## 2021/2022 INLAND EMPIRE LISTINGS OVERVIEW

	New	Pending	Closed
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%
July	-13.1%	-24.0%	-31.8%
August	-18.2%	-19.9%	-22.5%

## MONTHLY FINANCING TYPES

