

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

INLAND EMPIRE

— BOARD OF —

REAL ESTATE

A division of IVAR

Housing Data Report

April 2023

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

Apr 2023 - Monthly Summary Report

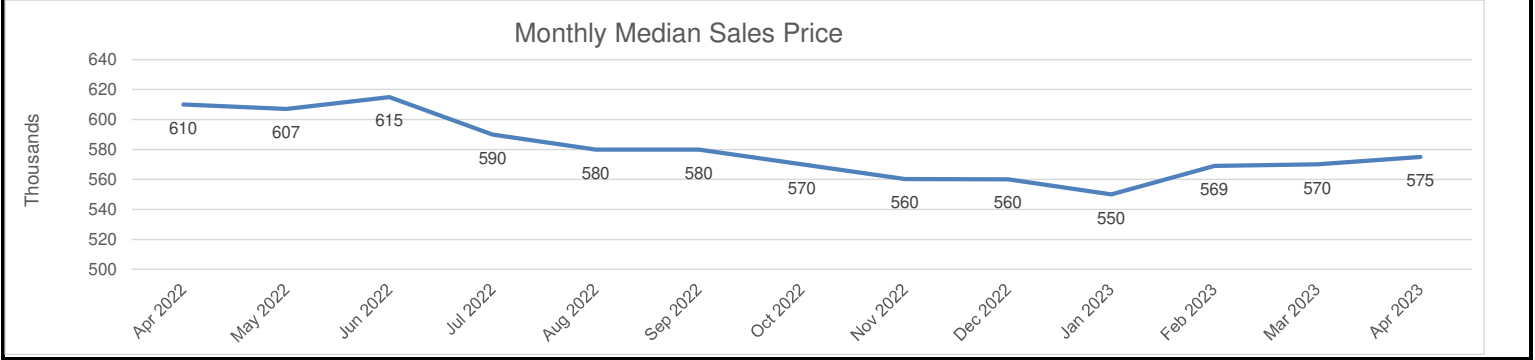
Mark Dowling, IVAR CEO

- The year-over-year housing numbers continue to be down. When compared to April 2022, the numbers are way down. Keep in mind, the first half of 2022 the housing market was red-hot, so the contrast between 2022 and 2023 looks even worse due to the market extremes. With that said, April New Listings were down 41.1%, Pending Sales down 17.3%, Sold Listings were down 35% and Sales Volume was down 39.5%.
- Having peaked at \$615,000 in June of 2022, and then dropping to \$550,000 in January 2023, Median Sales Price has made slight gains over the last three months and is now up to \$575,000. This price increase largely reflects a very tight real estate market with limited supply.
- In spite of higher interest rates, and a slowing market, home sales are still moving quickly at 19 Days on Market, which is up from historic lows a year ago at 8 days.



	Apr-2022	Apr-2023	Annual Change
New Listings	4,513	2,658	↓ -41.1%
Pending Sales	3,389	2,804	↓ -17.3%
Sold Listings	3,582	2,327	↓ -35.0%
Median Sales Price	\$610,000	\$575,000	↓ -5.7%
Sales Volume (\$M)	\$2,356	\$1,425	↓ -39.5%
Price/Sq.Ft.	\$339	\$320	↓ -5.8%
Sold \$/List \$	103.74%	100.00%	↓ -3.6%
Days on Market	8	19	↑ 137.5%
CDOM	8	21	↑ 162.5%

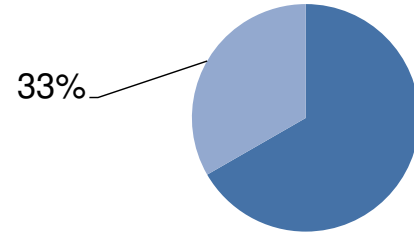
All data used to generate these reports comes from the California Regional Multiple Listing Service, Inc. If you have any questions about the data, please call the CRMLS Customer Service Department between the hours of 8:30am to 9:00pm Monday thru Friday or 10:00am to 3:00pm Saturday and Sunday at 800-925-1525 or 909-859-2040.



2023 - Year to Date Report

We are 4 months through the year:

The statistics shown below are for the first 4 months of the years represented.



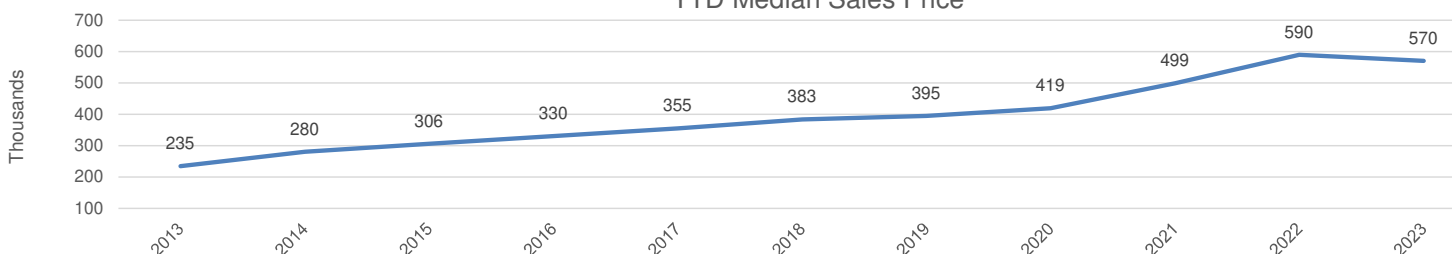
Month to month comparisons give you a quick way to see what is recently changing in the region. However, by comparing Year-To-Date (YTD) information across several years, you can observe more significant trends.

	Jan-Apr 2022	Jan-Apr 2023	Year-Over-Year Change
YTD New Listings	16,368	10,377	↓ -36.6%
Pending Sales	13,683	10,251	↓ -25.1%
Sold Listings	13,189	8,694	↓ -34.1%
Median Sales Price	\$590,000	\$569,788	↓ -3.4%
Sales Volume (\$M)	\$8,382	\$5,275	↓ -37.1%
Price/Sq.Ft.	\$329	\$317	↓ -3.4%
Sold \$/List \$	102.82%	98.39%	↓ -4.3%
Days on Market	8	26	↑ 225.0%
CDOM	9	32	↑ 255.6%

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YTD Median Sales Price



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Apr 2023 City Overview

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

City	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Banning	↓ -23%	↓ -5%	\$ 368,000	75	\$ 254	48
Beaumont	-1%	-8%	\$ 485,510	109	\$ 249	26
Canyon Lake	-47%	-10%	\$ 600,000	30	\$ 311	56
Chino	-11%	-6%	\$ 681,500	67	\$ 363	16
Chino Hills	-48%	-9%	\$ 850,000	34	\$ 468	11
Claremont	-43%	-2%	\$ 860,000	27	\$ 443	13
Colton	-20%	-4%	\$ 438,000	36	\$ 327	9
Corona	-21%	-12%	\$ 685,000	167	\$ 357	26
Diamond Bar	-18%	19%	\$ 1,010,000	47	\$ 488	27
Eastvale	-49%	-10%	\$ 833,000	43	\$ 287	15
Fontana	-37%	-7%	\$ 589,000	125	\$ 324	17
Hemet	-36%	-1%	\$ 411,500	201	\$ 243	29
Highland	-35%	8%	\$ 577,500	41	\$ 291	19
Jurupa Valley	-34%	-8%	\$ 595,000	66	\$ 362	26
Lake Elsinore	-36%	-7%	\$ 542,500	92	\$ 268	27
Loma Linda	63%	2%	\$ 579,000	13	\$ 332	20
Menifee	-35%	-3%	\$ 559,995	158	\$ 264	20
Montclair	-40%	4%	\$ 652,500	13	\$ 425	14
Moreno Valley	-38%	-6%	\$ 505,000	138	\$ 301	24
Murrieta	-50%	-5%	\$ 629,000	154	\$ 288	21
Norco	-43%	12%	\$ 900,000	24	\$ 385	57
Ontario	-21%	-10%	\$ 585,990	98	\$ 397	20
Perris	-50%	-12%	\$ 459,000	98	\$ 273	24
Pomona	-39%	-5%	\$ 594,500	46	\$ 442	20
Rancho Cucamonga	-33%	-5%	\$ 701,000	118	\$ 403	17
Redlands	-13%	-7%	\$ 560,000	61	\$ 343	29
Rialto	-37%	0%	\$ 550,000	46	\$ 320	14
Riverside	-45%	-1%	\$ 620,000	284	\$ 352	18
San Bernardino	-27%	-6%	\$ 450,000	167	\$ 334	24
San Dimas	-9%	-7%	\$ 732,420	20	\$ 474	10
San Jacinto	-25%	-4%	\$ 449,000	75	\$ 245	26
Temecula	-40%	-10%	\$ 675,000	133	\$ 350	13
Upland	-47%	6%	\$ 795,000	47	\$ 397	21
Wildomar	-51%	-11%	\$ 555,000	34	\$ 252	23
Winchester	-18%	-6%	\$ 615,947	69	\$ 239	34
Yucaipa	-45%	-2%	\$ 570,000	64	\$ 305	24

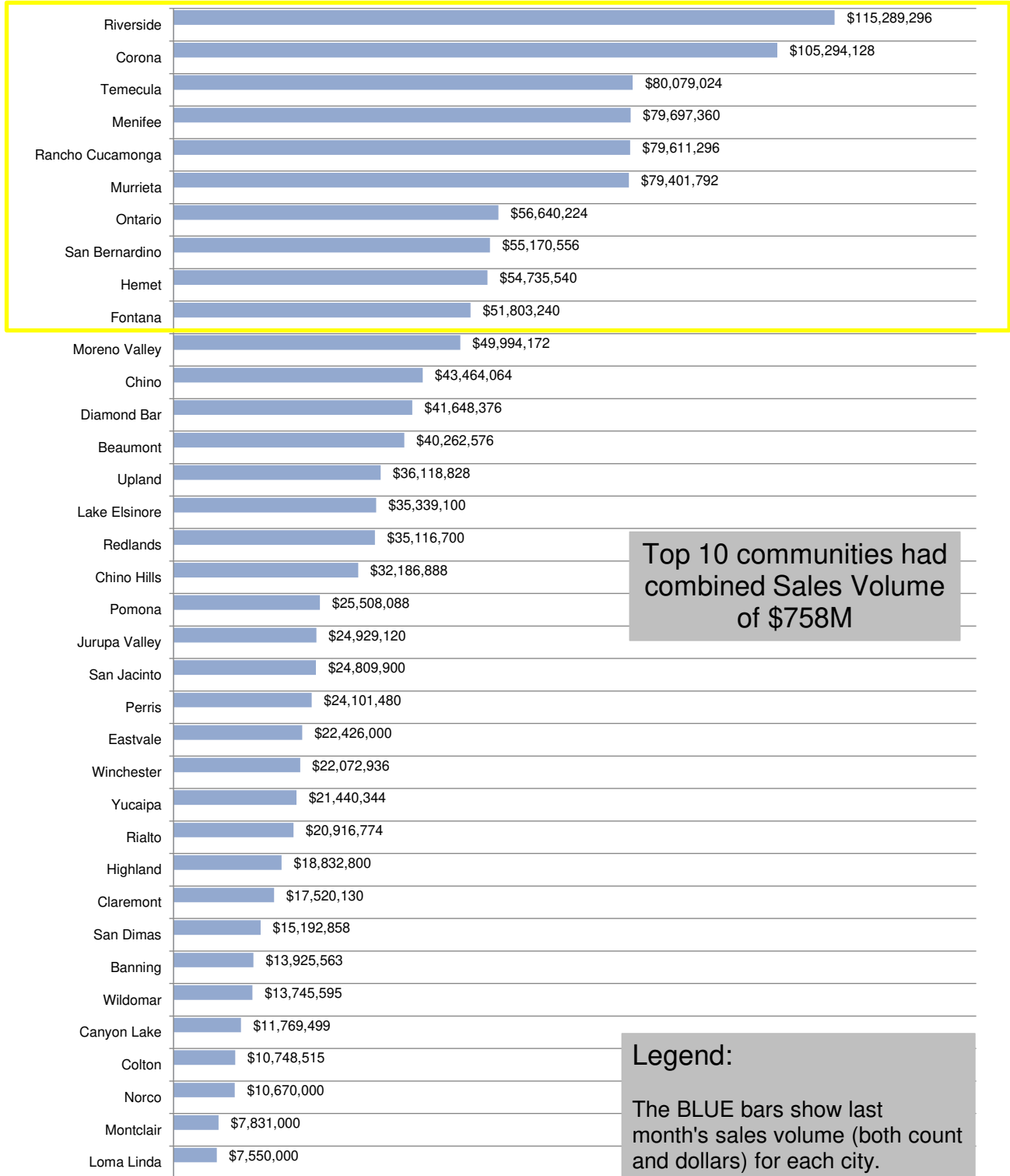
Requires 10 sales in the month to show on this chart

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Apr 2023 - Sales Volume per City

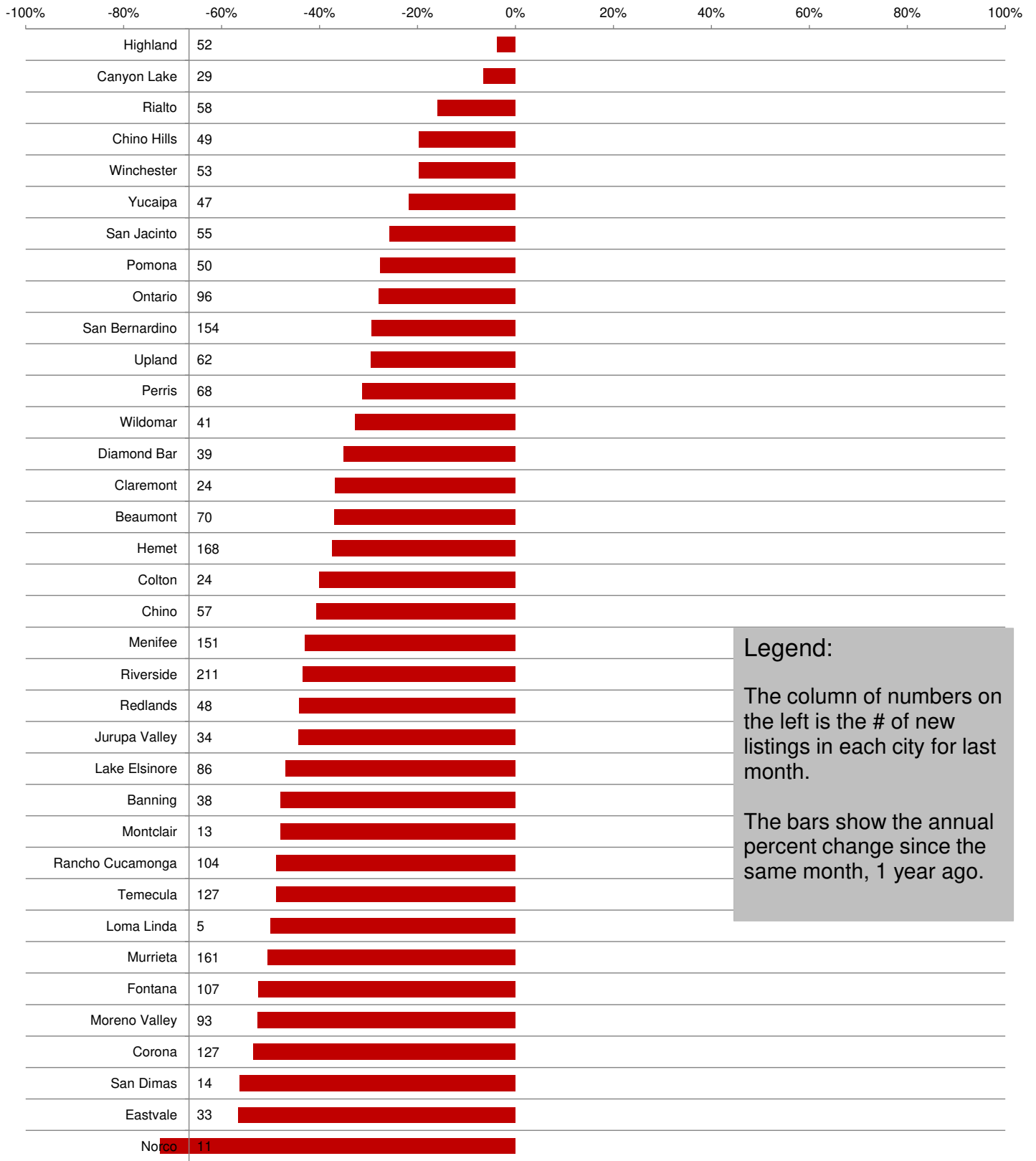


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Apr 2023 - Top Communities with New Listings (year-over-year)



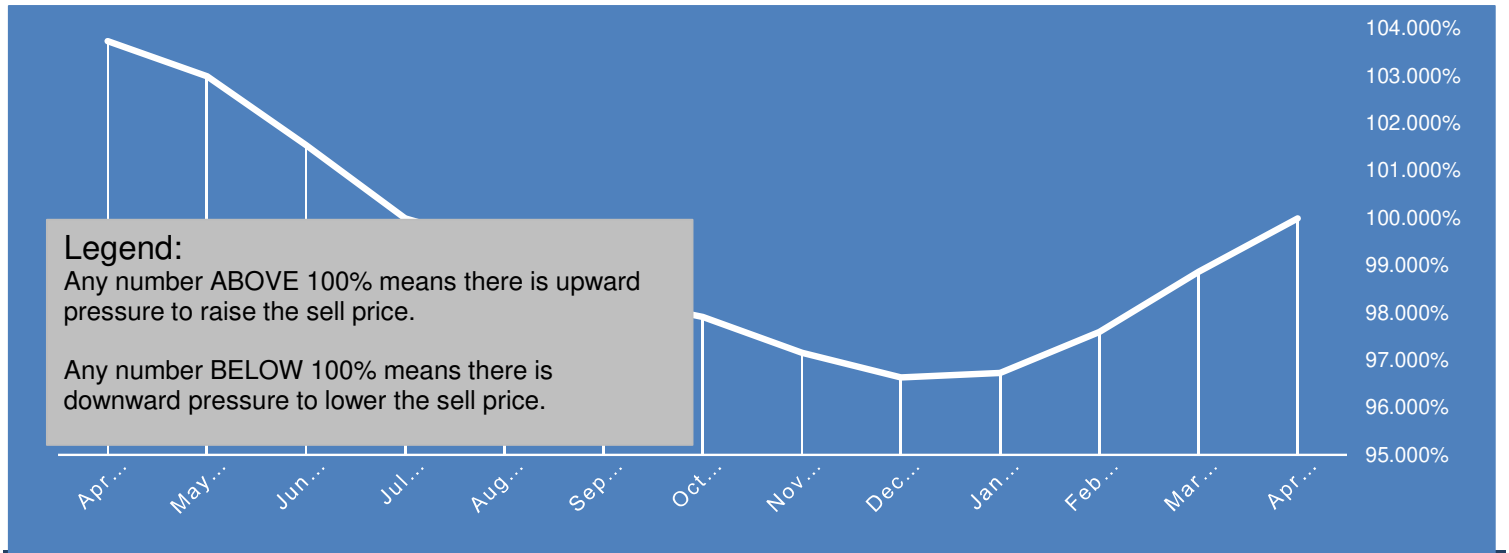
Legend:
The column of numbers on the left is the # of new listings in each city for last month.
The bars show the annual percent change since the same month, 1 year ago.

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Sell Price vs Original List Price



2021/2022 INLAND EMPIRE LISTINGS OVERVIEW

	New	Pending	Closed
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%
September	-26.3%	-34.3%	-29.0%
October	-27.3%	-41.5%	-36.3%
November	-31.6%	-42.3%	-46.4%
December	-33.8%	-31.2%	-46.9%
January	-33.9%	-22.2%	-39.6%
February	-34.3%	-22.9%	-31.8%
March	-40.6%	-27.0%	-31.1%
April	-41.1%	-17.3%	-35.0%

MONTHLY FINANCING TYPES

