

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

# INLAND EMPIRE

— BOARD OF —

## REAL ESTATE

A division of IVAR

Housing Data Report

**July 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

## Jul 2023 - Monthly Summary Report

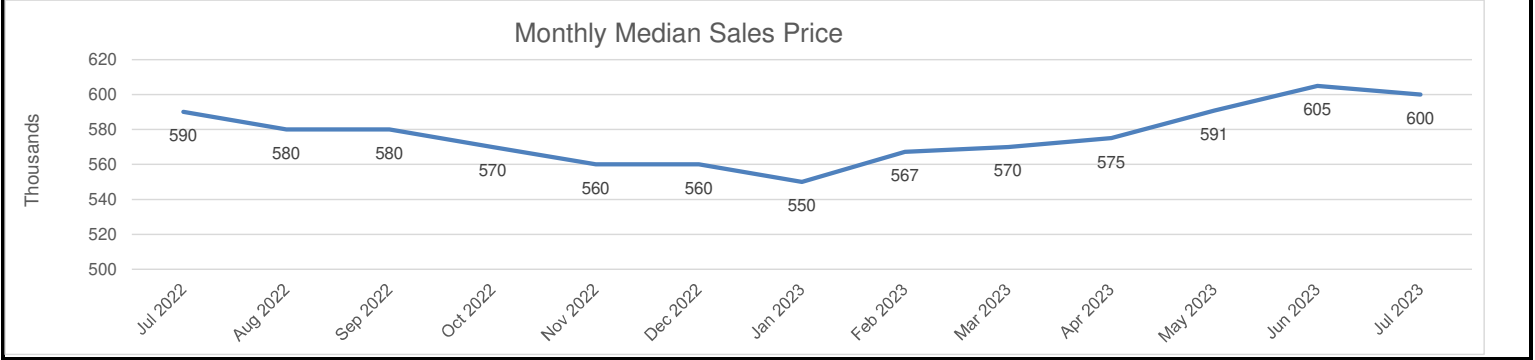
**Mark Dowling, IVAR CEO,**

- The year-over-year housing numbers continue to be down. However, it's important to remember that the first half of 2022 the housing market was red-hot, so the contrast the first seven months of 2022 and 2023 looks even worse due to the market extremes. With that said, July New Listings were down 33.3%, Pending Sales down 6.7%, Sold Listings were down 18.4% and Sales Volume was down 18.7.
- Having peaked at \$615,000 in June of 2022, and then dropping to \$550,000 in January 2023, the Median Sales Price has made consistent gains the first six months of 2023, but July saw a slight decrease from \$605,000 to \$600,000.
- In spite of higher interest rates, and a slowing market, home sales are still selling quickly at 11 Days on Market.



	Jul-2022	Jul-2023	Annual Change
<b>New Listings</b>	<b>4,400</b>	<b>2,937</b>	<b>↓ -33.3%</b>
<b>Pending Sales</b>	<b>2,809</b>	<b>2,621</b>	<b>↓ -6.7%</b>
<b>Sold Listings</b>	<b>2,783</b>	<b>2,270</b>	<b>↓ -18.4%</b>
<b>Median Sales Price</b>	<b>\$590,000</b>	<b>\$600,000</b>	<b>↑ 1.7%</b>
<b>Sales Volume (\$M)</b>	<b>\$1,796</b>	<b>\$1,460</b>	<b>↓ -18.7%</b>
<b>Price/Sq.Ft.</b>	<b>\$343</b>	<b>\$331</b>	<b>↓ -3.3%</b>
<b>Sold \$/List \$</b>	<b>100.00%</b>	<b>100.39%</b>	<b>↑ 0.4%</b>
<b>Days on Market</b>	<b>13</b>	<b>11</b>	<b>↓ -15.4%</b>
<b>CDOM</b>	<b>13</b>	<b>12</b>	<b>↓ -7.7%</b>

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.

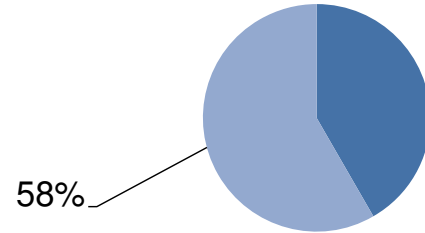


## 2023 - Year to Date Report

We are 7 months through the year:

The statistics shown below are for the first 7 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.

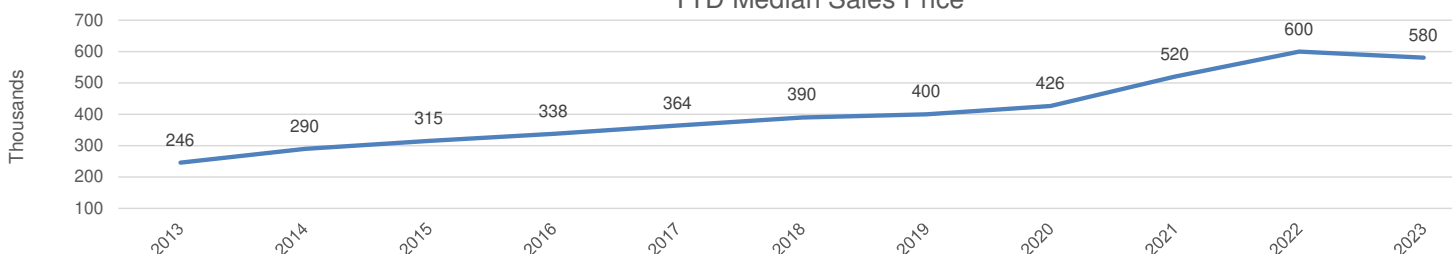


	Jan-Jul 2022	Jan-Jul 2023	Year-Over-Year Change
<b>YTD New Listings</b>	<b>30,482</b>	<b>19,602</b>	<b>↓ -35.7%</b>
<b>Pending Sales</b>	<b>22,859</b>	<b>17,869</b>	<b>↓ -21.8%</b>
<b>Sold Listings</b>	<b>22,821</b>	<b>16,390</b>	<b>↓ -28.2%</b>
<b>Median Sales Price</b>	<b>\$600,000</b>	<b>\$580,000</b>	<b>↓ -3.3%</b>
<b>Sales Volume (\$M)</b>	<b>\$14,680</b>	<b>\$10,218</b>	<b>↓ -30.4%</b>
<b>Price/Sq.Ft.</b>	<b>\$334</b>	<b>\$323</b>	<b>↓ -3.3%</b>
<b>Sold \$/List \$</b>	<b>102.23%</b>	<b>100.00%</b>	<b>↓ -2.2%</b>
<b>Days on Market</b>	<b>9</b>	<b>18</b>	<b>↑ 100.0%</b>
<b>CDOM</b>	<b>9</b>	<b>20</b>	<b>↑ 122.2%</b>

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YTD Median Sales Price



Riverside Office:  
 3690 Elizabeth Street  
 Riverside, CA 92506

Rancho Cucamonga Office:  
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 Rancho Cucamonga, CA 91730



## Jul 2023 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	12%	-8%	\$ 360,000	70	\$ 258	14
Beaumont	-21%	-2%	\$ 505,995	93	\$ 253	28
Calimesa	10%	9%	\$ 550,000	13	\$ 242	27
Canyon Lake	-14%	8%	\$ 660,000	25	\$ 352	7
Chino	-4%	-1%	\$ 715,000	67	\$ 388	16
Chino Hills	-29%	-2%	\$ 958,000	57	\$ 485	9
Claremont	19%	-14%	\$ 837,000	26	\$ 470	11
Colton	-57%	4%	\$ 484,300	45	\$ 348	16
Corona	-7%	5%	\$ 745,000	152	\$ 387	10
Diamond Bar	3%	1%	\$ 905,000	46	\$ 504	10
Eastvale	-25%	5%	\$ 920,000	25	\$ 295	11
Fontana	-22%	0%	\$ 600,000	134	\$ 341	12
Hemet	-22%	-6%	\$ 390,000	195	\$ 247	16
Highland	-42%	2%	\$ 585,500	38	\$ 318	7
Jurupa Valley	3%	1%	\$ 704,000	50	\$ 322	12
La Verne	9%	9%	\$ 980,000	16	\$ 473	11
Lake Elsinore	-13%	1%	\$ 565,000	92	\$ 286	10
Loma Linda	9%	17%	\$ 606,665	17	\$ 377	10
Menifee	-28%	-6%	\$ 549,000	178	\$ 270	17
Montclair	7%	10%	\$ 660,000	12	\$ 425	10
Moreno Valley	-35%	5%	\$ 550,000	103	\$ 301	14
Murrieta	7%	3%	\$ 660,000	177	\$ 296	10
Ontario	-10%	0%	\$ 630,000	83	\$ 405	10
Perris	-19%	2%	\$ 510,250	77	\$ 265	11
Pomona	-18%	-2%	\$ 600,000	43	\$ 437	16
Rancho Cucamonga	-17%	-1%	\$ 702,500	90	\$ 425	12
Redlands	-30%	9%	\$ 649,950	60	\$ 357	9
Rialto	-13%	1%	\$ 568,000	46	\$ 347	10
Riverside	-30%	0%	\$ 620,000	270	\$ 359	10
San Bernardino	-25%	2%	\$ 485,000	145	\$ 334	10
San Dimas	-44%	2%	\$ 870,000	22	\$ 510	11
San Jacinto	-17%	9%	\$ 480,000	78	\$ 245	13
Temecula	-9%	-4%	\$ 708,455	145	\$ 337	12
Upland	-13%	0%	\$ 750,000	58	\$ 403	12
Wildomar	-26%	-6%	\$ 553,495	46	\$ 282	11
Winchester	23%	4%	\$ 608,980	69	\$ 266	15
Yucaipa	-27%	-5%	\$ 530,000	54	\$ 312	24

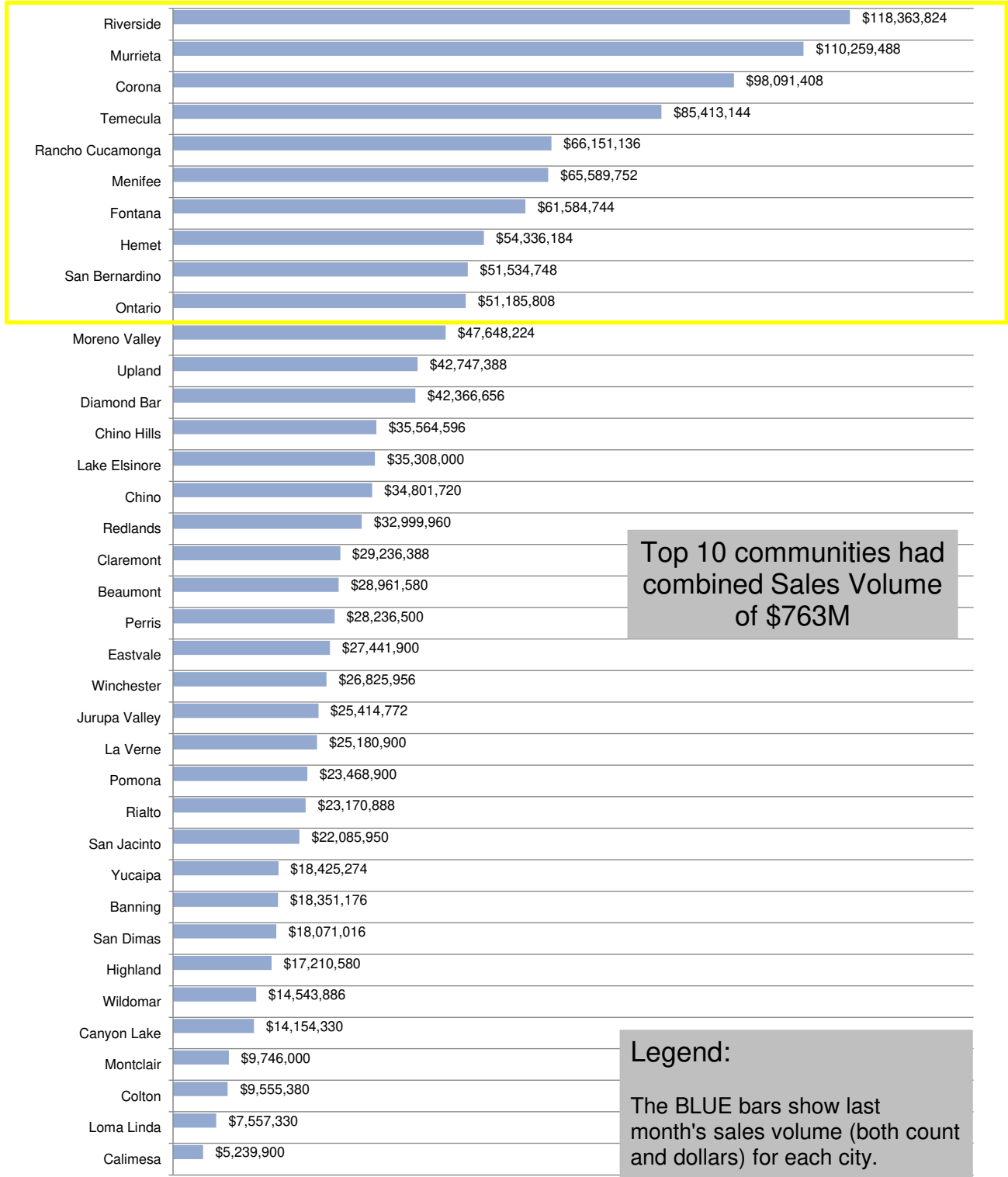
Requires 10 sales in the month to show on this chart

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## Jul 2023 - Sales Volume per City

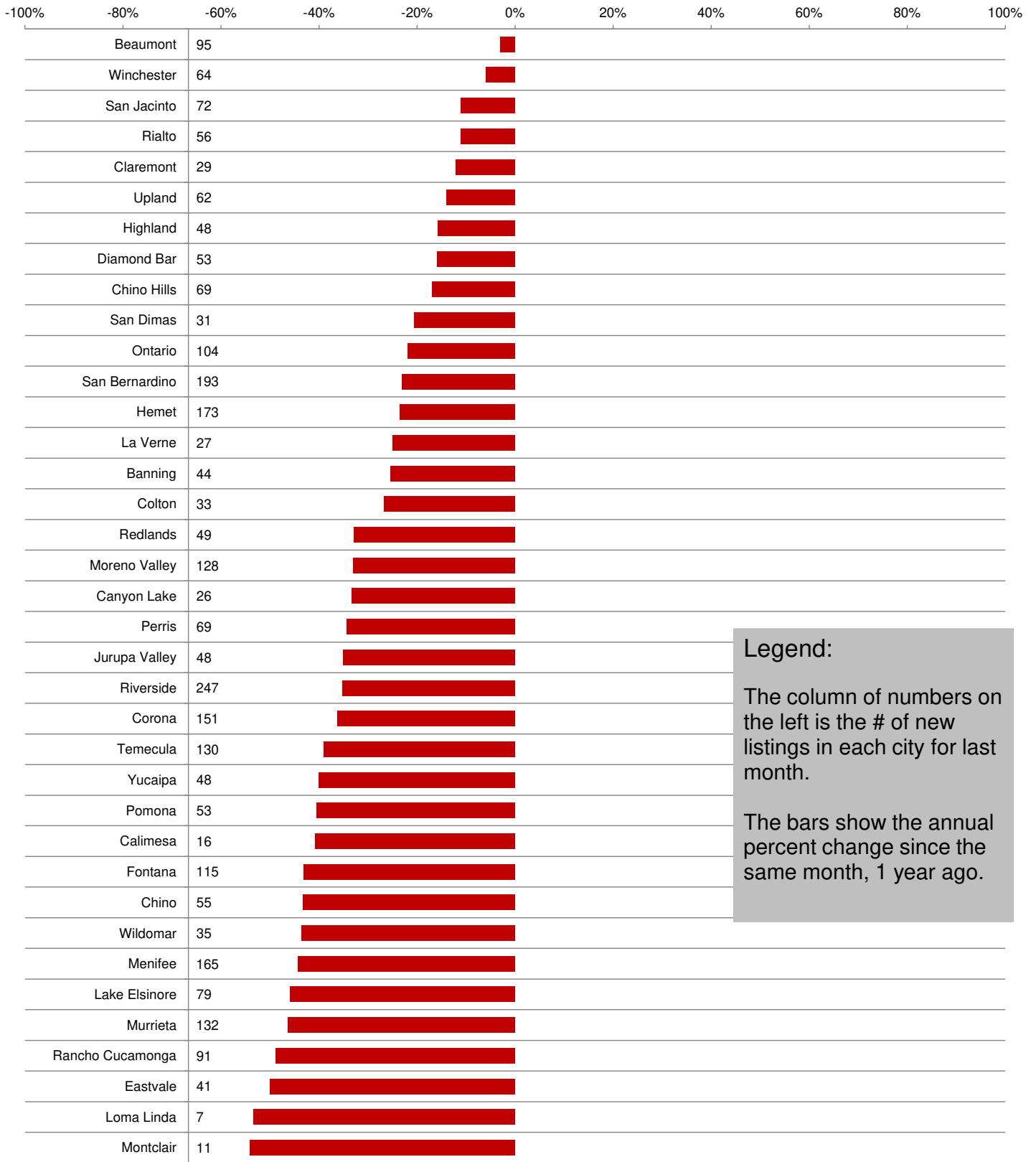


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### Jul 2023 - Top Communities with New Listings (year-over-year)



**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



## 2022/2023 INLAND EMPIRE LISTINGS OVERVIEW

	New	Pending	Closed
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%
May	-37.3%	-15.6%	-21.5%
June	-38.1%	-11.2%	-20.6%
July	-33.3%	-6.7%	-18.4%

## MONTHLY FINANCING TYPES

