

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

# INLAND EMPIRE

— BOARD OF —

## REAL ESTATE

A division of IVAR

Housing Data Report

**April 2024**

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 2024 - Monthly Summary Report

**Mark Dowling, IVAR CEO**

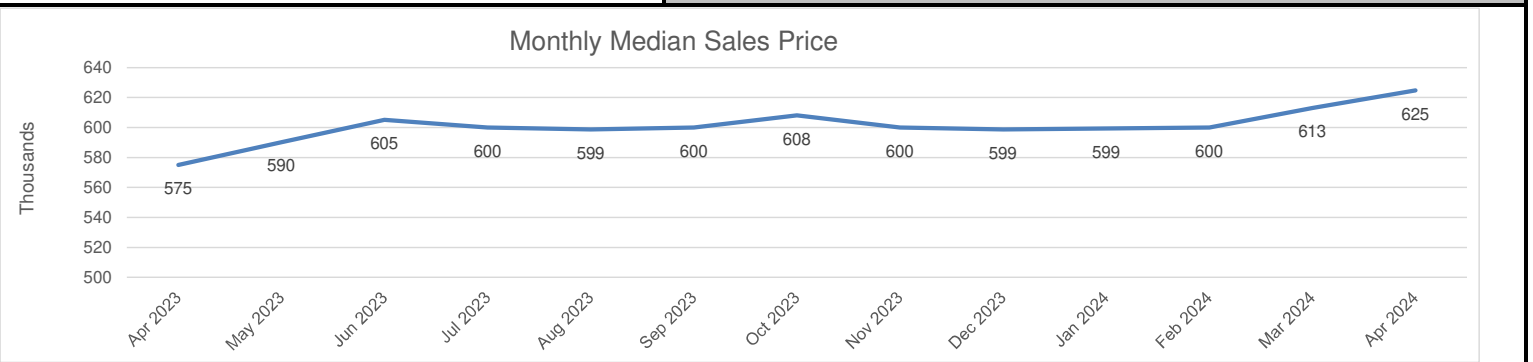
- And the grass gets a little greener . . . April housing numbers continued to show solid improvements across the board. For the month, New Listings increased 19.1%, Pending Sales increased 4.9%, and Sold Listings were up 8.4%. Additionally, Sales Volume was up a robust 19.4%.
- Median Sales Price has increased 8.7% and now stands at \$625,000.
- The heightened demand for homes continues to be strong with Days on Market decreasing from 19 days in April 2023, down to 13 Days on Market in 2024.



|                           | Apr-2023  | Apr-2024  | Annual Change |
|---------------------------|-----------|-----------|---------------|
| <b>New Listings</b>       | 2,744     | 3,268     | ↑ 19.1%       |
| <b>Pending Sales</b>      | 2,621     | 2,750     | ↑ 4.9%        |
| <b>Sold Listings</b>      | 2,334     | 2,529     | ↑ 8.4%        |
| <b>Median Sales Price</b> | \$575,000 | \$624,795 | ↑ 8.7%        |
| <b>Sales Volume (\$M)</b> | \$1,430   | \$1,707   | ↑ 19.4%       |
| <b>Price/Sq.Ft.</b>       | \$319     | \$344     | ↑ 7.6%        |
| <b>Sold \$/List \$</b>    | 100.00%   | 100.01%   | ↑ 0.0%        |
| <b>Days on Market</b>     | 19        | 13        | ↓ -31.6%      |
| <b>CDOM</b>               | 21        | 13        | ↓ -38.1%      |



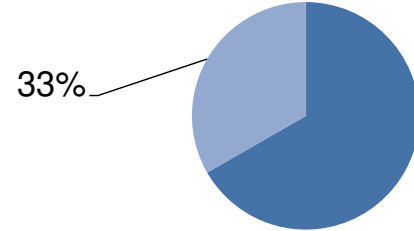
All data used to generate these reports comes from the California Regional Multiple Listing Service, Inc. If you have any questions about the data, please call the CRMLS Customer Service Department between the hours of 8:30am to 9:00pm Monday thru Friday or 10:00am to 3:00pm Saturday and Sunday at 800-925-1525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



## 2024 - Year to Date Report

We are 4 month through the year:

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



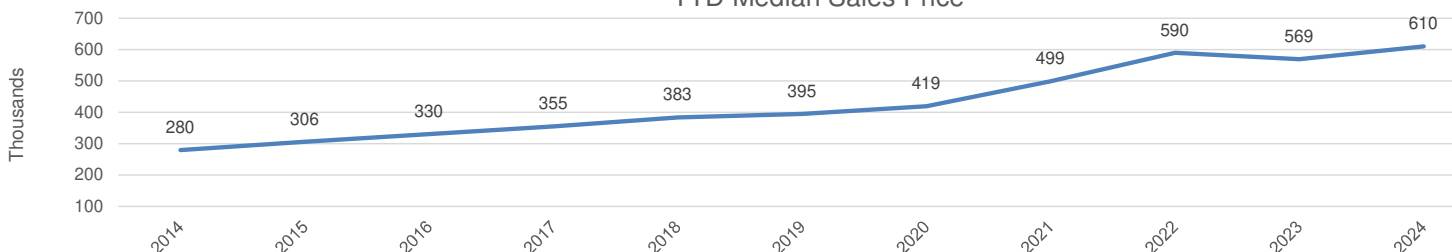
Month to month comparisons give you a quick way to see what is recently changing in the region. However, by comparing Year-To-Date (YTD) information across several years, you can observe more significant trends.

|                           | Jan-Apr 2023     | Jan-Apr 2024     | Year-Over-Year Change |
|---------------------------|------------------|------------------|-----------------------|
| <b>YTD New Listings</b>   | <b>10,506</b>    | <b>12,084</b>    | <b>↑ 15.0%</b>        |
| <b>Pending Sales</b>      | <b>9,992</b>     | <b>10,017</b>    | <b>↑ 0.3%</b>         |
| <b>Sold Listings</b>      | <b>8,715</b>     | <b>8,744</b>     | <b>↑ 0.3%</b>         |
| <b>Median Sales Price</b> | <b>\$569,000</b> | <b>\$610,000</b> | <b>↑ 7.2%</b>         |
| <b>Sales Volume (\$M)</b> | <b>\$5,288</b>   | <b>\$5,748</b>   | <b>↑ 8.7%</b>         |
| <b>Price/Sq.Ft.</b>       | <b>\$317</b>     | <b>\$342</b>     | <b>↑ 7.9%</b>         |
| <b>Sold \$/List \$</b>    | <b>98.36%</b>    | <b>100.00%</b>   | <b>↑ 1.7%</b>         |
| <b>Days on Market</b>     | <b>26</b>        | <b>16</b>        | <b>↓ -38.5%</b>       |
| <b>CDOM</b>               | <b>32</b>        | <b>18</b>        | <b>↓ -43.8%</b>       |

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YTD Median Sales Price



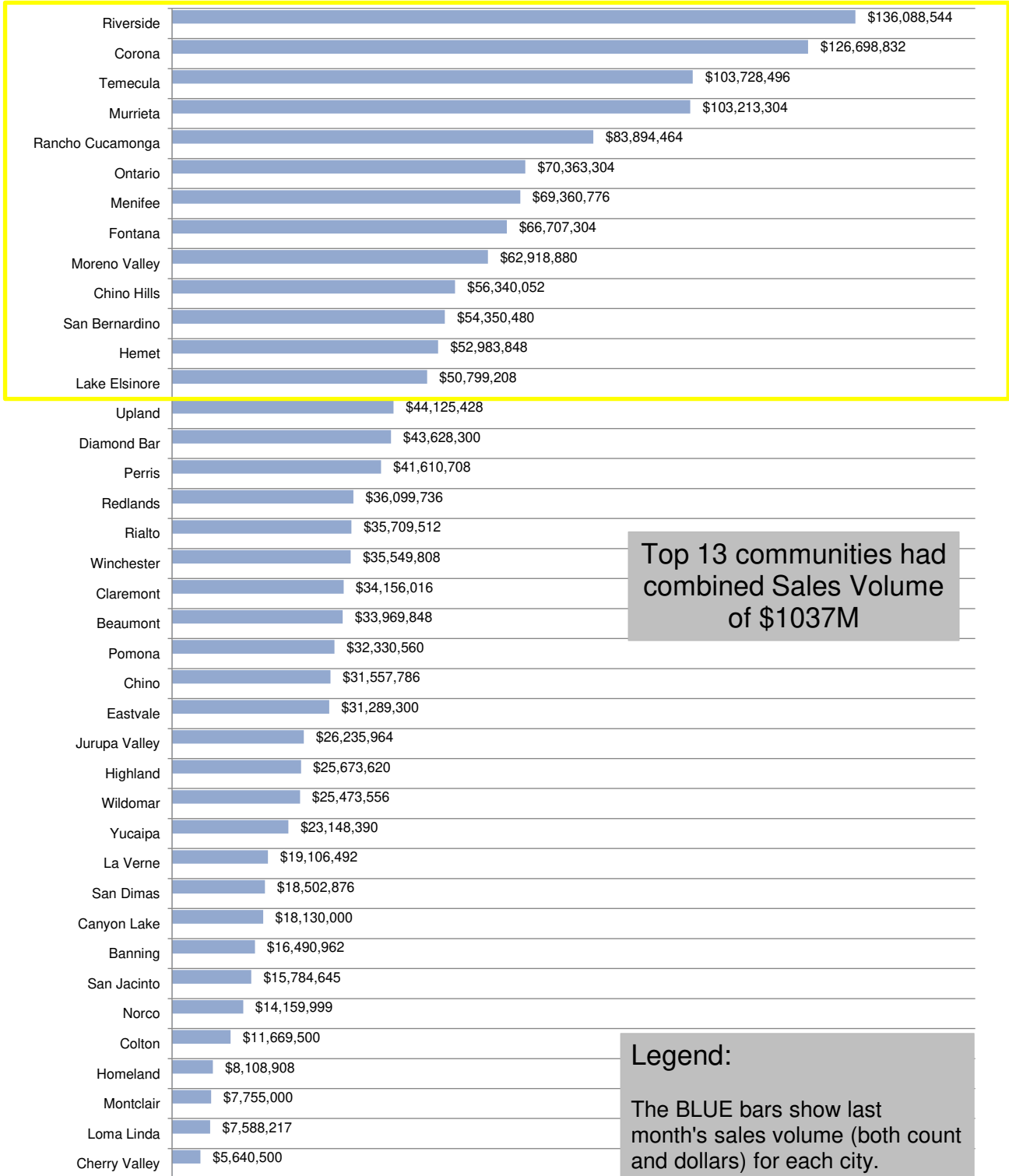


**Riverside Office:**  
 3690 Elizabeth Street  
 Riverside, CA 92506

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



## Apr 2024 - Sales Volume per City

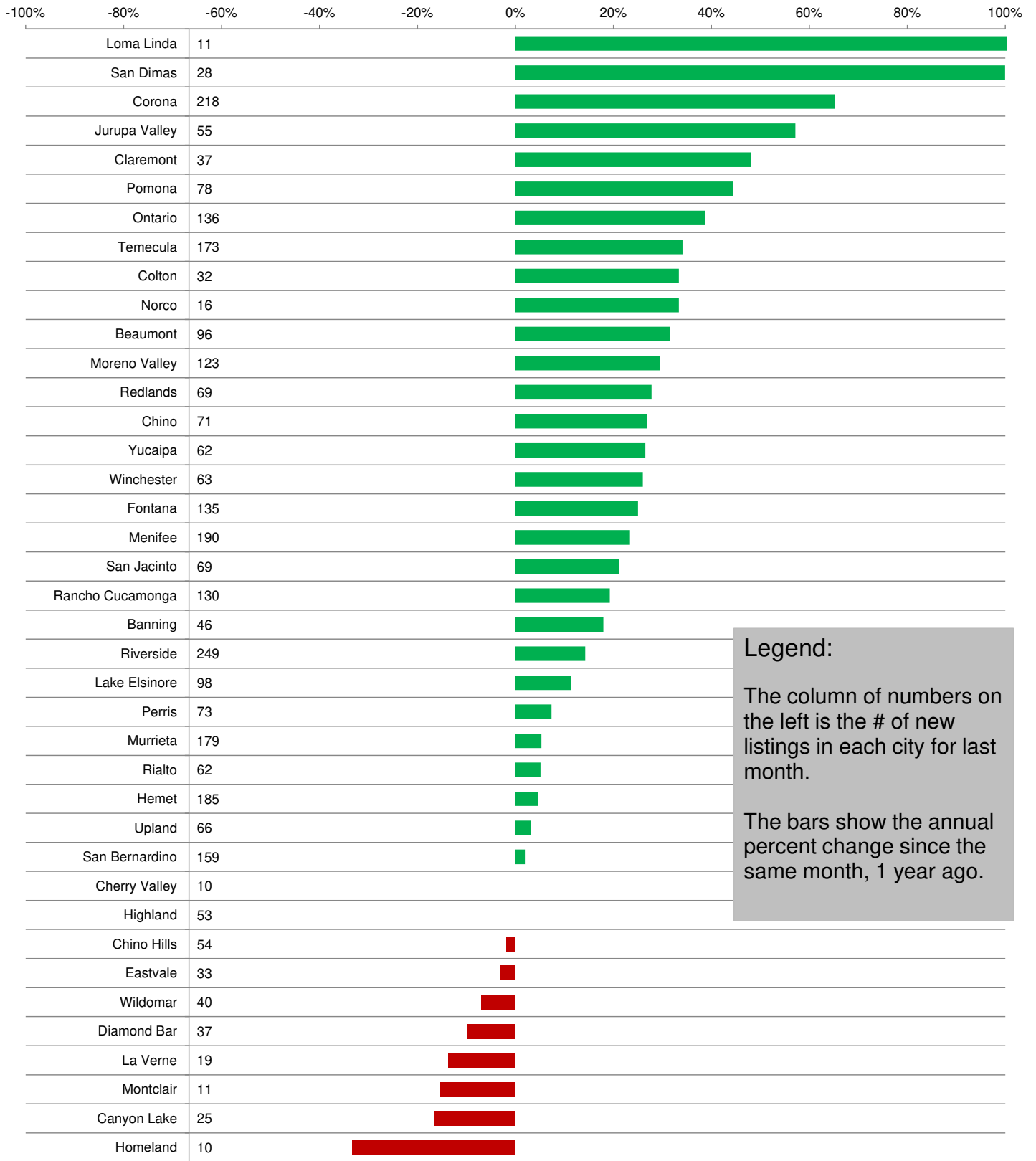


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### Apr 2024 - Top Communities with New Listings (year-over-year)



**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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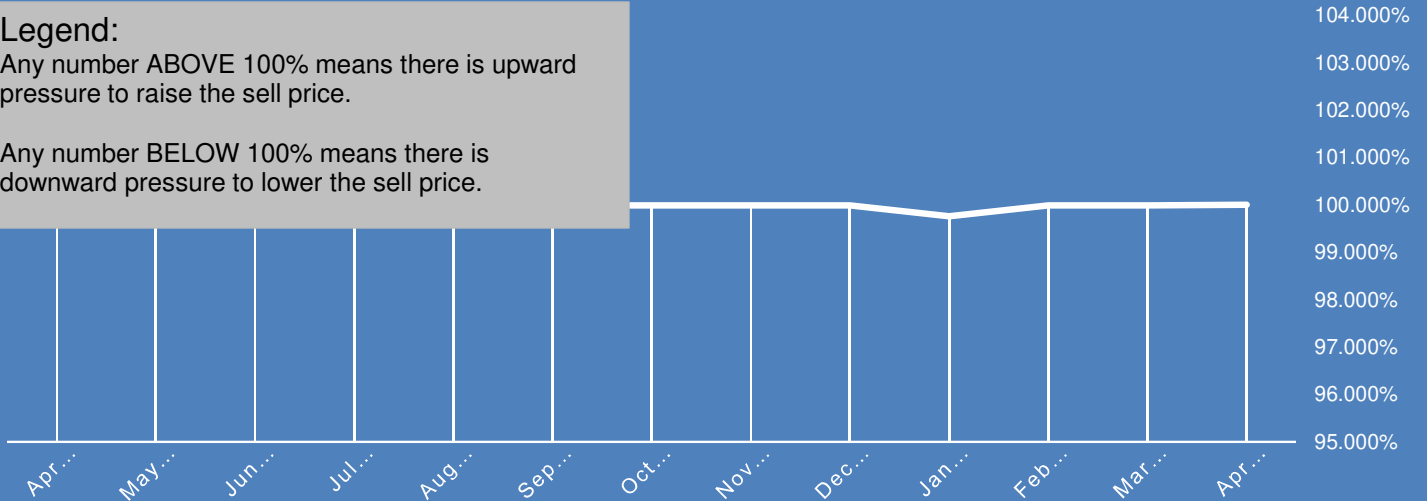


## Sell Price vs Original List Price

**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.



## INLAND EMPIRE LISTINGS OVERVIEW (Previous 12 Months)

|           | New    | Pending | Closed |
|-----------|--------|---------|--------|
| May       | -37.3% | -15.6%  | -21.5% |
| June      | -38.1% | -11.2%  | -20.6% |
| July      | -33.3% | -6.7%   | -18.4% |
| August    | -29.1% | -16.7%  | -17.2% |
| September | -23.8% | -10.1%  | -23.1% |
| October   | -11.5% | 5.6%    | -10.8% |
| November  | -5.7%  | 1.5%    | -1.3%  |
| December  | 0.8%   | 5.0%    | 1.1%   |
| January   | 11.1%  | 5.8%    | 0.1%   |
| February  | 8.7%   | 4.5%    | 1.8%   |
| March     | 8.2%   | 3.0%    | -8.5%  |
| April     | 19.1%  | 4.9%    | 8.4%   |

## MONTHLY FINANCING TYPES

