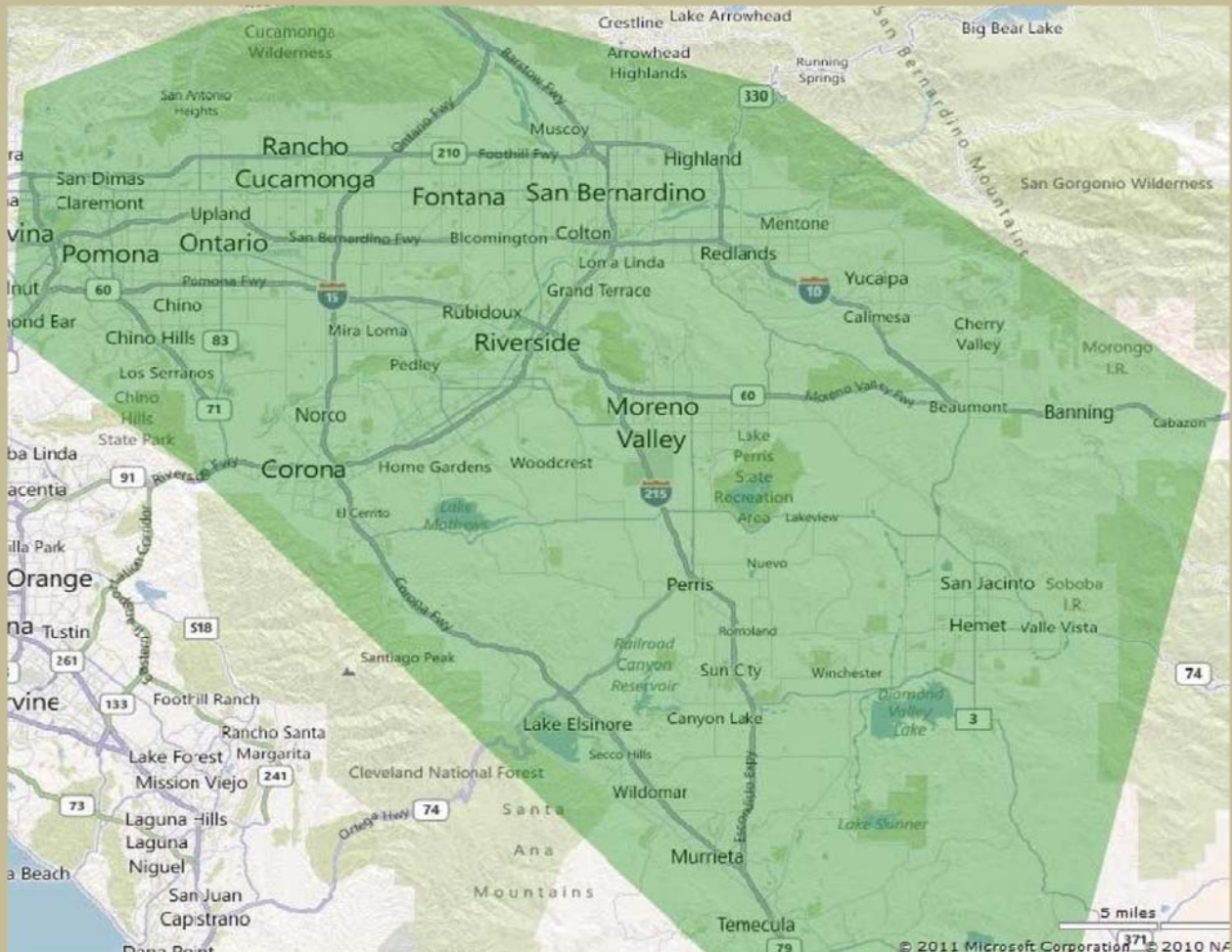


# Housing Data – July 2015



**Inland Valleys Association of REALTORS® (IVAR)**

**[www.ivaor.com](http://www.ivaor.com)**

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## Jul 2015 - Monthly Report

### Inland Valleys Regional Summary

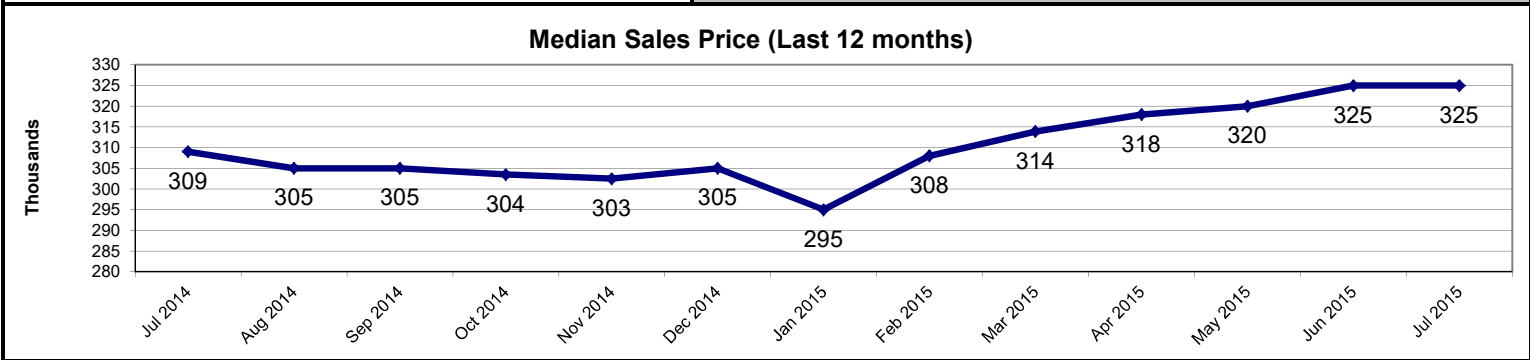
**Mark Dowling, Chief Executive Officer**

Welcome to the Inland Valleys Association of REALTORS (IVAR) monthly housing update. As a member benefit, IVAR produces monthly and quarterly housing reports to help members and area leaders better understand what's going on in the regional housing market. When reviewing the latest housing data from the region, there are a few noticeable trends emerging over the last several months:

- The housing market continues to show strength through the first half of 2015 with solid increases in New Listings, Pending Sales, Sold Listings, Median Sales Price and Sales Volume.
- Pending Sales over the last two months have been up a whopping 22% in June and 21% in July, and Sales Volume for the month of July, year-over-year, is up 21%.
- The market continues to demonstrate increased demand with steady increases in the Median Sales price reflected by a 5.5% over the last six months.



	Jul-2014	Jul-2015	Annual Change	
<p><b>New Listings (Last 12 Months)</b></p>	New Listings	5,363	5,388	↑ 0.5%
	Pending Sales	3,294	4,166	↑ 20.9%
	Sold Listings	3,289	3,926	↑ 16.2%
	Median Sales Price	\$309,000	\$325,000	↑ 4.9%
	Sales Volume (\$M)	\$1,098	\$1,395	↑ 21.3%
<p><b>Closed Listings (Last 12 Months)</b></p>	Price/Sq.Ft.	\$173	\$182	↑ 4.6%
	Sold \$/List \$	98.65%	98.75%	↑ 0.1%
	Days on Market	41	42	↑ 2.4%
	CDOM	49	49	→ 0.0%
<p>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.</p>				



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## Jul 2015 City Overview

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As a service and convenience to our members, IVAR is pleased to offer several "Quick Look" reports. This is one more way for IVAR members to stay informed with minimal effort.

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 \$	Price per Sq.Ft.	Total Days on Market
Alta Loma	↓ -27%	↑ 8%	\$ 525,000	\$ 246	33
Banning	↓ -9%	↑ 13%	\$ 215,000	\$ 148	55
Beaumont	↑ 15%	↑ 3%	\$ 270,000	\$ 134	54
Bloomington	↑ 100%	↑ 14%	\$ 263,000	\$ 205	54
Calimesa	↓ -15%	↑ 17%	\$ 275,000	\$ 149	42
Canyon Lake	↓ -24%	↑ 7%	\$ 359,900	\$ 169	78
Chino	↓ -2%	↓ -1%	\$ 380,000	\$ 234	50
Chino Hills	↑ 13%	↑ 1%	\$ 564,000	\$ 286	61
Claremont	↑ 2%	↑ 6%	\$ 593,500	\$ 287	52
Colton	↑ 15%	↑ 6%	\$ 215,000	\$ 164	31
Corona	↑ 19%	↑ 6%	\$ 415,000	\$ 210	54
Diamond Bar	↓ -9%	↓ -8%	\$ 550,000	\$ 331	49
Eastvale	↑ 31%	↑ 6%	\$ 489,000	\$ 173	61
Fontana	↑ 22%	↑ 12%	\$ 335,000	\$ 193	43
Grand Terrace	↑ 78%	↑ 7%	\$ 305,000	\$ 174	48
Hemet	↑ 29%	↑ 12%	\$ 199,000	\$ 121	42
Highland	↑ 23%	↓ -13%	\$ 235,000	\$ 174	46
Jurupa Valley	↑ 8%	↑ 13%	\$ 362,000	\$ 205	42
La Verne	↑ 25%	↑ 15%	\$ 599,000	\$ 327	47
Lake Elsinore	↓ -4%	↑ 4%	\$ 299,900	\$ 147	52
Loma Linda	↑ 47%	↑ 4%	\$ 330,000	\$ 186	31
Menifee	↓ -14%	↑ 11%	\$ 310,000	\$ 154	51
Montclair	↑ 59%	↑ 11%	\$ 355,000	\$ 254	46
Moreno Valley	↑ 36%	↑ 8%	\$ 258,000	\$ 156	45
Murrieta	↑ 34%	↑ 6%	\$ 365,000	\$ 157	54
Norco	↑ 36%	↑ 6%	\$ 469,500	\$ 229	74
Ontario	↑ 3%	↑ 8%	\$ 339,000	\$ 233	37
Perris	↑ 21%	↑ 5%	\$ 237,500	\$ 145	39
Pomona	↑ 54%	↑ 2%	\$ 325,000	\$ 237	55
Rancho Cucamonga	↑ 7%	↑ 5%	\$ 408,500	\$ 249	49
Redlands	↑ 30%	↓ -2%	\$ 320,000	\$ 205	49
Rialto	↑ 22%	↑ 14%	\$ 290,000	\$ 180	37
Riverside	↑ 21%	↑ 8%	\$ 319,900	\$ 198	49
San Bernardino	↑ 25%	↑ 4%	\$ 205,000	\$ 156	39
San Dimas	↑ 10%	↑ 4%	\$ 435,000	\$ 296	48
San Jacinto	↑ 13%	↑ 10%	\$ 225,000	\$ 111	48
Sun City	↑ 43%	↑ 2%	\$ 183,000	\$ 141	62
Temecula	↑ 34%	↑ 3%	\$ 395,000	\$ 187	47

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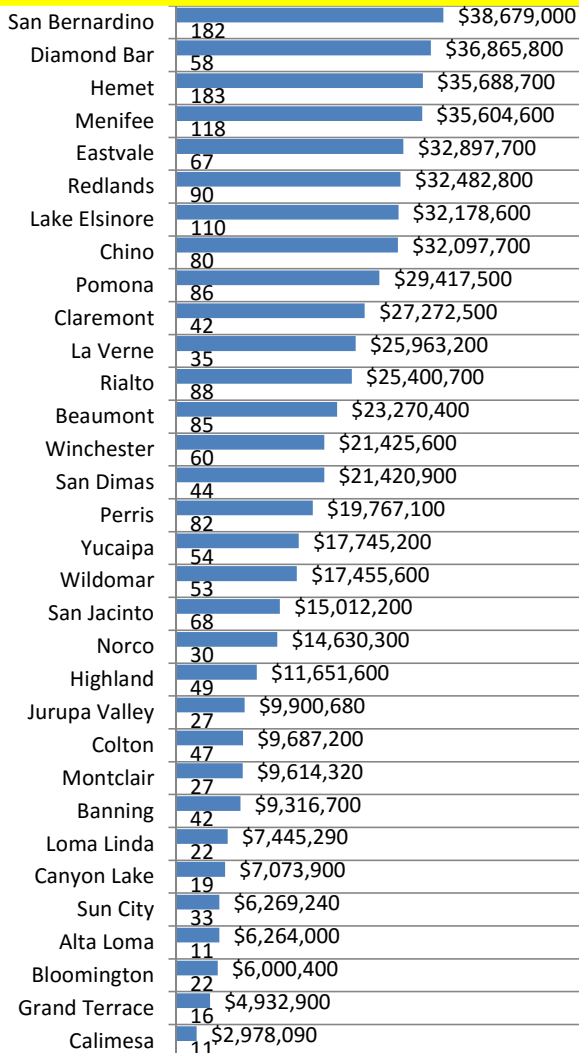
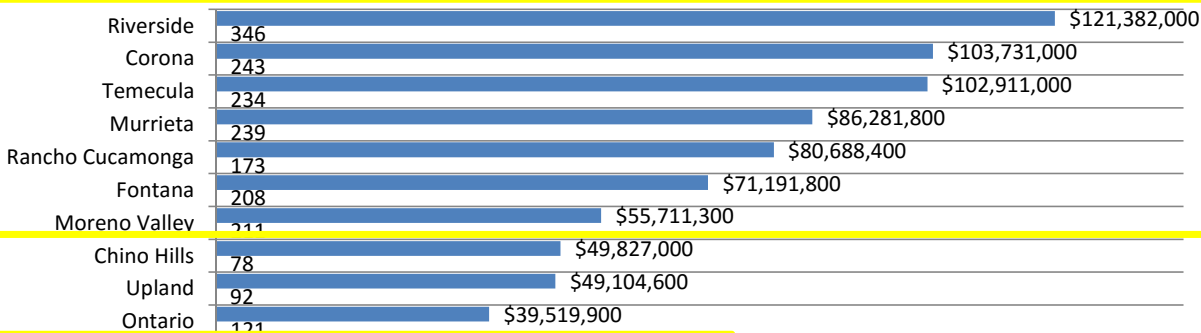
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## Jul 2015 - Sales Volume per City

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Top 7 communities had combined Sales Volume of \$622M

Bottom 32 communities with combined Sales Volume of \$626M

### Legend:

The BLUE bars show the last month's sales volume for each city.

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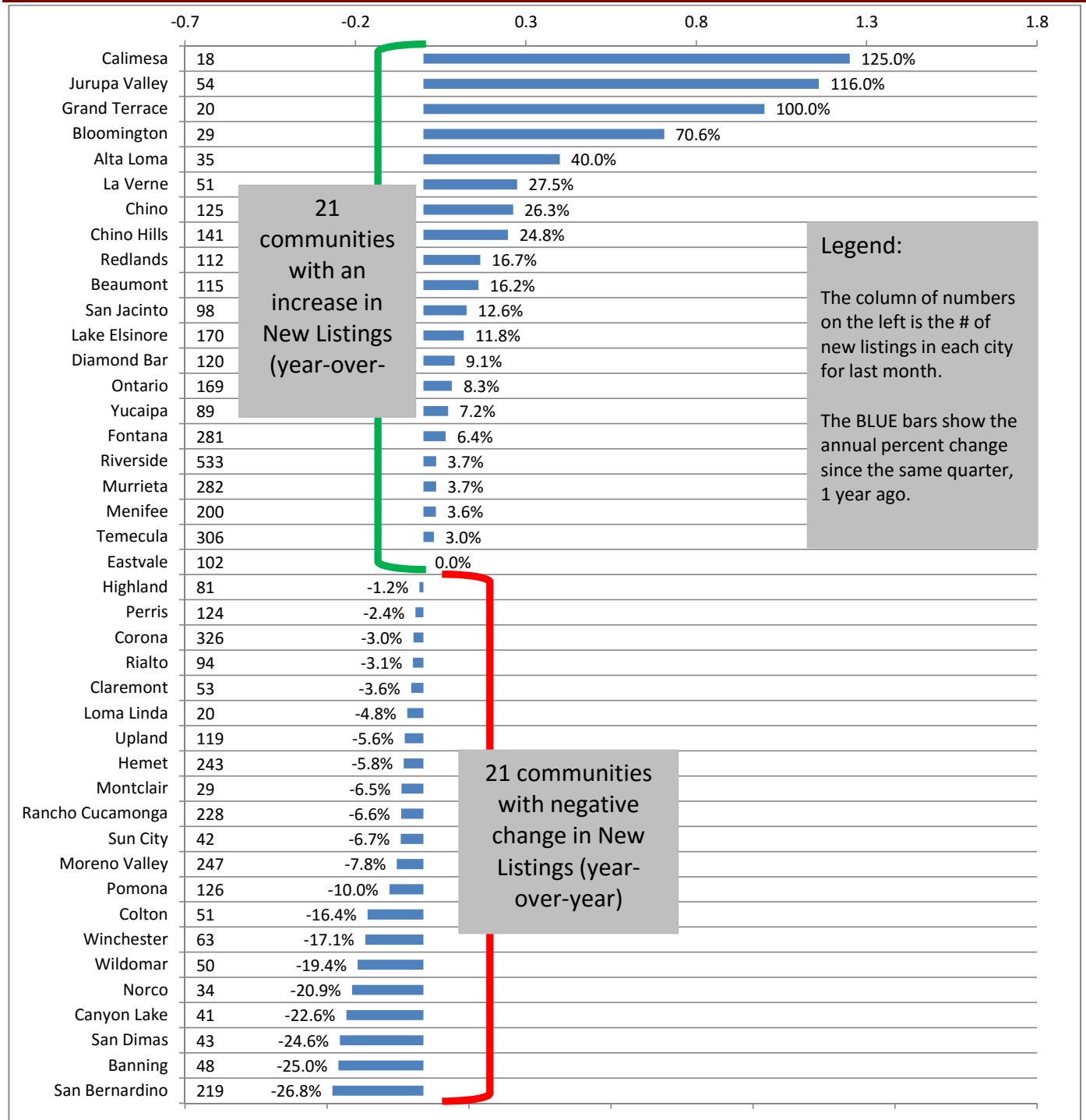
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### Jul 2015 - Top Communities with New Listings (year-over-year)

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

21 communities with an increase in New Listings (year-over-)

21 communities with negative change in New Listings (year-over-year)

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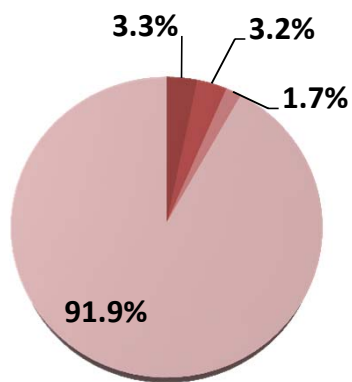
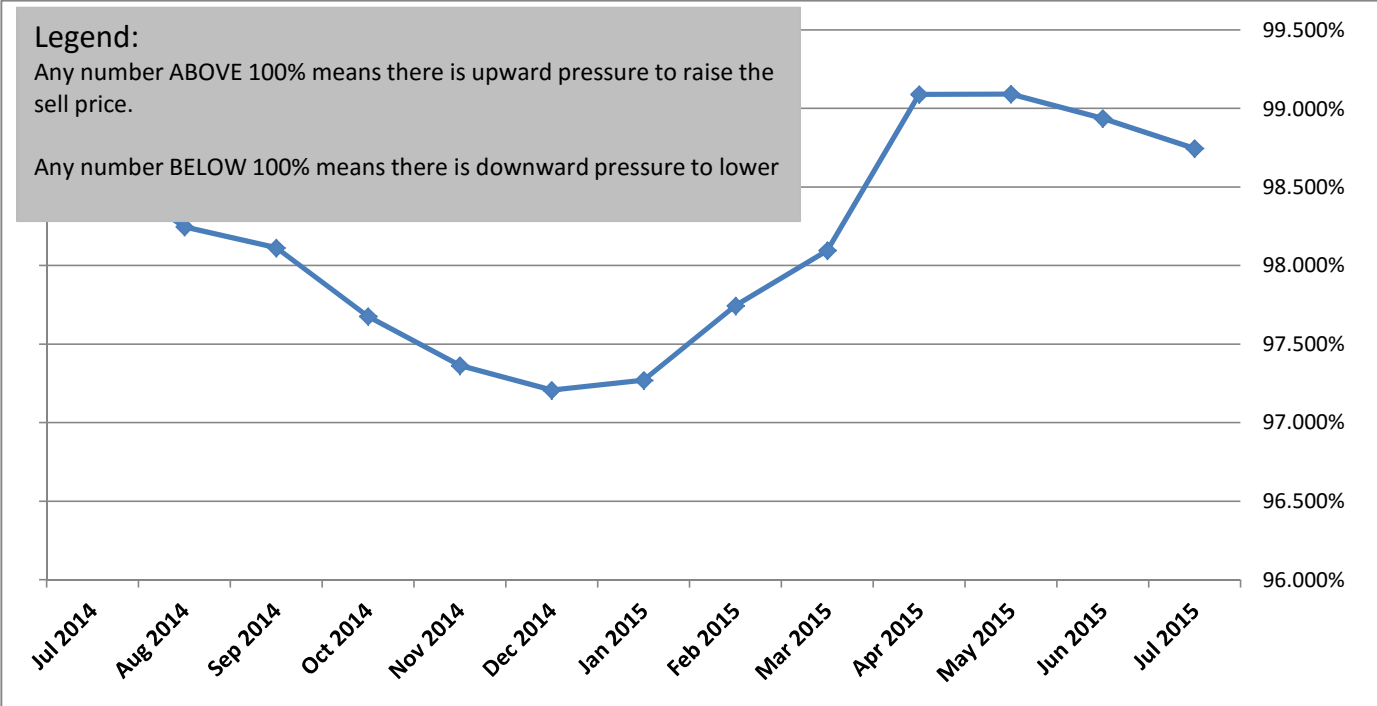
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## Sell Price vs Original List Price

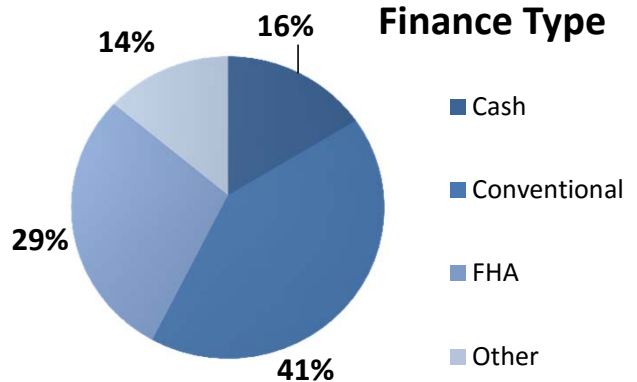
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**Sale Type**

- Other
- REO Sales
- Short Sales
- Standard Sales



**Finance Type**

- Cash
- Conventional
- FHA
- Other

The IVAR team has worked hard to improve services and make IVAR a better business association. IVAR is committed to defining its service and building member relationships not with promotional gimmicks and giveaways, but rather by refining a business-minded approach to serve our members' professional needs with our problem-solving approach. By focusing on value-added services, IVAR is committed to being the board of choice for Inland Empire REALTORS.

If you have any questions or suggestions on how IVAR can provide better services, please feel free to contact us.

Mark Dowling, Chief Executive Officer