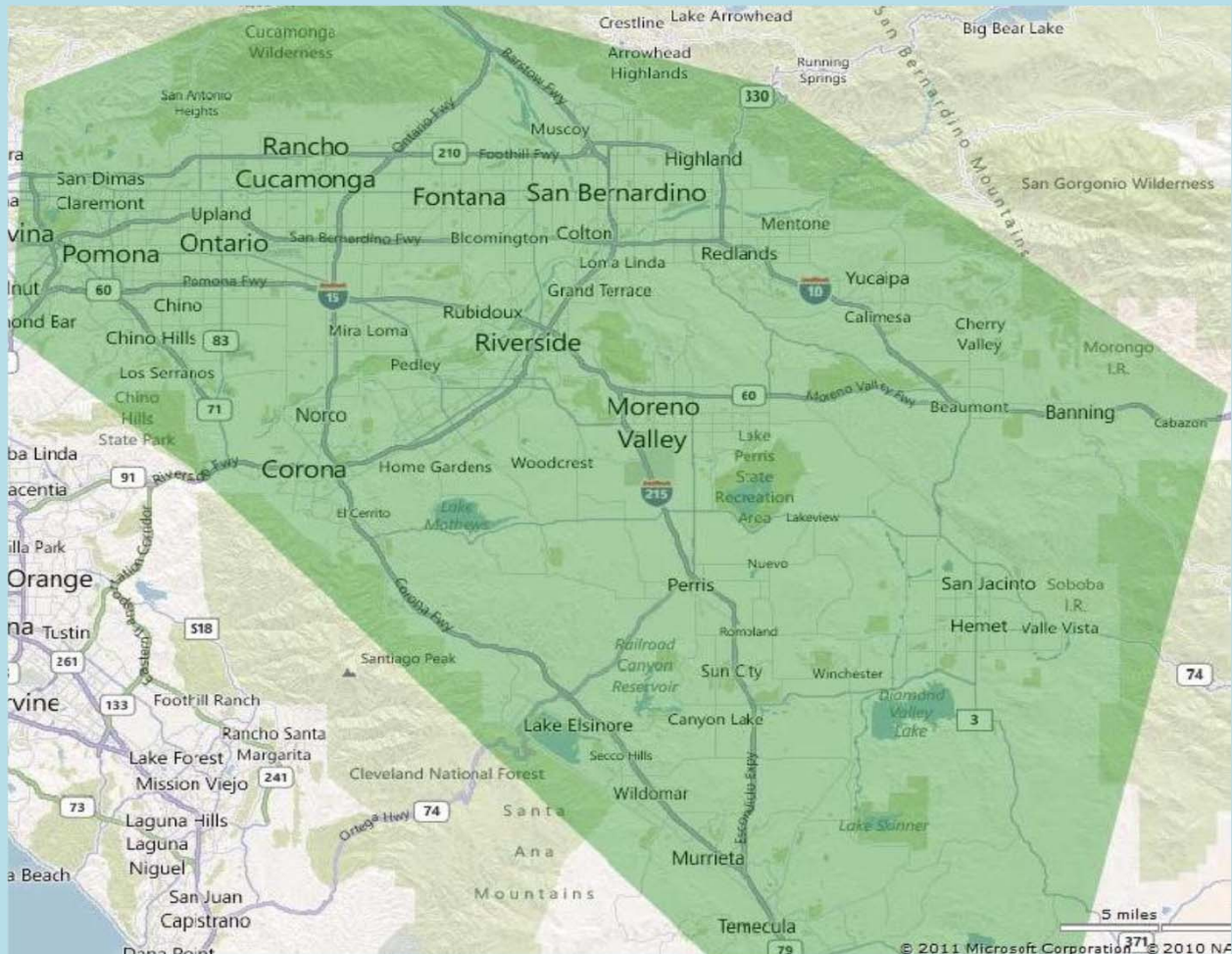


Housing Data – May 2016



Inland Valleys Association of REALTORS® (IVAR)

www.ivaor.com

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May 2016 - Monthly Report

Inland Valleys Regional Summary

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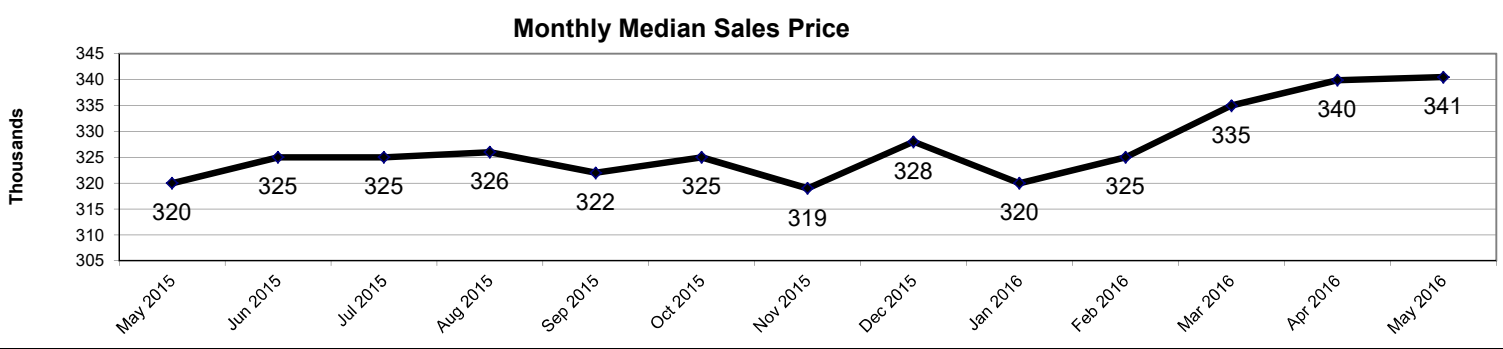
Mark Dowling, Chief Executive Officer

When reviewing the latest housing data from the region, there are a few noticeable trends emerging over the last several months:

- Year-to-date regional housing data is showing slight market strains as a result of decreasing New Listings.
 - For the first 5 months of 2016 New Listings were down 2.2%, coupled with a 4th Quarter 2015 decrease in New Listings, the region has experienced 8 straight months of decreased New Listings.
 - Concurrent with the decrease in New Listings, year-to-date Sold Listings are down slightly as well at 1%.
- Moreover, Days on Market has experienced an 8.7% decrease.
- With a decrease of New Listings (inventory), Median Sales prices have jumped nearly seven percent year-to-date (6.9%)
 - If New Listings continue to lag, then the resulting impact will cause a tightening of inventory, and an increase in home values.



	May-2015	May-2016	Annual Change
Monthly New Listings			
New Listings	5,270	5,210	↓ -1.2%
Pending Sales	3,839	4,339	↑ 11.5%
Sold Listings	3,763	3,414	↓ -10.2%
Median Sales Price	\$320,000	\$340,500	↑ 6.0%
Sales Volume (\$M)	\$1,302	\$1,253	↓ -3.9%
Monthly Closed Listings			
Price/Sq.Ft.	\$177	\$191	↑ 7.3%
Sold \$/List \$	98.58%	99.46%	↑ 0.9%
Days on Market	44	37	↓ -18.9%
CDOM	54	44	↓ -22.7%
<small>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.</small>			



Jan through May 2016 - YTD Comparisons

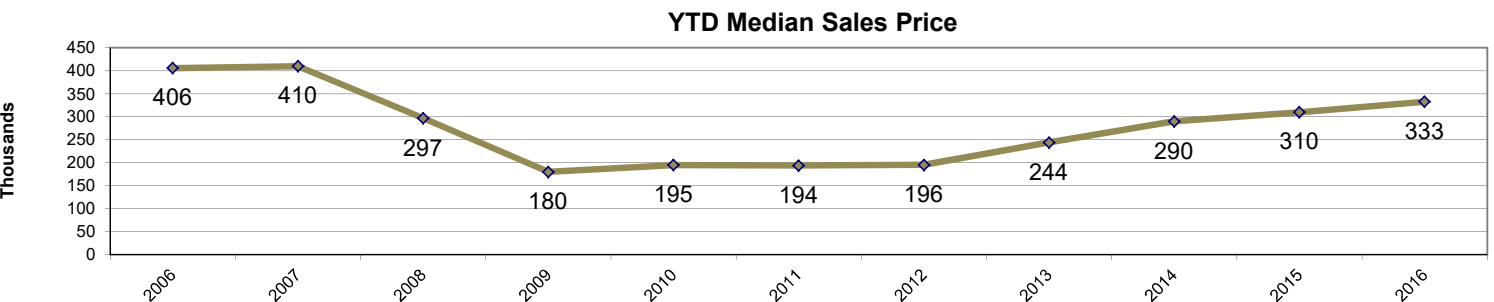
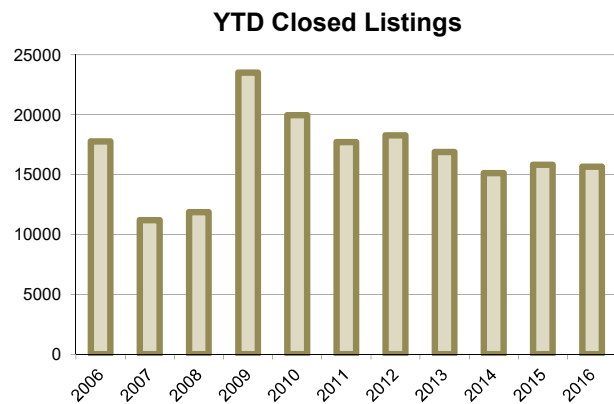
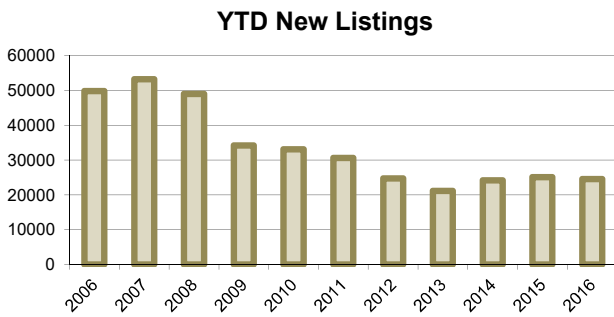
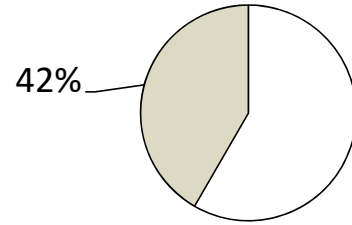
Inland Valleys Regional Summary

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We are 5 months through the year:

The statistics shown below are only for the first 5 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.



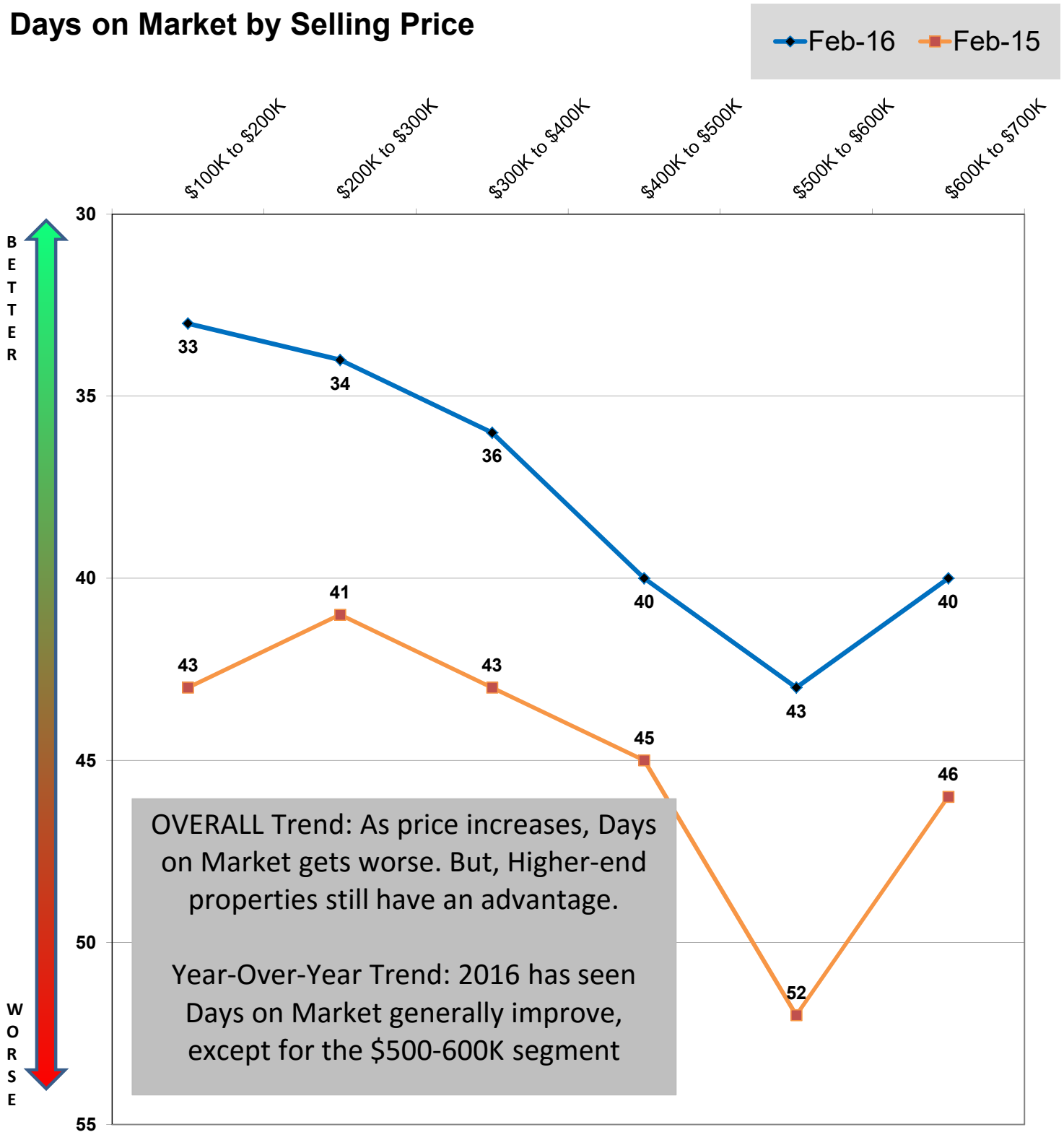
	Jan-May 2015	Jan-May 2016	Year-Over-Year Change
New Listings	25,069	24,526	↓ -2.2%
Pending Sales	18,364	19,227	↑ 4.5%
Sold Listings	15,818	15,658	↓ -1.0%
Median Sales Price	\$310,000	\$333,000	↑ 6.9%
Sales Volume (\$M)	\$5,358	\$5,616	↑ 4.6%
Price/Sq.Ft.	\$173	\$186	↑ 6.6%
Sold \$/List \$	98.18%	98.66%	↑ 0.5%
Days on Market	50	46	↓ -8.7%
CDOM	63	57	↓ -10.5%

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May 2016 - Monthly Report
Inland Valleys Regional Summary

Days on Market by Selling Price



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Riverside, CA 92506**Rancho Cucamonga Office:**10574 Acacia St, Suite #D-7
Rancho Cucamonga, CA 91730**May 2016 City Overview**www.ivaor.com

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	0%	1%	\$ 525,000	\$ 266	62
Banning	-20%	21%	\$ 230,000	\$ 159	39
Beaumont	-7%	10%	\$ 295,000	\$ 140	59
Bloomington	-18%	21%	\$ 285,000	\$ 201	42
Canyon Lake	-16%	-16%	\$ 350,000	\$ 175	102
Cherry Valley	120%	67%	\$ 438,000	\$ 168	51
Chino	10%	4%	\$ 415,000	\$ 246	42
Chino Hills	23%	-1%	\$ 599,000	\$ 313	36
Claremont	12%	2%	\$ 605,000	\$ 338	43
Colton	0%	14%	\$ 257,000	\$ 192	36
Corona	-23%	-1%	\$ 417,000	\$ 232	52
Diamond Bar	0%	14%	\$ 615,000	\$ 351	47
Eastvale	-19%	7%	\$ 503,000	\$ 179	44
Fontana	-15%	5%	\$ 338,000	\$ 200	45
Grand Terrace	8%	3%	\$ 303,000	\$ 199	47
Hemet	-5%	5%	\$ 199,900	\$ 127	42
Highland	-20%	8%	\$ 313,000	\$ 179	38
Jurupa Valley	-6%	12%	\$ 389,900	\$ 209	49
La Verne	-33%	-9%	\$ 545,000	\$ 299	58
Lake Elsinore	5%	15%	\$ 325,000	\$ 164	52
Menifee	-5%	7%	\$ 330,000	\$ 151	43
Montclair	50%	14%	\$ 398,765	\$ 251	38
Moreno Valley	-5%	9%	\$ 275,000	\$ 162	40
Murrieta	4%	9%	\$ 375,000	\$ 169	41
Norco	-47%	14%	\$ 535,000	\$ 237	92
Ontario	-1%	10%	\$ 362,000	\$ 249	42
Perris	7%	7%	\$ 260,000	\$ 142	34
Pomona	-12%	14%	\$ 360,000	\$ 254	46
Rancho Cucamonga	-14%	5%	\$ 439,000	\$ 255	44
Redlands	12%	16%	\$ 390,000	\$ 215	53
Rialto	-13%	17%	\$ 303,000	\$ 198	39
Riverside	-11%	10%	\$ 345,000	\$ 213	40
San Bernardino	-16%	7%	\$ 225,000	\$ 177	48
San Dimas	-12%	30%	\$ 545,000	\$ 345	39
San Jacinto	5%	18%	\$ 242,000	\$ 126	43
Sun City	-30%	-2%	\$ 181,900	\$ 146	33
Temecula	-25%	4%	\$ 402,000	\$ 194	37
Upland	-9%	6%	\$ 475,000	\$ 267	48
Wildomar	-12%	5%	\$ 344,900	\$ 164	50
Winchester	-12%	3%	\$ 364,500	\$ 150	25
Yucaipa	2%	8%	\$ 323,000	\$ 192	58

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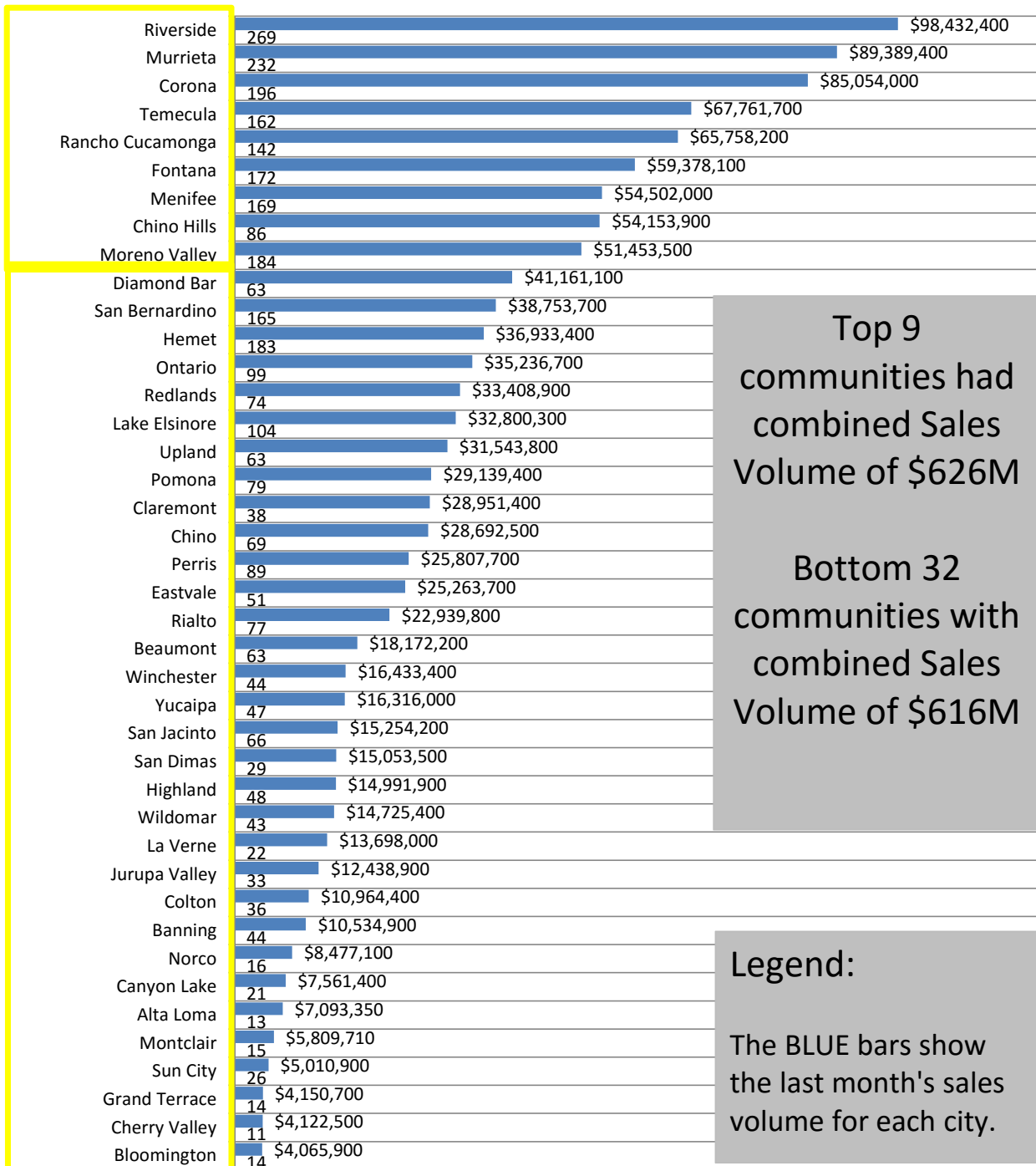
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May 2016 - Sales Volume per City

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Top 9 communities had combined Sales Volume of \$626M

Bottom 32 communities with combined Sales Volume of \$616M

Legend:

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

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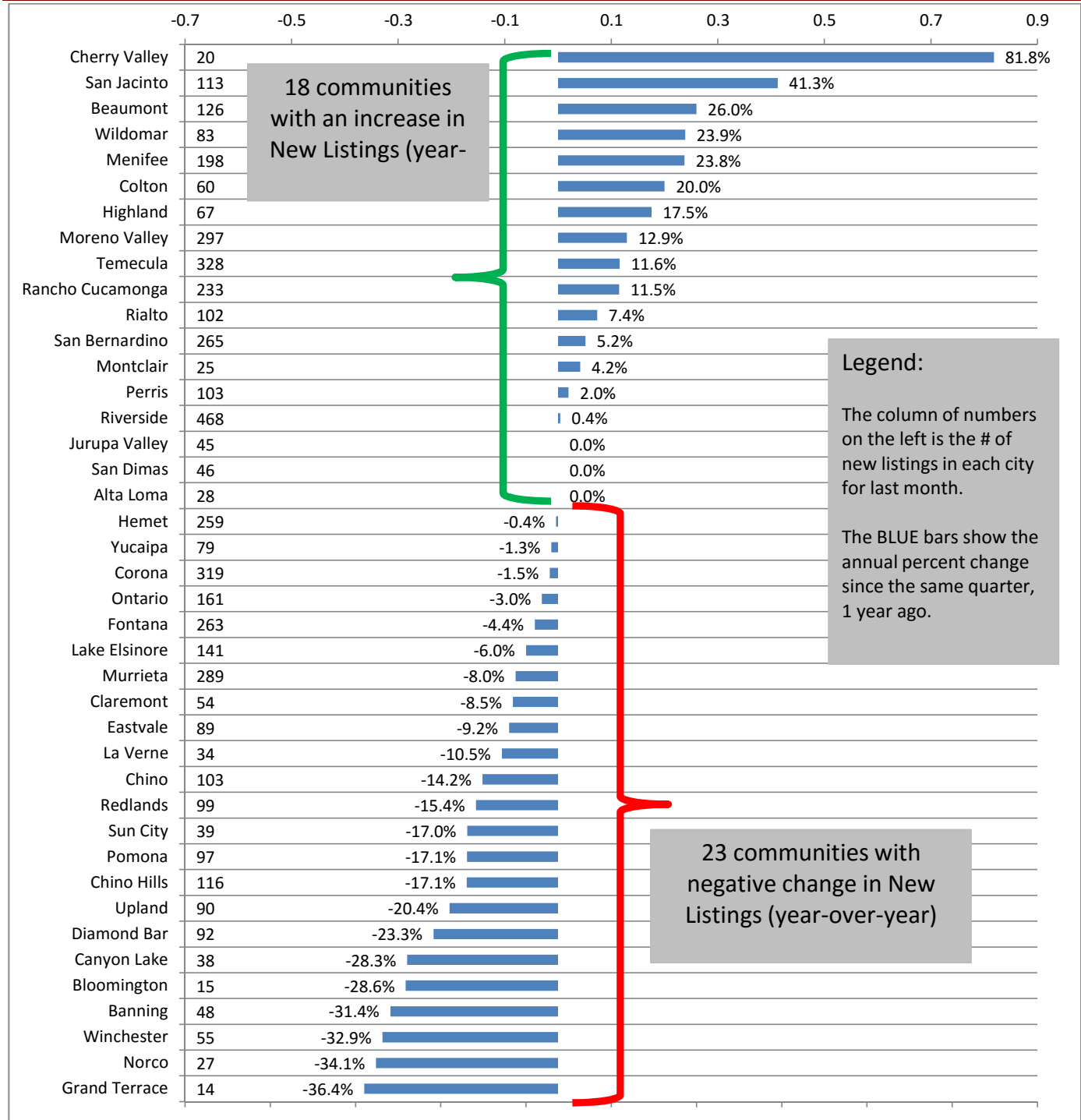
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May 2016 - Top Communities with New Listings (year-over-year)

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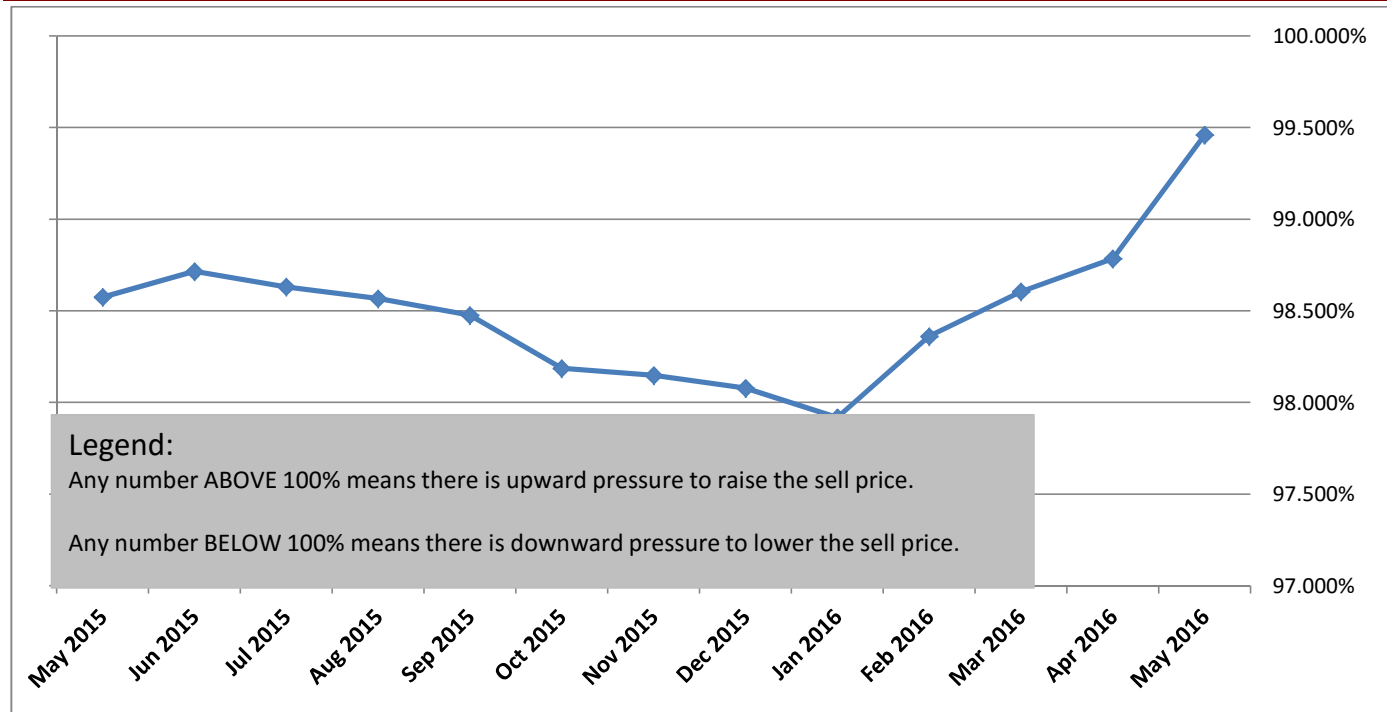
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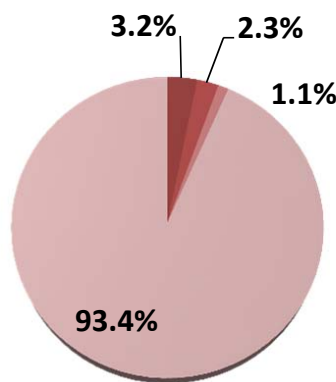
Sell Price vs Original List Price

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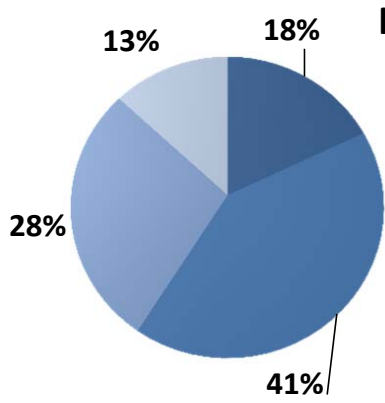


Legend:
 Any number ABOVE 100% means there is upward pressure to raise the sell price.
 Any number BELOW 100% means there is downward pressure to lower the sell price.



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