

Housing Data Report February 2017

The Voice of Real Estate in the Inland EmpireSM



A report brought to you by the Inland Valleys Association of REALTORS® (IVAR)
www.ivaor.com

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Feb 2017 - Monthly Report

Inland Valleys Regional Summary

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Mark Dowling, Chief Executive Officer

Comparing housing data from February 2016 to February 2017 there were increases in Sold Listings (up 3%), Sales Volume (up 10.2%) and Pending Sales (up 9.4%). However, New Listings were down -13.4%. Given the fact that New Listings were also down 10% in December, and 13.8% in January, this will be an important data set to track over the coming months to determine if supply is slowing down.

Heightened demand has also caused "Combined Days on Market" to decrease by 32.4% year-over-year.

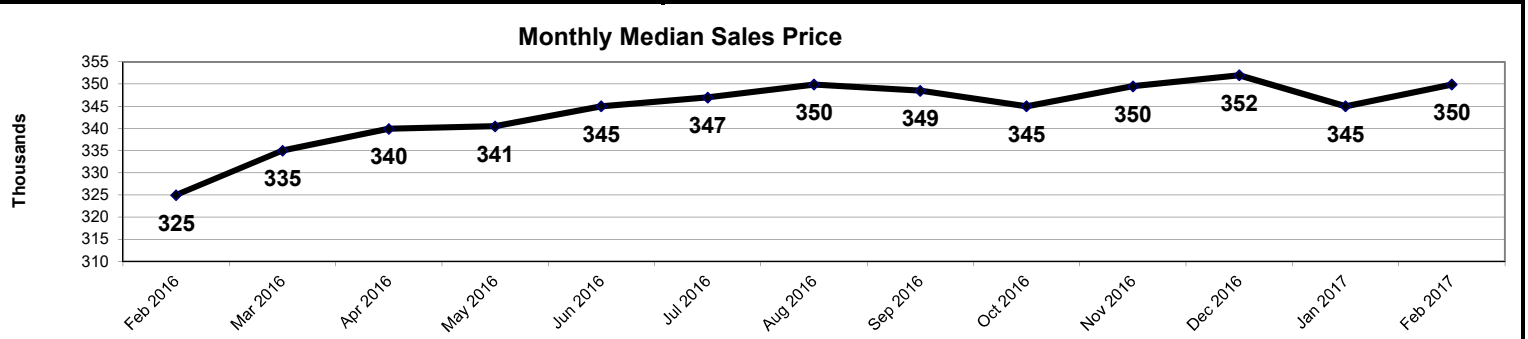
Median Sales prices took a slight up-tick in February when compared to January (\$350,000 v. \$345,000), additionally the year-over-year comparison has Median Sales Price up 7.7%.

Following a robust 2016 housing market, 2017 is starting off with a strong demand for housing reflected through



	Feb-2016	Feb-2017	Annual Change
Monthly New Listings			
New Listings	4,592	3,978	↓ -13.4%
Pending Sales	3,449	3,772	↑ 9.4%
Sold Listings	2,595	2,674	↑ 3.0%
Median Sales Price	\$325,000	\$349,900	↑ 7.7%
Sales Volume (\$M)	\$907	\$1,000	↑ 10.2%
Price/Sq.Ft.	\$182	\$193	↑ 6.5%
Sold \$/List \$	98.33%	98.64%	↑ 0.3%
Days on Market	52	41	↓ -21.2%
CDOM	68	46	↓ -32.4%

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.

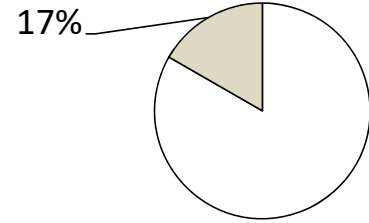


Jan through Feb 2017 - YTD Comparisons

Inland Valleys Regional Summary

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We are 2 months through the year:

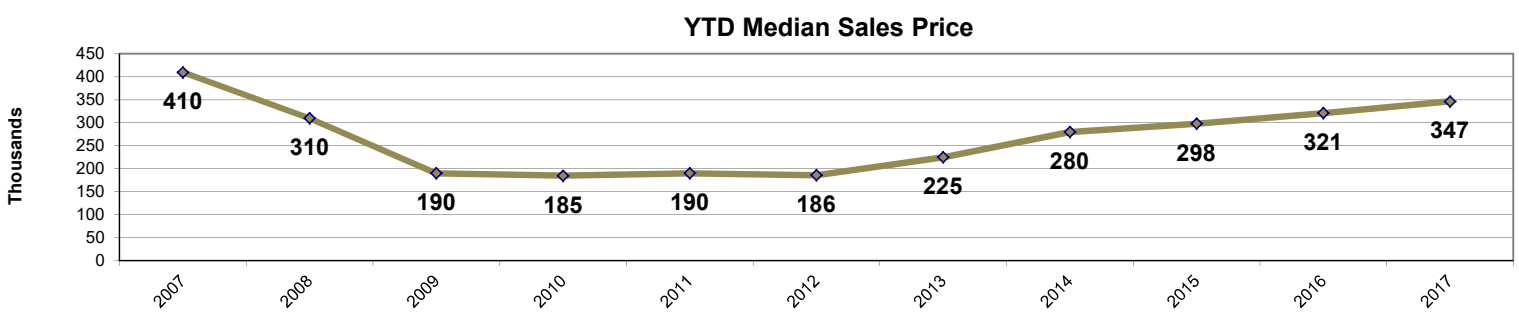
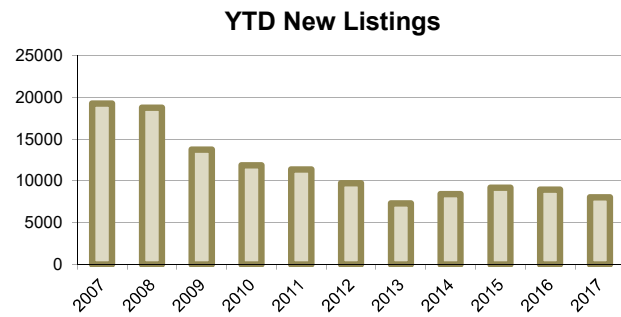


The statistics shown below are for all 2 months of the years represented.

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-Feb 2016	Jan-Feb 2017	Year-Over-Year Change
YTD New Listings	8,944	8,044	↓ -10.1%
Pending Sales	6,337	7,075	↑ 11.6%
Sold Listings	5,165	5,464	↑ 5.8%
Median Sales Price	\$321,000	\$346,500	↑ 7.9%
Sales Volume (\$M)	\$1,805	\$2,045	↑ 13.2%
Price/Sq.Ft.	\$182	\$194	↑ 6.7%
Sold \$/List \$	98.12%	98.52%	↑ 0.4%
Days on Market	56	41	↓ -26.8%
CDOM	69	46	↓ -33.3%

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Riverside Office:3690 Elizabeth Street
Riverside, CA 92506**Rancho Cucamonga Office:**10574 Acacia St, Suite #D-7
Rancho Cucamonga, CA 91730**Feb 2017 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 \$	Inventory	Price per Sq.Ft.	Total Days on Market
Banning	↑ 17%	↑ 18%	\$ 225,000	59	\$ 165	47
Beaumont	↓ -23%	↑ 7%	\$ 300,000	100	\$ 138	54
Bloomington	↓ -33%	↑ 5%	\$ 300,000	23	\$ 219	40
Canyon Lake	↔ 0%	↑ 29%	\$ 420,000	34	\$ 178	60
Chino	↔ 0%	↑ 2%	\$ 445,000	104	\$ 237	51
Chino Hills	↓ -20%	↓ -5%	\$ 572,000	70	\$ 314	45
Claremont	↑ 28%	↑ 14%	\$ 676,000	39	\$ 328	44
Colton	↓ -15%	↑ 21%	\$ 244,000	58	\$ 212	51
Corona	↓ -4%	↑ 4%	\$ 420,000	240	\$ 223	41
Diamond Bar	↑ 32%	↓ -6%	\$ 555,000	72	\$ 353	48
Eastvale	↑ 2%	↑ 13%	\$ 522,500	58	\$ 183	26
Fontana	↑ 4%	↑ 4%	\$ 353,000	255	\$ 209	36
Hemet	↓ -6%	↑ 19%	\$ 220,000	247	\$ 138	55
Highland	↑ 47%	↓ -7%	\$ 279,000	65	\$ 174	34
Jurupa Valley	↑ 55%	↑ 47%	\$ 420,000	61	\$ 220	55
La Verne	↔ 0%	↓ -5%	\$ 563,000	36	\$ 336	28
Lake Elsinore	↑ 8%	↑ 7%	\$ 324,000	139	\$ 167	42
Menifee	↓ -5%	↑ 8%	\$ 342,000	159	\$ 159	42
Montclair	↑ 38%	↑ 11%	\$ 390,000	34	\$ 262	80
Moreno Valley	↑ 4%	↑ 9%	\$ 295,000	278	\$ 157	44
Murrieta	↑ 10%	↑ 9%	\$ 380,000	208	\$ 164	45
Norco	↓ -4%	↑ 5%	\$ 485,000	41	\$ 255	72
Ontario	↑ 16%	↑ 9%	\$ 359,900	138	\$ 246	46
Perris	↓ -3%	↑ 12%	\$ 289,900	129	\$ 147	45
Pomona	↑ 33%	↑ 1%	\$ 340,000	103	\$ 277	44
Rancho Cucamonga	↓ -10%	↑ 9%	\$ 435,000	182	\$ 264	41
Redlands	↑ 33%	↑ 12%	\$ 365,000	81	\$ 211	55
Rialto	↓ -13%	↔ 0%	\$ 300,000	100	\$ 193	44
Riverside	↑ 2%	↑ 9%	\$ 355,000	545	\$ 220	42
San Bernardino	↑ 17%	↑ 4%	\$ 230,000	294	\$ 173	47
San Dimas	↔ 0%	↑ 30%	\$ 545,000	26	\$ 329	31
San Jacinto	↓ -17%	↑ 6%	\$ 239,500	77	\$ 129	31
Sun City	↓ -23%	↑ 23%	\$ 213,000	33	\$ 161	46
Temecula	↓ -11%	↑ 10%	\$ 435,000	185	\$ 192	46
Upland	↑ 2%	↓ -7%	\$ 455,000	81	\$ 254	62
Wildomar	↑ 50%	↑ 18%	\$ 365,000	63	\$ 146	73
Winchester	↓ -17%	↑ 4%	\$ 375,000	55	\$ 152	58
Yucaipa	↑ 65%	↑ 26%	\$ 340,000	66	\$ 193	66

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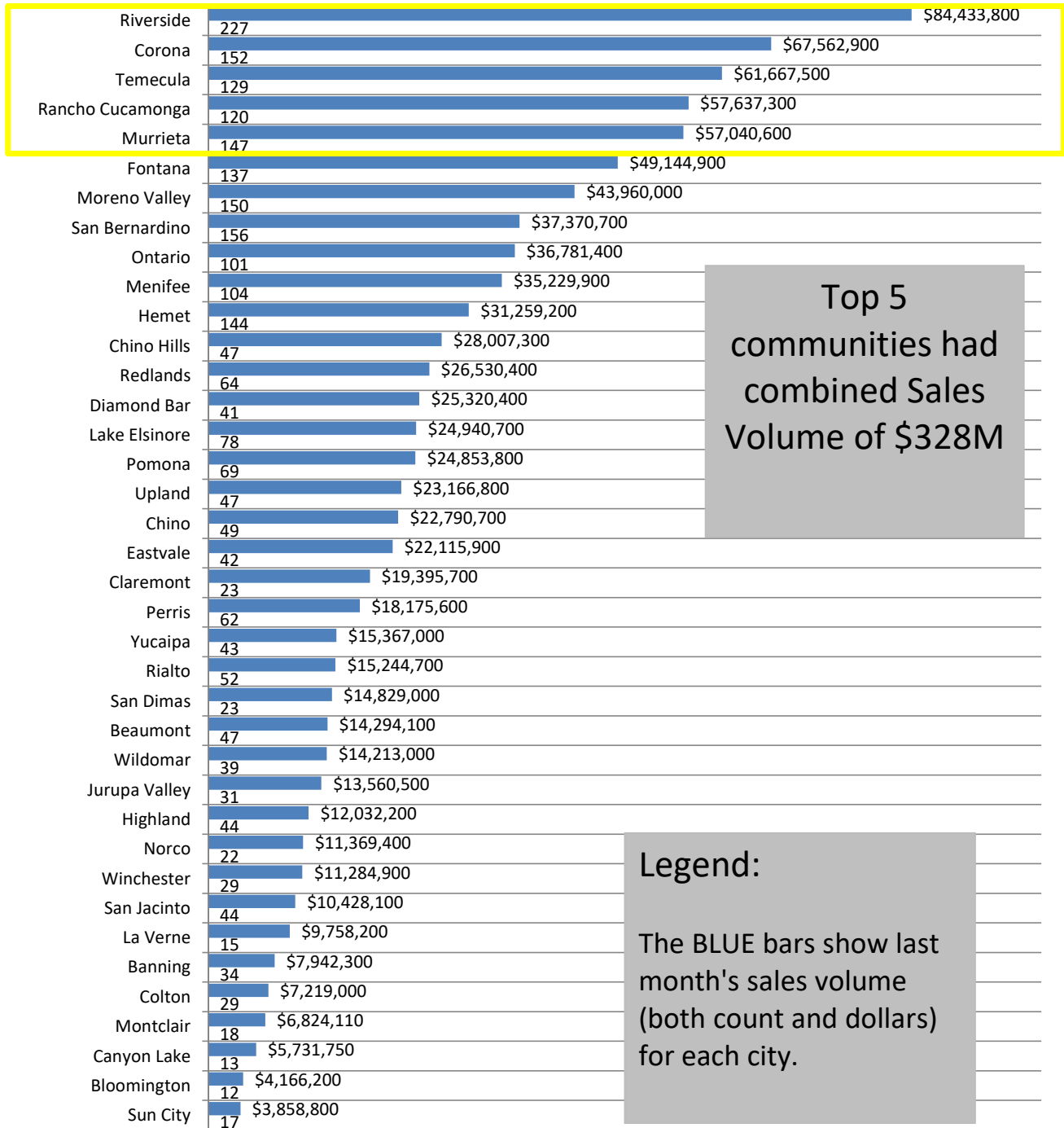
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Feb 2017 - Sales Volume per City

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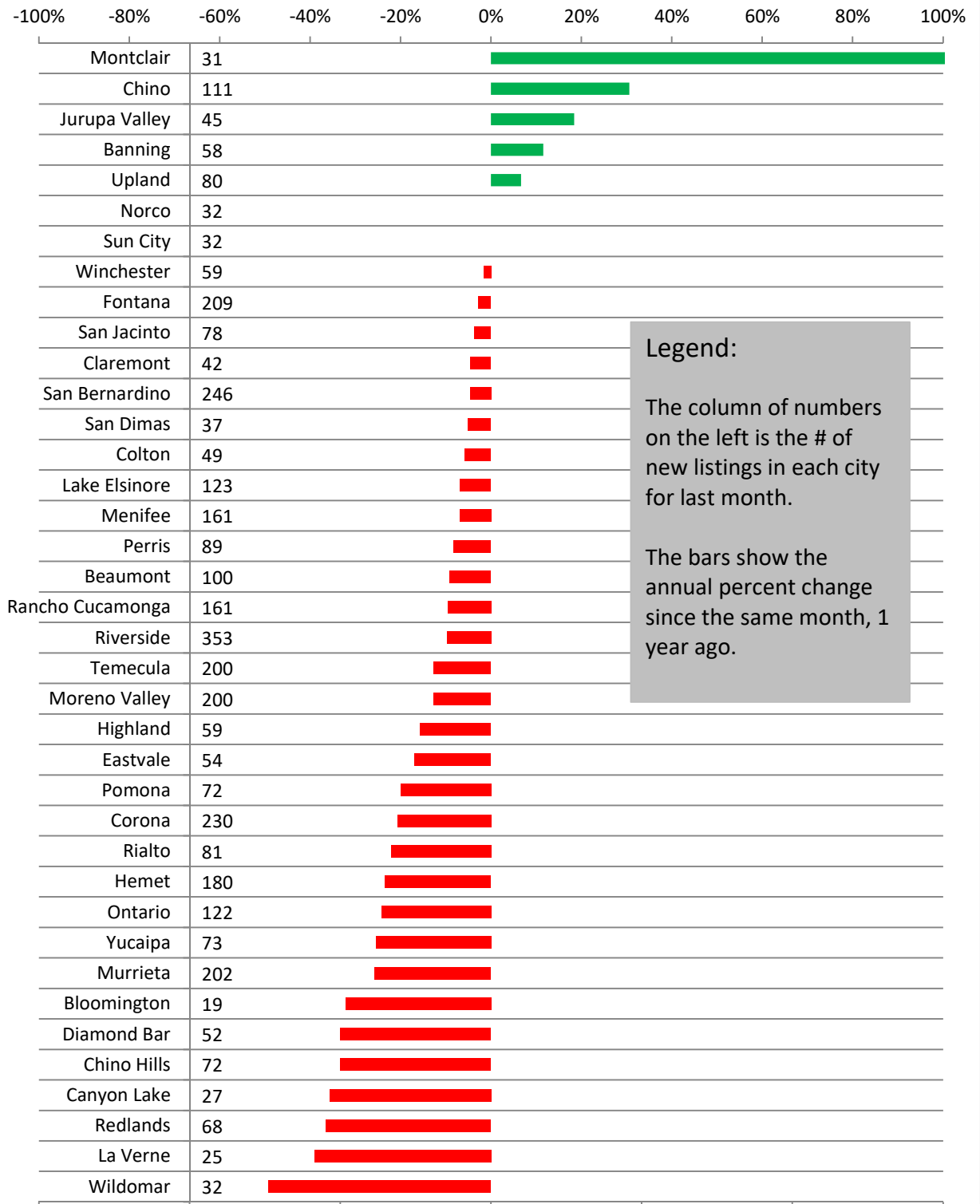
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Feb 2017 - Top Communities with New Listings (year-over-year)

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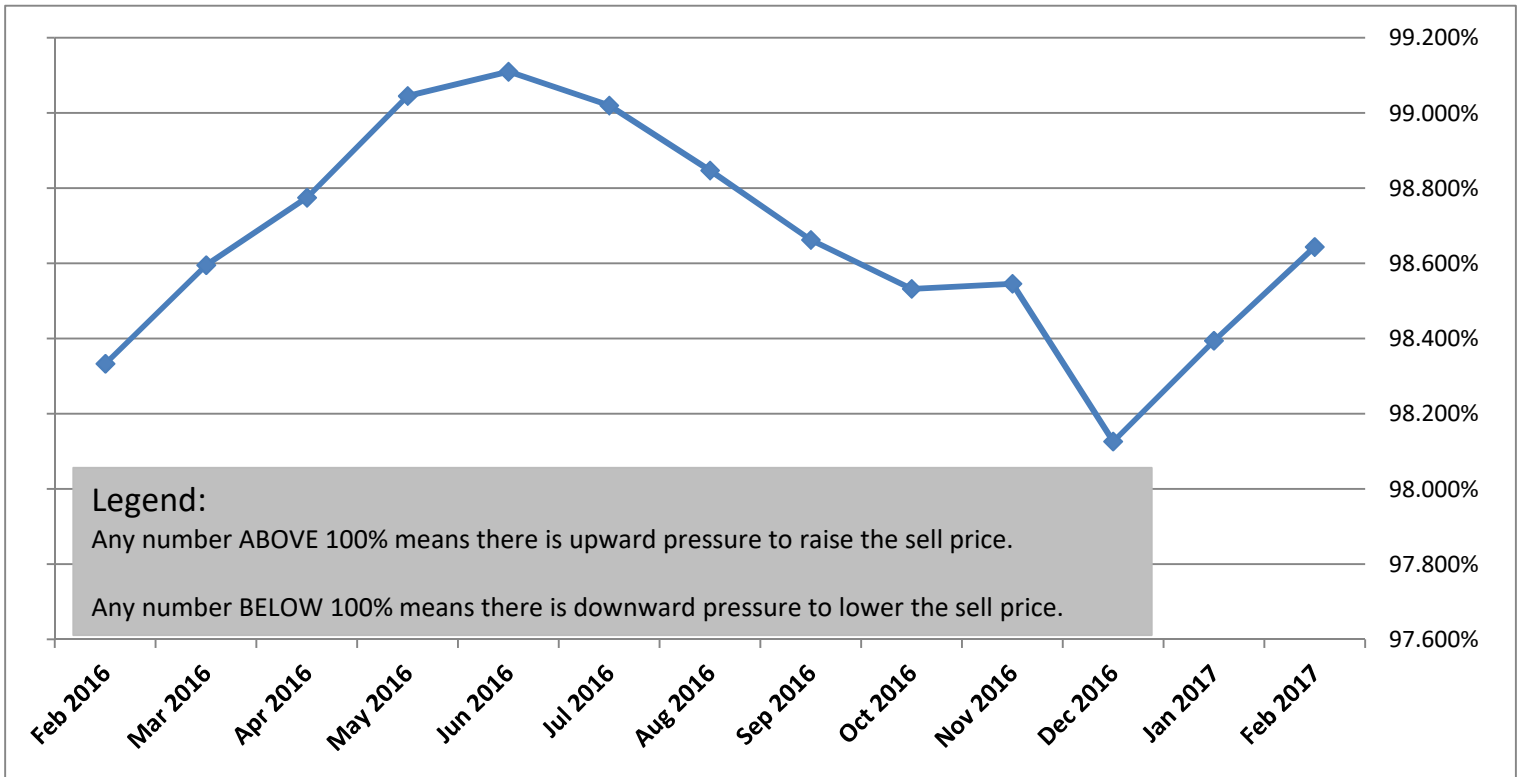
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Sell Price vs Original List Price

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This report is brought to you by IVAR:

As a service to the more than 4 million residents of the Inland Empire, the **Inland Valleys Association of Realtors®** is proud to distribute this data report on the housing market in the 50 communities served by our Realtor Members.

The core purpose of IVAR is to help its members become more professional and profitable, while promoting and protecting real property rights.

Finance Type

