

Housing Data Report May 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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May 2017 - Monthly Report

Inland Valleys Regional Summary

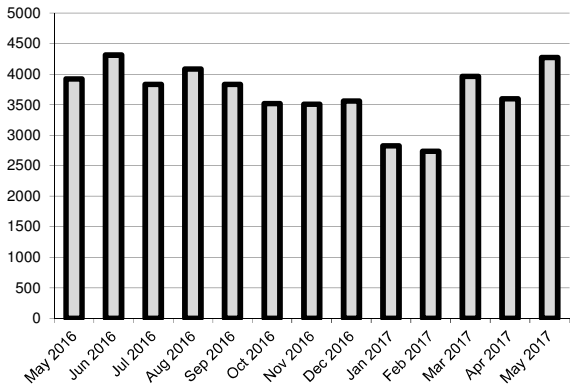
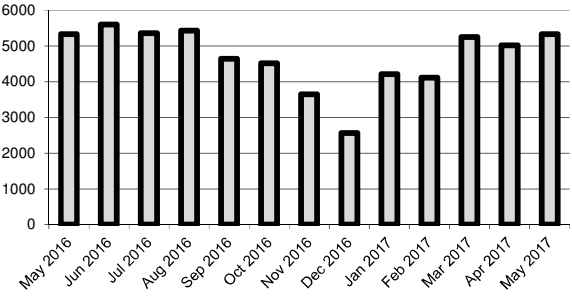
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Mark Dowling, Chief Executive Officer

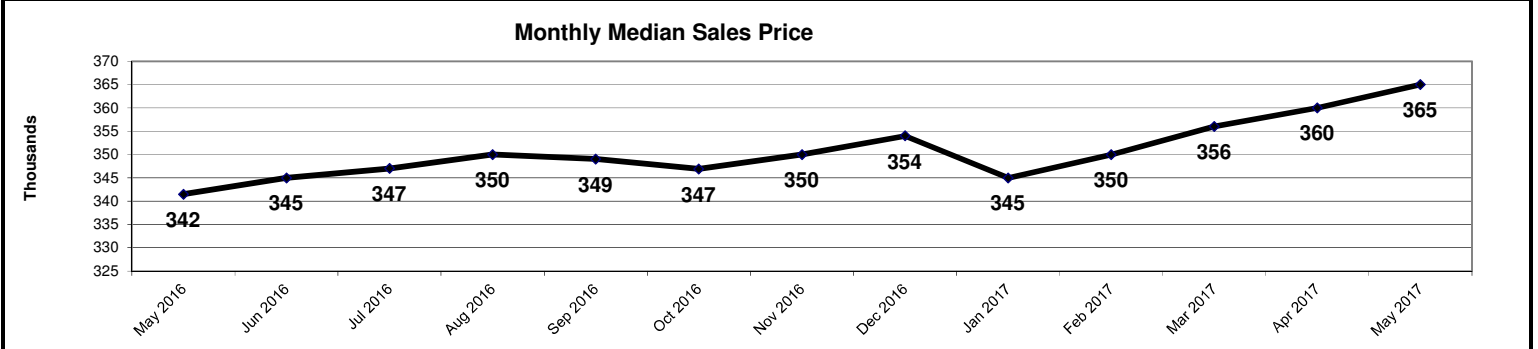
- Strong demand with limited housing supply is driving an aggressive residential real estate market. When comparing year-to-date housing data from (Jan-May 2016 vs. Jan-May 2017) there were strong increases in Sold Listings (up 7.2%), Sales Volume (up 14.5%) and Pending Sales (up 9.2%). However, New Listings continue to lag with a 4% decrease.
- Heightened demand has also caused a reduction in "Combined Days on Market" which decreased 43% year-over-year. Moreover, roughly one-third of the homes sold were on the market less than two weeks.
- Median Sales prices took another up-tick in May coming in at \$365,000, which is a 6.9% increase compared to May, 2016.
- Following a robust 2016 housing market, the first five months of 2017 reflect a very strong demand for housing demonstrated through increased Sold Listings, Sales Volume and Median Sales Prices, and a drastic reduction of Days on Market for homes.



	May-2016	May-2017	Annual Change
Monthly New Listings			
New Listings	5,333	5,331	↓ 0.0%
Pending Sales	4,097	4,852	↑ 18.4%
Sold Listings	3,918	4,274	↑ 9.1%
Median Sales Price	\$341,500	\$365,000	↑ 6.9%
Sales Volume (\$M)	\$1,451	\$1,684	↑ 16.0%
Monthly Closed Listings			
Price/Sq.Ft.	\$189	\$200	↑ 5.5%
Sold \$/List \$	99.05%	100.00%	↑ 1.0%
Days on Market	42	15	↓ -64.3%
CDOM	50	16	↓ -68.0%



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.



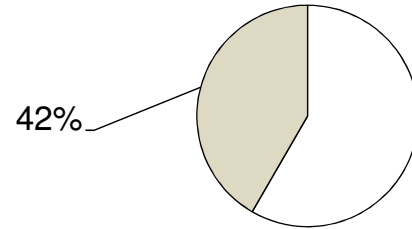
Jan through May 2017 - YTD Comparisons

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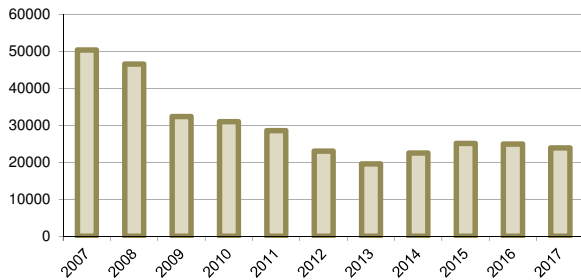
We are 5 months through the year:

The statistics shown below are for all 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.

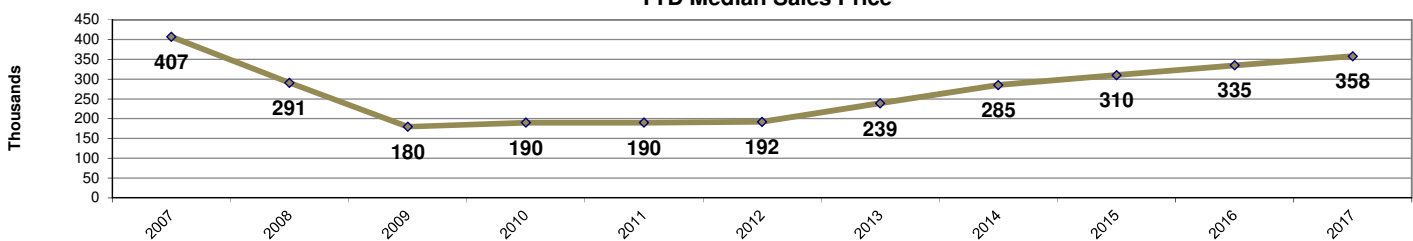
	Jan-May 2016	Jan-May 2017	Year-Over-Year Change
YTD New Listings	24,924	23,919	↓ -4.0%
Pending Sales	18,705	20,435	↑ 9.2%
Sold Listings	16,228	17,393	↑ 7.2%
Median Sales Price	\$334,900	\$358,000	↑ 6.9%
Sales Volume (\$M)	\$5,839	\$6,686	↑ 14.5%
Price/Sq.Ft.	\$185	\$197	↑ 6.5%
Sold \$/List \$	98.60%	99.08%	↑ 0.5%
Days on Market	48	27	↓ -43.8%
CDOM	59	31	↓ -47.5%



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YTD Median Sales Price



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May 2017 City Overview

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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
Alta Loma	↑ 67%	↑ 23%	\$ 645,000	22	\$ 293	16
Banning	↓ -6%	⇒ 0%	\$ 225,000	68	\$ 178	28
Beaumont	↑ 33%	↑ 2%	\$ 302,000	110	\$ 149	19
Bloomington	↓ -28%	↑ 14%	\$ 320,000	22	\$ 194	18
Calimesa	↑ 8%	↑ 18%	\$ 358,805	16	\$ 148	23
Canyon Lake	↑ 27%	↑ 21%	\$ 420,000	36	\$ 200	23
Cherry Valley	↑ 8%	↓ -31%	\$ 220,000	17	\$ 137	18
Chino	↑ 13%	↑ 1%	\$ 425,000	122	\$ 263	13
Chino Hills	↓ -4%	↑ 10%	\$ 675,000	90	\$ 304	13
Claremont	↓ -2%	↑ 7%	\$ 650,000	29	\$ 340	30
Colton	↓ -21%	↓ -2%	\$ 250,000	60	\$ 193	14
Corona	↑ 18%	↑ 8%	\$ 450,000	257	\$ 233	15
Diamond Bar	↓ -24%	↑ 12%	\$ 688,000	74	\$ 357	19
Eastvale	↑ 11%	↑ 6%	\$ 530,000	58	\$ 188	10
Fontana	↑ 1%	↑ 6%	\$ 360,000	226	\$ 216	16
Grand Terrace	↑ 29%	↑ 2%	\$ 310,000	24	\$ 196	26
Hemet	↑ 12%	↑ 19%	\$ 240,000	254	\$ 137	13
Highland	↑ 4%	↓ -1%	\$ 310,000	73	\$ 181	19
Homeland	↑ 160%	↓ -3%	\$ 180,000	11	\$ 131	20
Jurupa Valley	↓ -9%	↑ 3%	\$ 405,000	50	\$ 205	31
La Verne	↓ -8%	↑ 13%	\$ 629,900	32	\$ 372	8
Lake Elsinore	↑ 18%	↑ 10%	\$ 347,500	154	\$ 164	19
Loma Linda	↑ 111%	↓ -5%	\$ 349,000	19	\$ 217	20
Menifee	↑ 15%	↑ 6%	\$ 350,000	188	\$ 169	15
Montclair	↑ 25%	↑ 0%	\$ 376,000	29	\$ 270	16
Moreno Valley	↑ 11%	↑ 7%	\$ 300,000	251	\$ 173	13
Murrieta	↓ -2%	↑ 6%	\$ 399,000	269	\$ 179	13
Norco	↑ 12%	↑ 2%	\$ 545,000	39	\$ 268	26
Ontario	↑ 13%	↑ 8%	\$ 389,900	145	\$ 268	12
Perris	↓ -5%	↑ 5%	\$ 273,000	131	\$ 168	14
Pomona	↓ -17%	↑ 6%	\$ 370,000	100	\$ 279	18
Rancho Cucamonga	↑ 1%	↑ 2%	\$ 458,000	212	\$ 263	15
Redlands	↓ -7%	↓ -8%	\$ 380,000	76	\$ 236	16
Rialto	↓ -8%	↑ 8%	\$ 320,000	106	\$ 206	14
Riverside	↑ 23%	↑ 9%	\$ 375,000	564	\$ 223	17
San Bernardino	↑ 8%	↑ 10%	\$ 246,000	304	\$ 184	20
San Dimas	⇒ 0%	↑ 8%	\$ 588,000	31	\$ 337	14
San Jacinto	↑ 15%	↑ 5%	\$ 250,000	95	\$ 137	19
Sun City	↓ -13%	↑ 26%	\$ 229,000	33	\$ 164	20
Temecula	↑ 20%	↑ 10%	\$ 450,000	273	\$ 202	14
Upland	↑ 10%	↑ 7%	\$ 522,000	99	\$ 264	17
Wildomar	↑ 23%	↑ 16%	\$ 387,000	84	\$ 170	22
Winchester	↑ 25%	↑ 9%	\$ 398,000	67	\$ 150	20
Yucaipa	↑ 40%	↑ 8%	\$ 347,900	61	\$ 191	26

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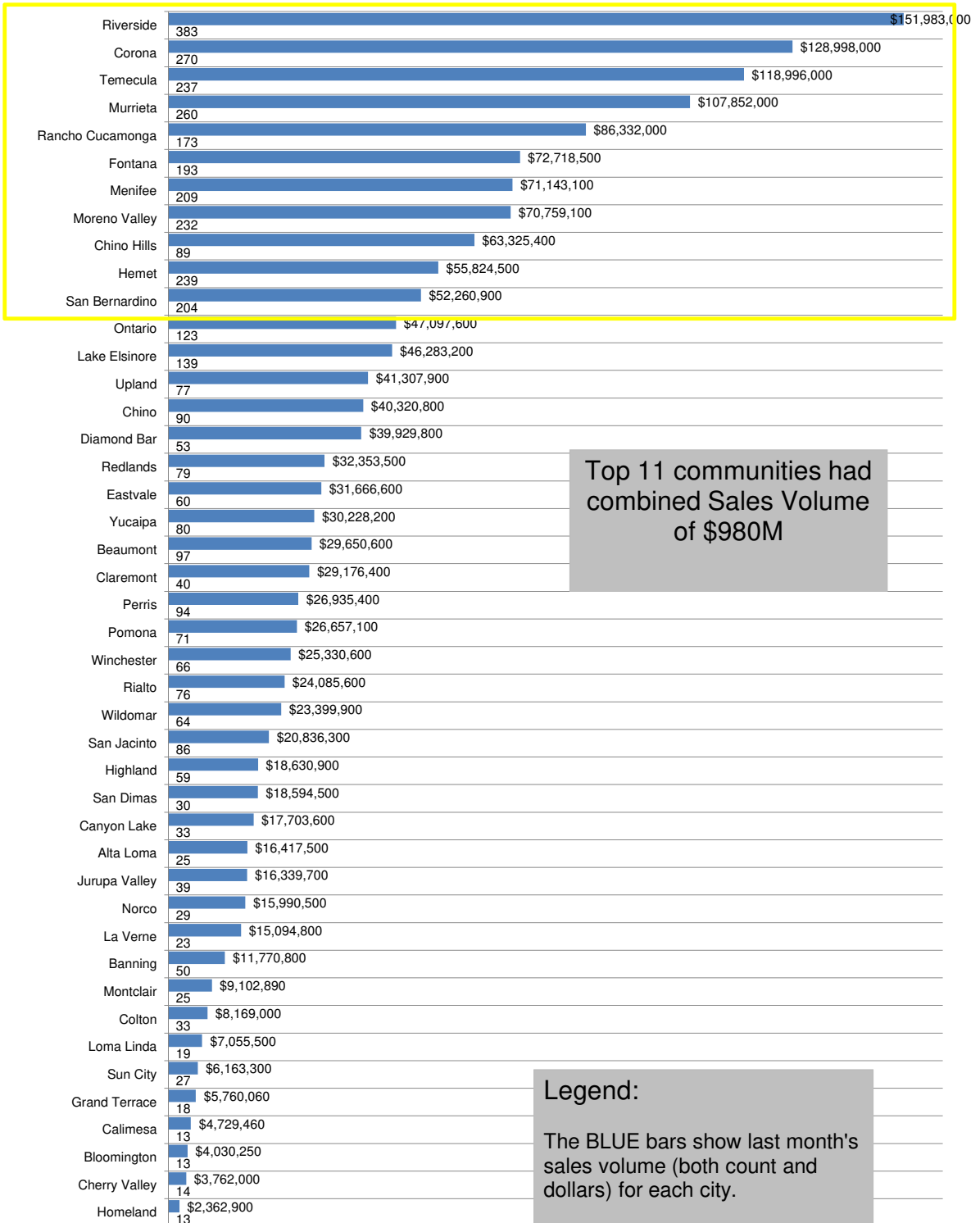
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May 2017 - Sales Volume per City

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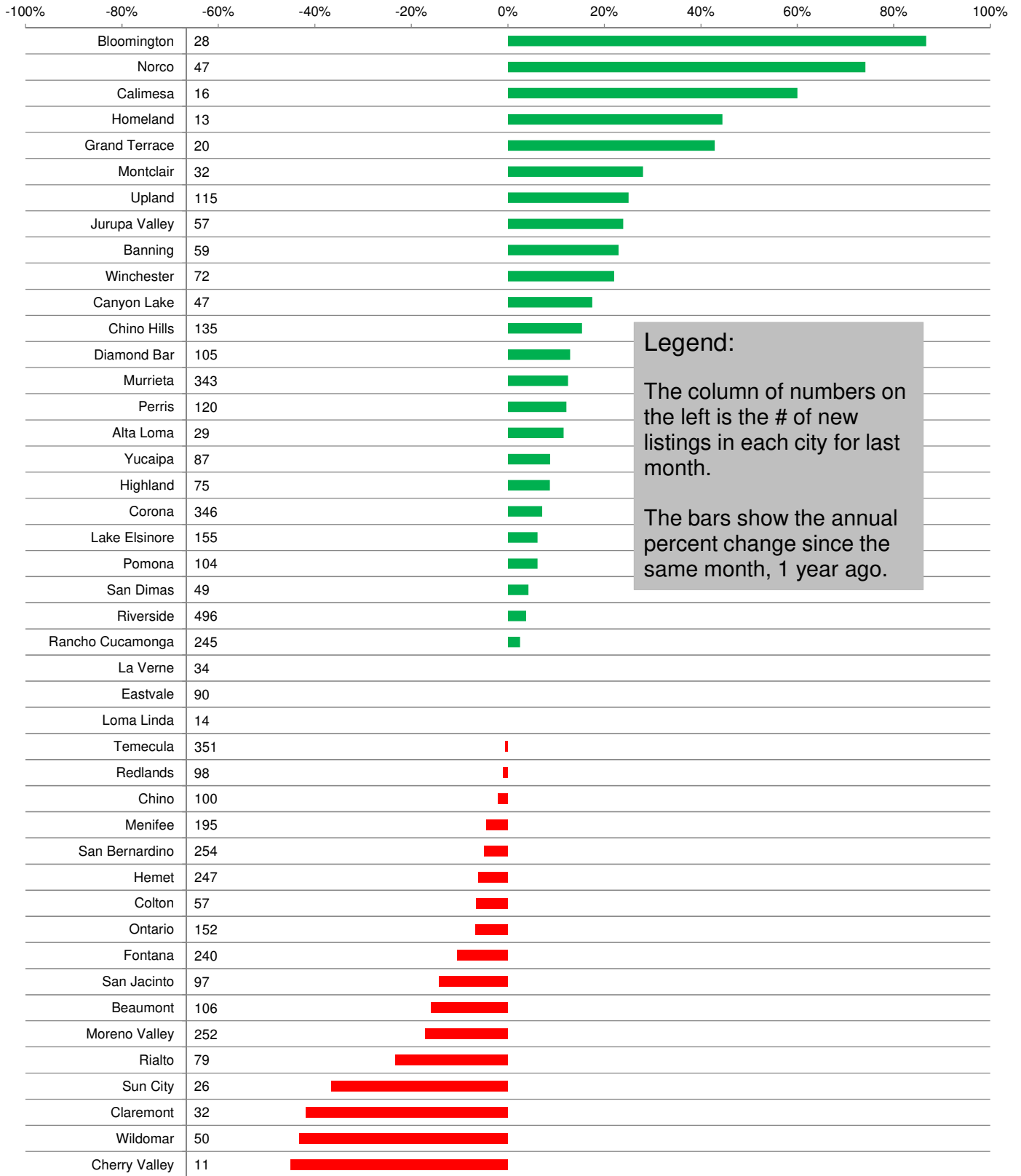
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May 2017 - Top Communities with New Listings (year-over-year)

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

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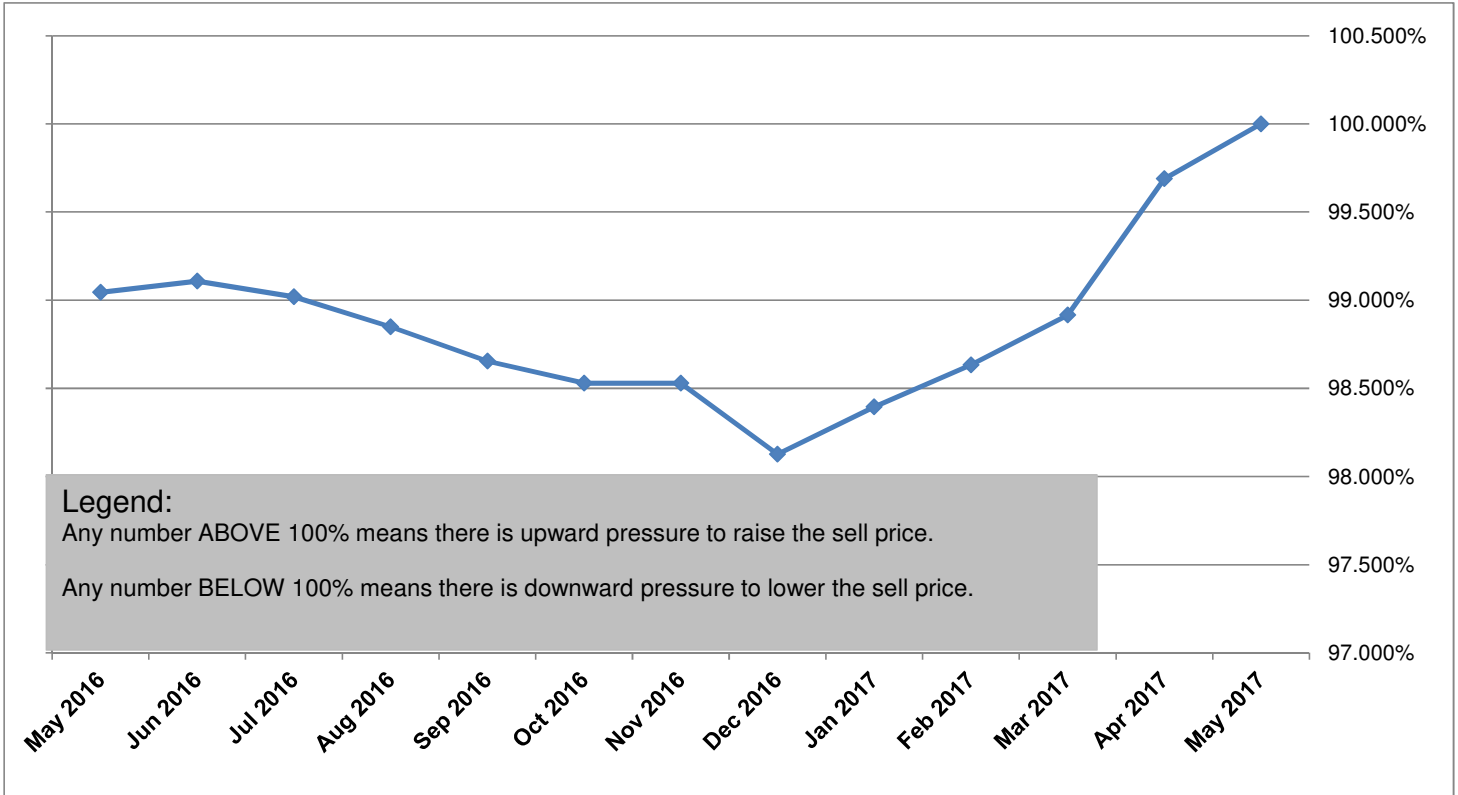
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Sell Price vs Original List Price

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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

