

# Housing Data Report July 2017

The Voice of Real Estate in the Inland Empire<sup>SM</sup>



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

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# Jul 2017 - Monthly Report

## Inland Valleys Regional Summary

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### Mark Dowling, Chief Executive Officer



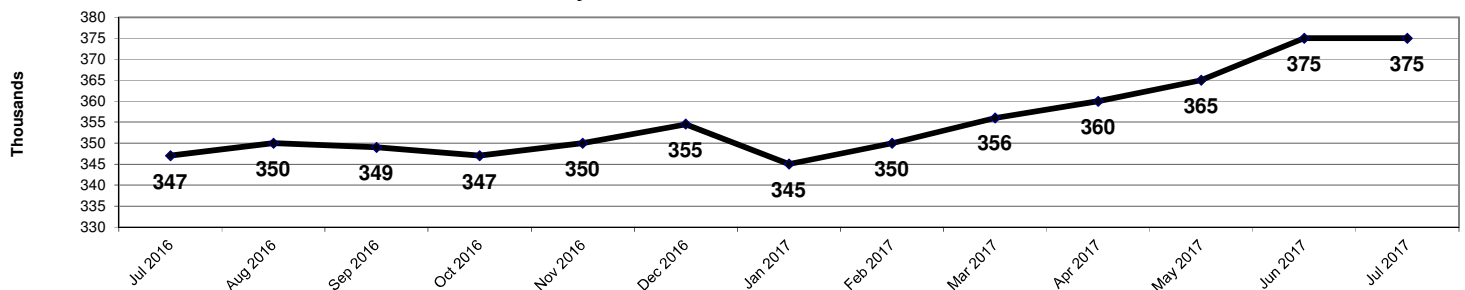
- Strong demand with limited housing supply is driving an aggressive “Seller’s market” real estate market. When comparing year-to-date housing data from (Jan-July 2016 vs. Jan-July 2017) there were strong increases in Sold Listings (up 6.1%) Sales Volume (up 13.4%) and Pending Sales (up 8.2%). However, year-to-date New Listings continue to lag with a 4.3% decrease.
- Heightened demand has also caused a reduction in “Combined Days on Market” which has decreased 50% year-over-year. Moreover, roughly 1/3 of the homes sold were on the market less than 2-weeks.
- Median Sales held at \$375,000 for July, which is a 7.8% increase compared to July, 2016.
- Following a robust 2016 housing market, the mid-way point of 2017 reflects 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.

	Jul-2016	Jul-2017	Annual Change
<b>Monthly New Listings</b>			
New Listings	5,366	5,045	↓ -6.0%
Pending Sales	3,750	4,333	↑ 15.5%
Sold Listings	3,836	3,800	↓ -0.9%
Median Sales Price	\$347,000	\$375,000	↑ 8.1%
Sales Volume (\$M)	\$1,444	\$1,516	↑ 5.0%
Price/Sq.Ft.	\$191	\$206	↑ 7.7%
Sold \$/List \$	99.02%	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.



### Monthly Median Sales Price



# Jan through Jul 2017 - YTD Comparisons

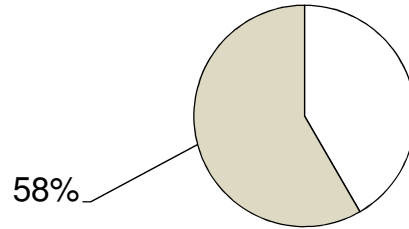
## Inland Valleys Regional Summary

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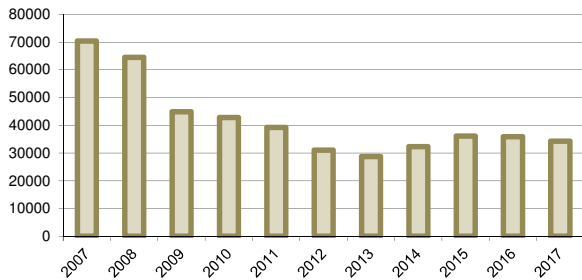
We are 7 months through the year:

The statistics shown below are for all 7 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.



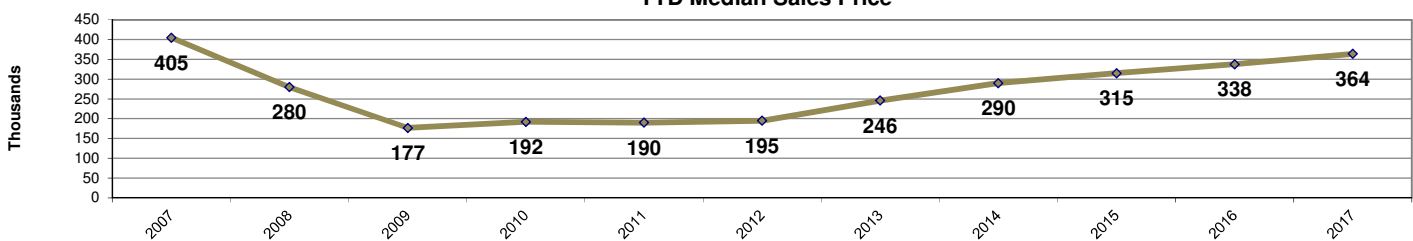
	Jan-Jul 2016	Jan-Jul 2017	Year-Over-Year Change
<b>YTD New Listings</b>	<b>35,916</b>	<b>34,354</b>	<b>↓ -4.3%</b>
<b>Pending Sales</b>	<b>26,338</b>	<b>28,489</b>	<b>↑ 8.2%</b>
<b>Sold Listings</b>	<b>24,394</b>	<b>25,886</b>	<b>↑ 6.1%</b>
<b>Median Sales Price</b>	<b>\$337,500</b>	<b>\$363,990</b>	<b>↑ 7.8%</b>
<b>Sales Volume (\$M)</b>	<b>\$8,909</b>	<b>\$10,103</b>	<b>↑ 13.4%</b>
<b>Price/Sq.Ft.</b>	<b>\$187</b>	<b>\$200</b>	<b>↑ 7.0%</b>
<b>Sold \$/List \$</b>	<b>98.73%</b>	<b>99.33%</b>	<b>↑ 0.6%</b>
<b>Days on Market</b>	<b>46</b>	<b>22</b>	<b>↓ -52.2%</b>
<b>CDOM</b>	<b>54</b>	<b>25</b>	<b>↓ -53.7%</b>



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### YTD Median Sales Price



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## Jul 2017 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 \$	Inventory	Price per Sq.Ft.	Total Days on Market
Alta Loma	↓ -15%	↓ -3%	\$ 536,000	20	\$ 291	13
Banning	↓ -25%	↑ 18%	\$ 255,000	82	\$ 177	9
Beaumont	↑ 8%	↑ 10%	\$ 308,000	115	\$ 153	27
Bloomington	↑ 217%	↓ -3%	\$ 300,000	18	\$ 214	13
Canyon Lake	↑ 8%	↑ 4%	\$ 380,000	49	\$ 203	42
Chino	↑ 1%	↑ 12%	\$ 460,000	115	\$ 258	17
Chino Hills	↑ 28%	↑ 2%	\$ 598,000	106	\$ 327	17
Claremont	↓ -9%	↑ 3%	\$ 620,000	30	\$ 340	11
Colton	↓ -3%	↑ 19%	\$ 285,000	64	\$ 194	22
Corona	↑ 13%	↑ 5%	\$ 455,000	302	\$ 236	17
Diamond Bar	↓ -26%	↑ 4%	\$ 589,000	102	\$ 351	12
Eastvale	↓ -30%	↑ 12%	\$ 551,000	56	\$ 191	14
Fontana	↓ -18%	↑ 14%	\$ 386,000	221	\$ 222	13
Grand Terrace	⇒ 0%	↑ 5%	\$ 340,000	16	\$ 206	12
Hemet	↓ -13%	↑ 5%	\$ 230,000	211	\$ 140	13
Highland	↑ 52%	↑ 15%	\$ 355,000	70	\$ 186	20
Jurupa Valley	↓ -7%	↑ 11%	\$ 433,000	55	\$ 235	23
La Verne	↓ -30%	↑ 1%	\$ 610,000	42	\$ 335	17
Lake Elsinore	↓ -6%	↑ 9%	\$ 355,000	171	\$ 172	12
Loma Linda	↓ -15%	↓ -12%	\$ 360,000	11	\$ 214	9
Menifee	↑ 1%	↑ 5%	\$ 347,000	197	\$ 171	21
Montclair	↑ 14%	⇒ 0%	\$ 385,000	26	\$ 253	14
Moreno Valley	↑ 2%	↑ 7%	\$ 305,000	259	\$ 180	11
Murrieta	↑ 11%	↑ 8%	\$ 410,000	254	\$ 183	15
Norco	↑ 33%	↑ 13%	\$ 531,000	45	\$ 268	23
Ontario	↓ -4%	↑ 6%	\$ 375,000	138	\$ 269	16
Perris	↓ -19%	↑ 13%	\$ 300,000	125	\$ 161	12
Pomona	↓ -2%	↑ 11%	\$ 386,990	94	\$ 291	16
Rancho Cucamonga	↓ -4%	↑ 8%	\$ 499,990	235	\$ 276	14
Redlands	↑ 24%	↑ 22%	\$ 421,000	76	\$ 237	17
Rialto	↓ -4%	↑ 2%	\$ 315,000	100	\$ 214	11
Riverside	↓ -2%	↑ 9%	\$ 383,000	575	\$ 225	16
San Bernardino	↑ 15%	↑ 8%	\$ 250,000	283	\$ 188	22
San Dimas	↓ -3%	↑ 15%	\$ 580,000	35	\$ 327	16
San Jacinto	↓ -4%	↑ 4%	\$ 253,900	87	\$ 141	10
Sun City	↓ -14%	↓ -1%	\$ 211,000	33	\$ 158	42
Temecula	⇒ 0%	↑ 4%	\$ 435,000	240	\$ 215	19
Upland	↑ 13%	↑ 1%	\$ 540,000	119	\$ 280	20
Wildomar	↓ -25%	↑ 7%	\$ 375,000	65	\$ 169	16
Winchester	↑ 30%	↑ 5%	\$ 410,000	75	\$ 163	17
Yucaipa	↓ -30%	↑ 6%	\$ 356,000	67	\$ 195	16

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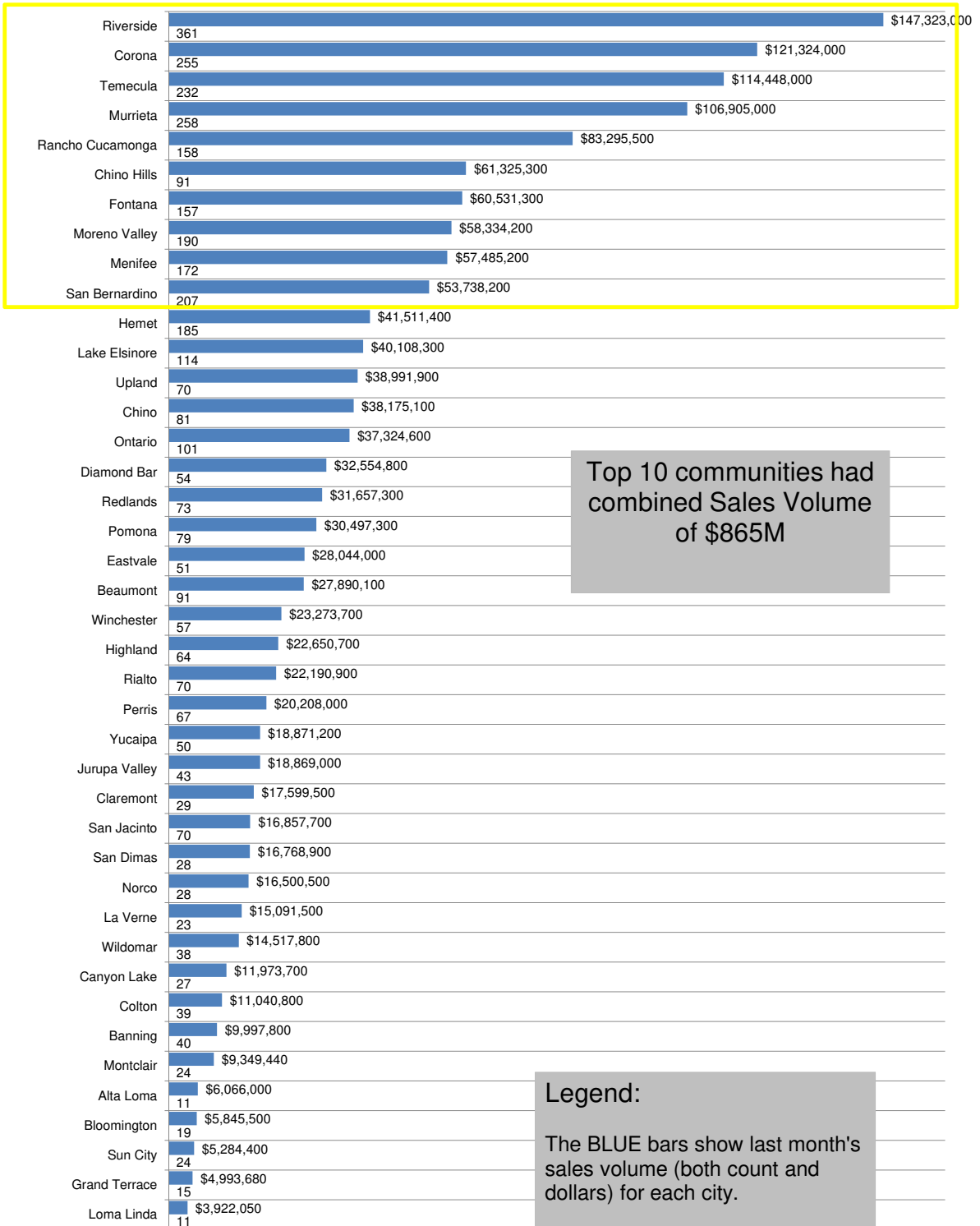
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## Jul 2017 - Sales Volume per City

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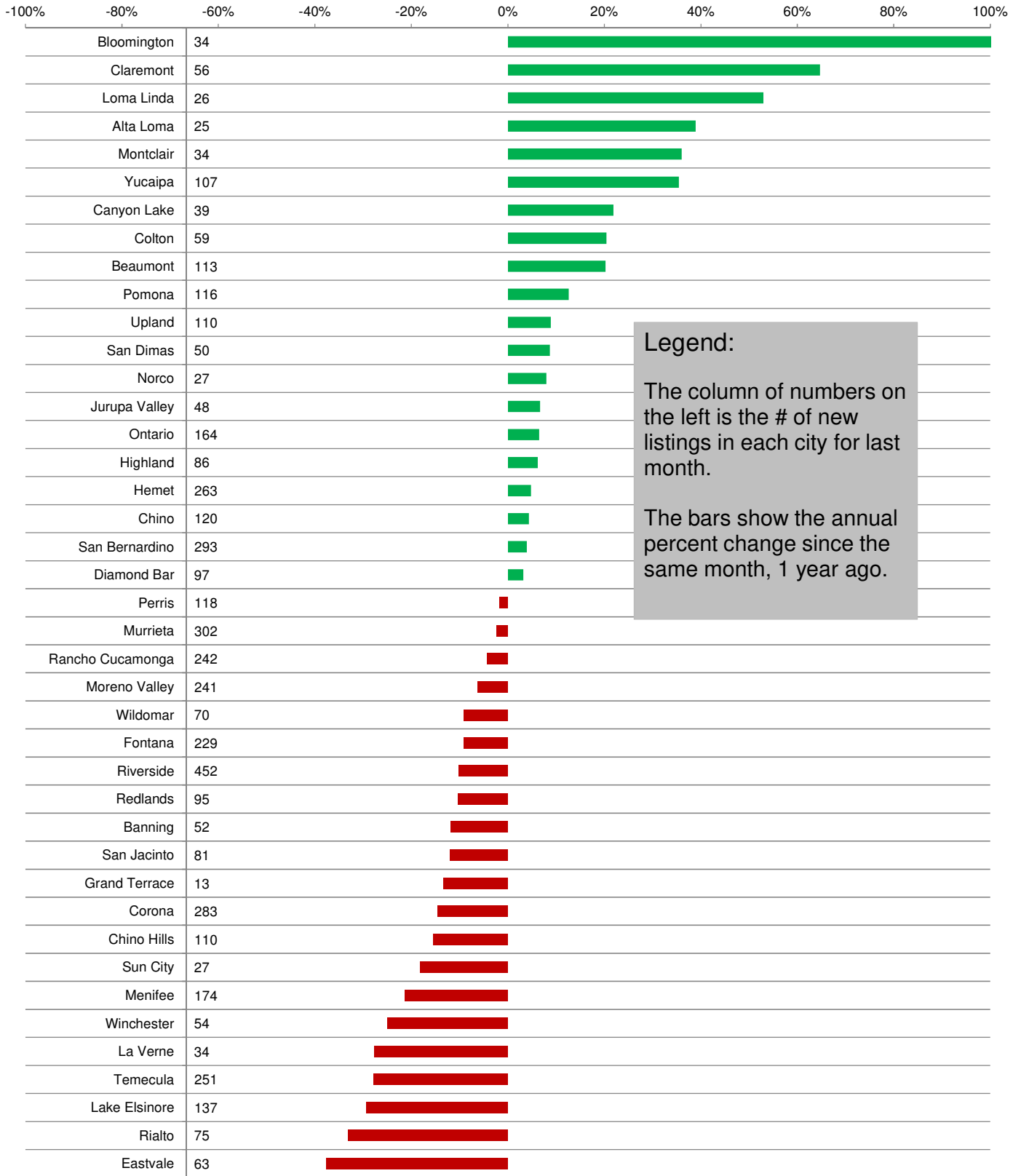
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### Jul 2017 - Top Communities with New Listings (year-over-year)

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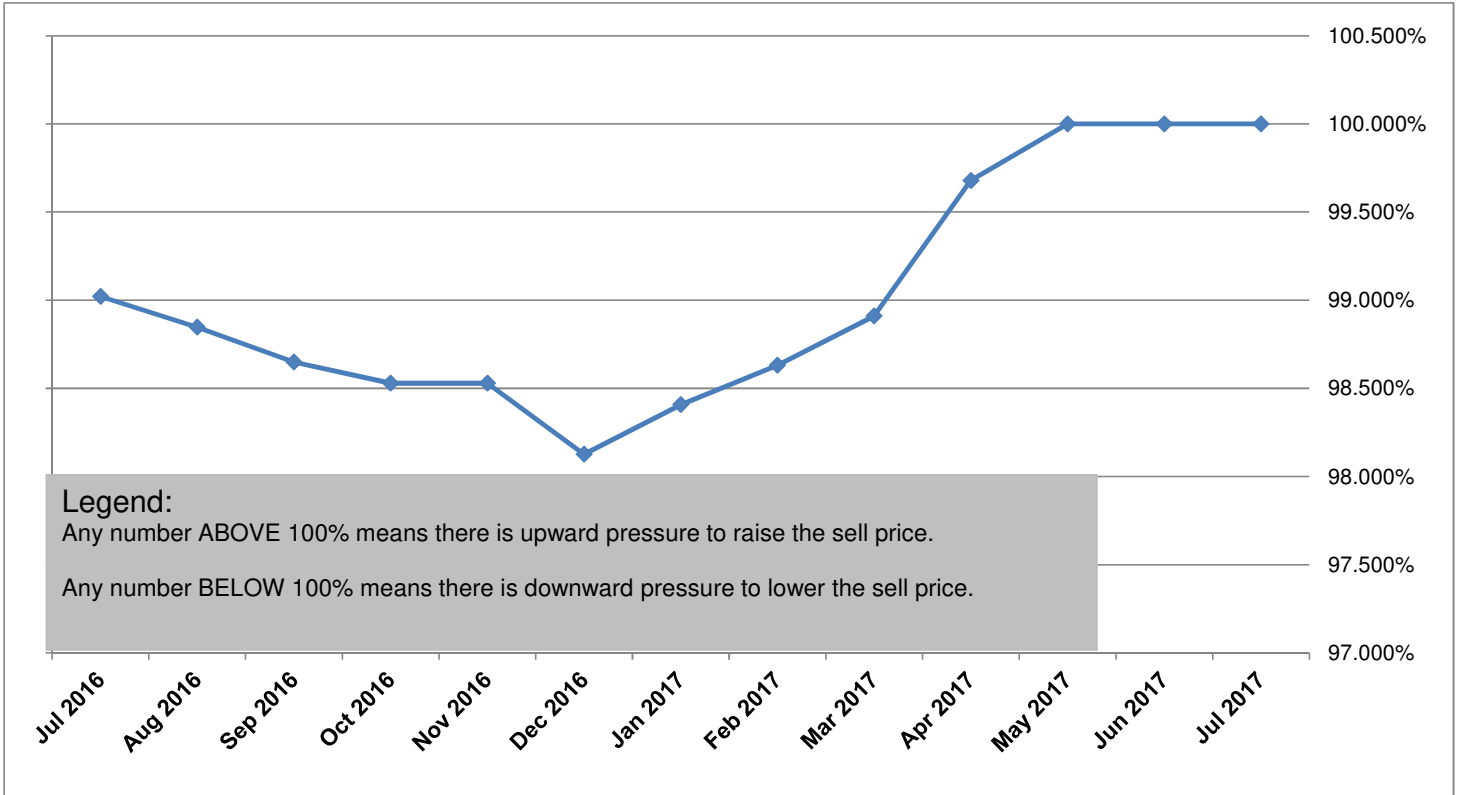
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## Sell Price vs Original List Price

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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

