

# Housing Data Report August 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)

**RIVERSIDE OFFICE**  
3690 Elizabeth Street  
Riverside, California 92506  
Office: 951-684-1221

**RANCHO CUCAMONGA OFFICE**  
10574 Acacia Street, Suite #D-7  
Rancho Cucamonga, California 91730  
Office: 909-527-2133

# Aug 2017 - Monthly Report

## Inland Valleys Regional Summary

www.ivaor.com

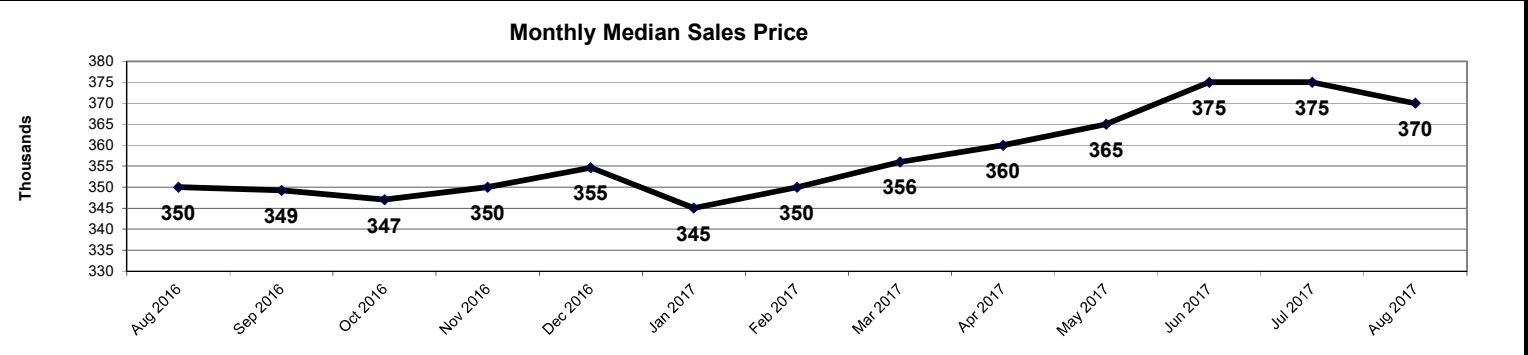
**Mark Dowling, Chief Executive Officer**

- Strong demand with limited housing supply is driving an aggressive residential real estate market. When comparing year-to-date housing data from (Jan-August 2016 vs. Jan-August 2017) there were strong increases in Sold Listings (up 5.7), Sales Volume (up 13.4%) and Pending Sales (up 7%). However, New Listings continue to lag with a 4.8% decrease.
- Heightened demand has also caused a reduction in "Combined Days on Market" which decreased 53.6% year-over-year. Moreover, roughly one-third of the homes sold were on the market less than two weeks.
- When compared with July 2017 (\$375,000), Median Sales prices took a slight down-tick in August coming in at \$370,000, which is still a 5.7% increase compared to August, 2016.
- 2017 continues to 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.



	Aug-2016	Aug-2017	Annual Change
<b>Monthly New Listings</b>			
New Listings	5,430	4,908	↓ -9.6%
Pending Sales	4,103	4,391	↑ 7.0%
Sold Listings	4,089	4,209	↑ 2.9%
Median Sales Price	\$350,000	\$370,000	↑ 5.7%
Sales Volume (\$M)	\$1,528	\$1,728	↑ 13.1%
Price/Sq.Ft.	\$192	\$206	↑ 7.3%
Sold \$/List \$	98.85%	100.00%	↑ 1.2%
Days on Market	42	17	↓ -59.5%
CDOM	50	18	↓ -64.0%

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 Aug 2017 - YTD Comparisons

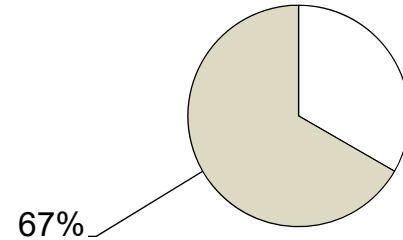
## Inland Valleys Regional Summary

www.ivaor.com

We are 8 months through the year:

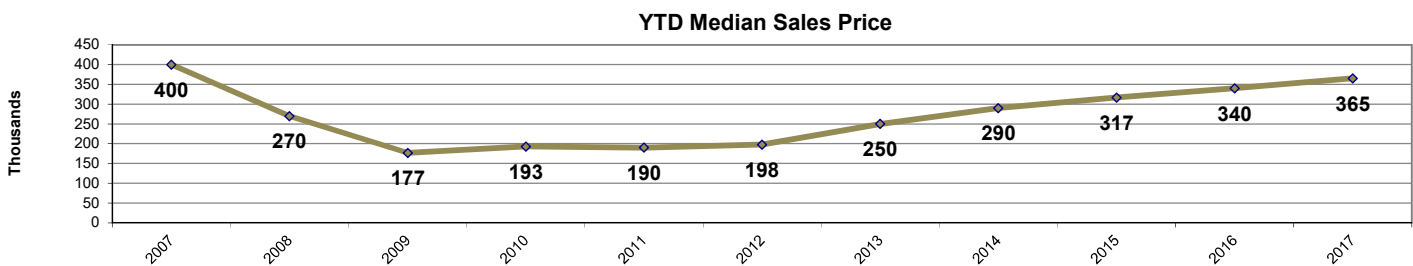
The statistics shown below are for all 8 months of the years represented.

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-Aug 2016	Jan-Aug 2017	Year-Over-Year Change
<b>New Listings</b>	<b>41,344</b>	<b>39,342</b>	<b>↓ -4.8%</b>
<b>Pending Sales</b>	<b>30,438</b>	<b>32,568</b>	<b>↑ 7.0%</b>
<b>Sold Listings</b>	<b>28,482</b>	<b>30,111</b>	<b>↑ 5.7%</b>
<b>Median Sales Price</b>	<b>\$340,000</b>	<b>\$365,000</b>	<b>↑ 7.4%</b>
<b>Sales Volume (\$M)</b>	<b>\$10,436</b>	<b>\$11,839</b>	<b>↑ 13.4%</b>
<b>Price/Sq.Ft.</b>	<b>\$187</b>	<b>\$201</b>	<b>↑ 7.1%</b>
<b>Sold \$/List \$</b>	<b>98.76%</b>	<b>99.40%</b>	<b>↑ 0.6%</b>
<b>Days on Market</b>	<b>45</b>	<b>21</b>	<b>↓ -53.3%</b>
<b>CDOM</b>	<b>53</b>	<b>23</b>	<b>↓ -56.6%</b>

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.



**Riverside Office:**  
3690 Elizabeth Street  
Riverside, CA 92506

**Rancho Cucamonga Office:**  
10574 Acacia St, Suite #D-7  
Rancho Cucamonga, CA 91730



## Aug 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
Alta Loma	↑ 38%	↓ -4%	\$ 528,450	21	\$ 291	20
Banning	↓ -19%	↑ 7%	\$ 240,000	54	\$ 174	24
Beaumont	↑ 8%	↑ 3%	\$ 309,950	121	\$ 158	26
Bloomington	↑ 86%	↓ -2%	\$ 298,500	32	\$ 234	15
Calimesa	⇒ 0%	↓ -2%	\$ 337,745	11	\$ 162	20
Canyon Lake	↑ 6%	↓ -14%	\$ 370,000	60	\$ 197	16
Cherry Valley	↑ 80%	↑ 10%	\$ 351,500	16	\$ 203	20
Chino	↑ 4%	↑ 4%	\$ 453,000	96	\$ 248	18
Chino Hills	↑ 1%	↑ 1%	\$ 594,900	122	\$ 329	20
Claremont	↑ 13%	↑ 3%	\$ 659,188	42	\$ 331	16
Colton	↑ 39%	↑ 23%	\$ 289,000	43	\$ 201	16
Corona	↓ -8%	↑ 4%	\$ 451,500	302	\$ 248	23
Diamond Bar	↑ 22%	↓ -17%	\$ 525,500	106	\$ 353	26
Eastvale	↓ -33%	↑ 15%	\$ 562,500	61	\$ 194	18
Fontana	↓ -11%	↑ 8%	\$ 370,000	249	\$ 217	18
Hemet	↑ 1%	↑ 8%	\$ 238,000	259	\$ 140	16
Highland	↑ 22%	↑ 18%	\$ 332,000	81	\$ 190	16
Homeland	↑ 57%	↓ -38%	\$ 155,000	5	\$ 146	19
Jurupa Valley	↑ 54%	↑ 2%	\$ 413,500	61	\$ 233	12
La Verne	↓ -24%	↑ 11%	\$ 590,000	25	\$ 337	13
Lake Elsinore	↑ 6%	↑ 7%	\$ 351,250	148	\$ 166	18
Loma Linda	↑ 40%	↑ 22%	\$ 420,500	21	\$ 210	12
Menifee	↑ 1%	↑ 11%	\$ 366,000	188	\$ 171	20
Montclair	↓ -10%	↑ 3%	\$ 422,500	35	\$ 247	13
Moreno Valley	↑ 22%	↑ 5%	\$ 300,000	252	\$ 186	13
Murrieta	↓ -8%	↑ 6%	\$ 413,500	279	\$ 176	15
Norco	↓ -11%	↓ -10%	\$ 440,000	38	\$ 288	55
Ontario	↑ 2%	↑ 8%	\$ 385,000	144	\$ 273	16
Perris	↑ 7%	↑ 10%	\$ 297,500	144	\$ 164	13
Pomona	↑ 1%	↑ 9%	\$ 396,500	112	\$ 284	17
Rancho Cucamonga	↓ -9%	↑ 4%	\$ 480,000	244	\$ 269	18
Redlands	↑ 18%	↑ 11%	\$ 389,500	93	\$ 233	14
Rialto	↓ -13%	↑ 12%	\$ 335,000	89	\$ 215	13
Riverside	↑ 12%	↑ 7%	\$ 375,000	580	\$ 225	21
San Bernardino	↑ 6%	↑ 15%	\$ 262,000	309	\$ 193	17
San Dimas	↑ 3%	↓ -9%	\$ 510,000	39	\$ 355	16
San Jacinto	↑ 18%	↑ 14%	\$ 265,000	77	\$ 144	13
Sun City	↑ 43%	↑ 12%	\$ 229,950	26	\$ 171	25
Temecula	↑ 3%	↑ 9%	\$ 456,000	268	\$ 210	25
Upland	↑ 19%	↑ 11%	\$ 510,000	120	\$ 283	25
Wildomar	↑ 27%	↑ 10%	\$ 395,000	85	\$ 171	21
Winchester	↓ -11%	↑ 11%	\$ 415,000	63	\$ 165	19
Yucaipa	↓ -4%	↑ 4%	\$ 338,750	96	\$ 200	18

**Riverside Office:**  
 3690 Elizabeth Street  
 Riverside, CA 92506

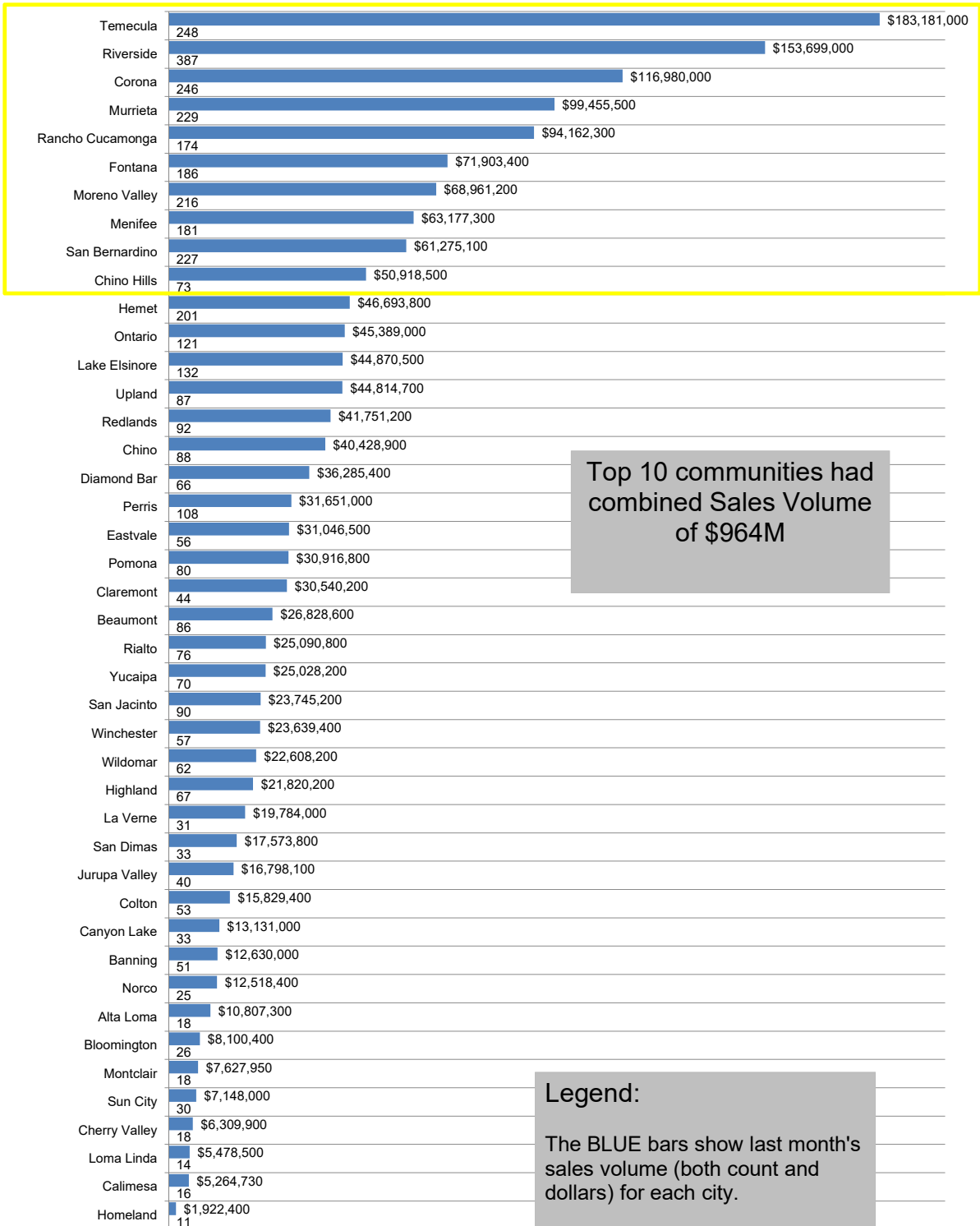
**Rancho Cucamonga Office:**  
 10574 Acacia St, Suite #D-7  
 Rancho Cucamonga, CA 91730



## Aug 2017 - Sales Volume per City

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.

www.ivaor.com



**Riverside Office:**  
3690 Elizabeth Street  
Riverside, CA 92506

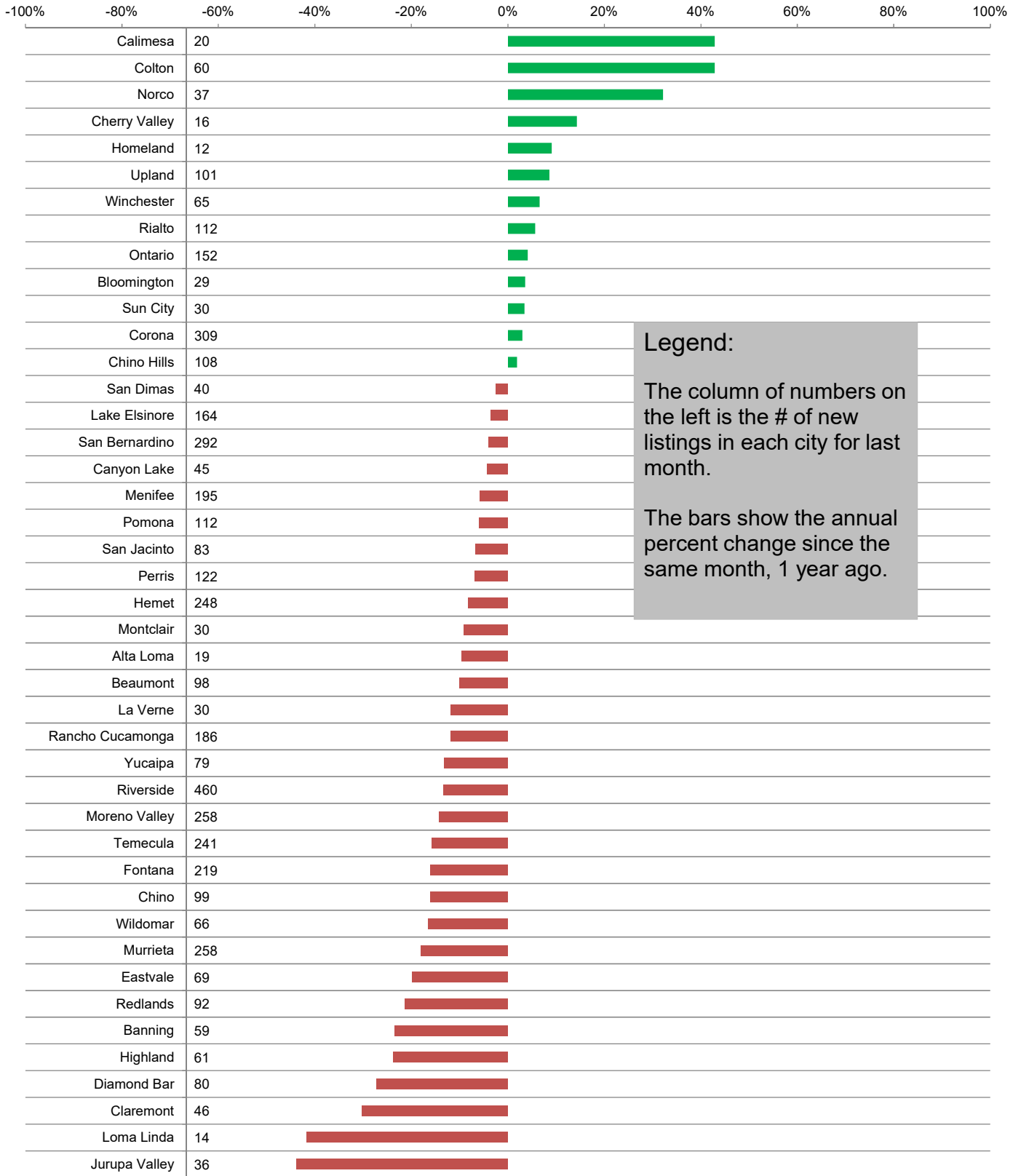
**Rancho Cucamonga Office:**  
10574 Acacia St, Suite #D-7  
Rancho Cucamonga, CA 91730



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

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.

www.ivaor.com



**Riverside Office:**  
3690 Elizabeth Street  
Riverside, CA 92506

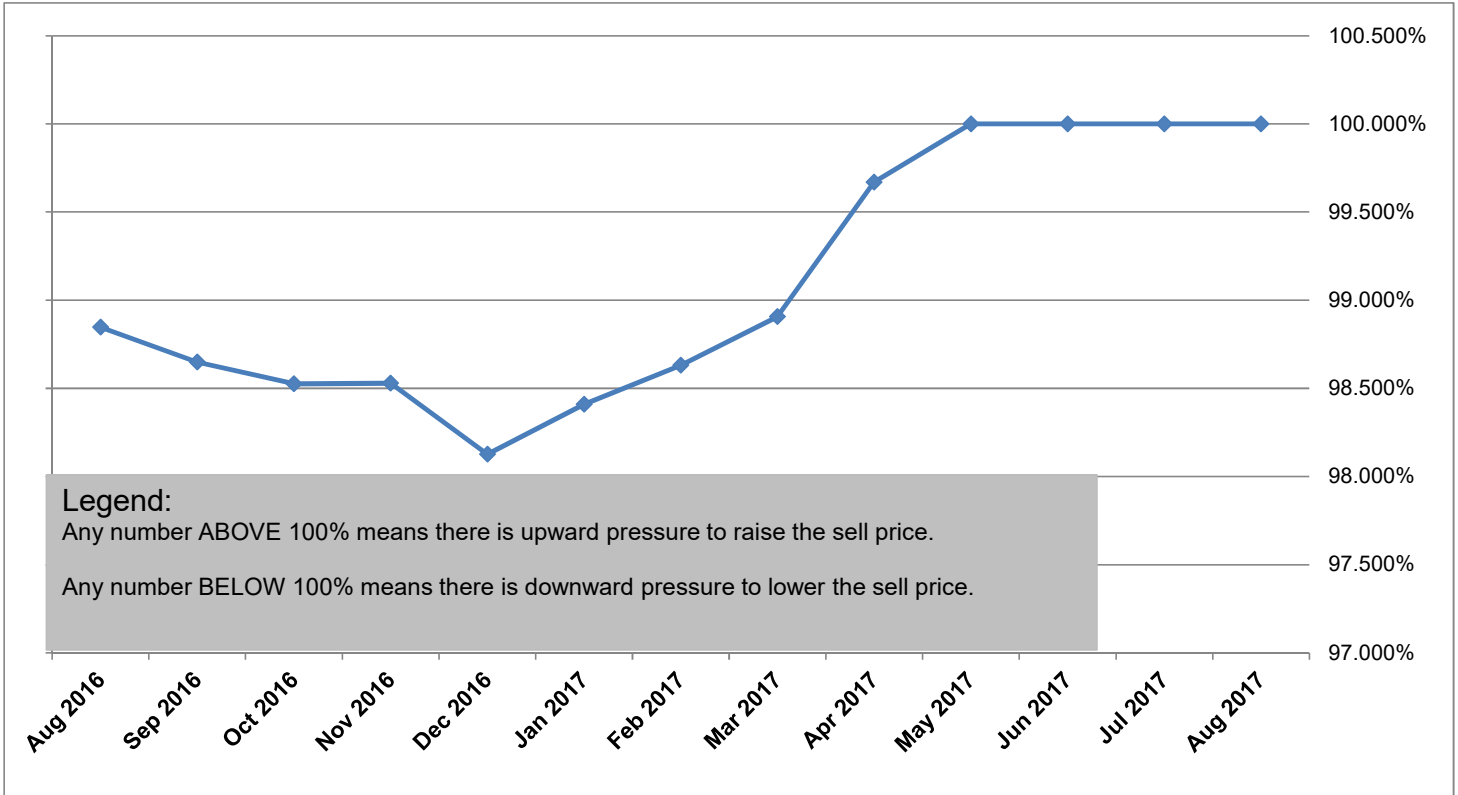
**Rancho Cucamonga Office:**  
10574 Acacia St, Suite #D-7  
Rancho Cucamonga, CA 91730



## Sell Price vs Original List Price

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.

www.ivaor.com



### 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

