

Housing Data Report September 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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Sep 2017 - Monthly Report

Inland Valleys Regional Summary

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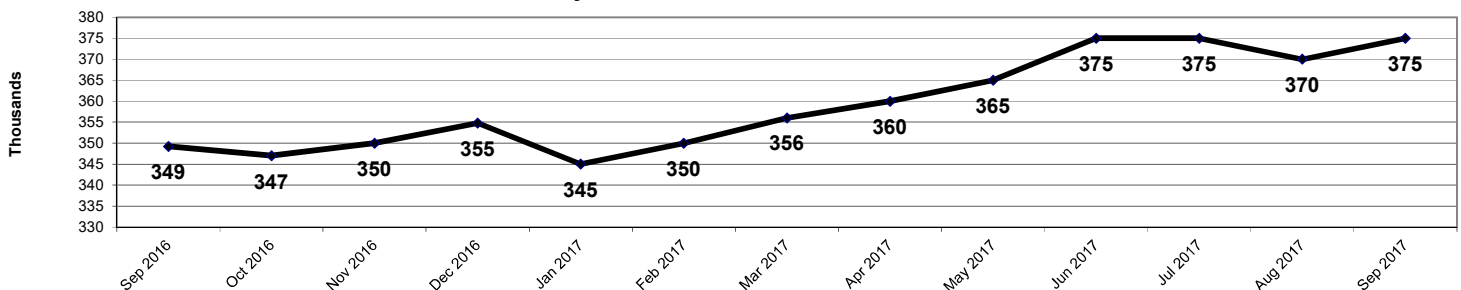
- Strong demand with limited housing supply is driving an aggressive residential real estate market. When comparing year-to-date housing data from (Jan-Sept. 2016 vs. Jan-Sept. 2017) there were strong increases in Sold Listings (up 4.7%), Sales Volume (up 12%) and Pending Sales (up 5.3%). However, New Listings continue to lag with a 4.7% decrease.
- Heightened demand has also caused a reduction in "Combined Days on Market" which decreased 58.5% year-over-year. Moreover, roughly one-third of the homes sold were on the market less than two weeks.
- Median Sales prices took a slight up-tick in Sept. coming in at \$375,000, which is a 7.4% increase compared to Sept., 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.

	Sep-2016	Sep-2017	Annual Change
Monthly New Listings			
New Listings	4,643	4,411	↓ -5.0%
Pending Sales	3,670	3,707	↑ 1.0%
Sold Listings	3,832	3,708	↓ -3.2%
Median Sales Price	\$349,250	\$375,000	↑ 7.4%
Sales Volume (\$M)	\$1,426	\$1,502	↑ 5.3%
Price/Sq.Ft.	\$194	\$211	↑ 8.9%
Sold \$/List \$	98.65%	99.39%	↑ 0.8%
Days on Market	43	17	↓ -60.5%
CDOM	47	19	↓ -59.6%

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 Sep 2017 - YTD Comparisons

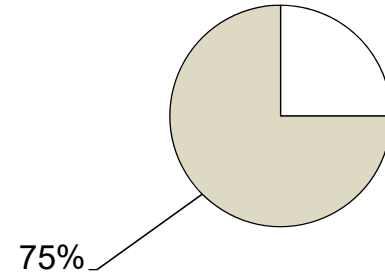
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We are 9 months through the year:

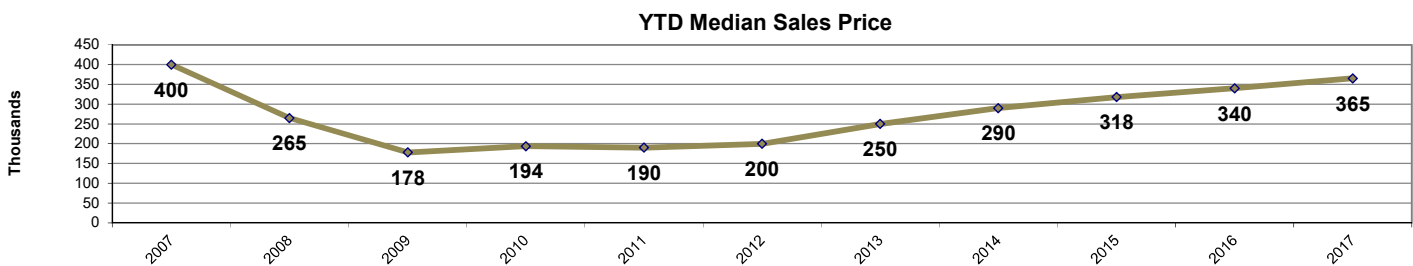
The statistics shown below are for all 9 months of the years represented.

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-Sep 2016	Jan-Sep 2017	Year-Over-Year Change
New Listings	45,986	43,820	↓ -4.7%
Pending Sales	34,105	35,921	↑ 5.3%
Sold Listings	32,313	33,825	↑ 4.7%
Median Sales Price	\$340,000	\$365,000	↑ 7.4%
Sales Volume (\$M)	\$11,862	\$13,288	↑ 12.0%
Price/Sq.Ft.	\$188	\$202	↑ 7.3%
Sold \$/List \$	98.74%	99.39%	↑ 0.7%
Days on Market	45	20	↓ -55.6%
CDOM	53	22	↓ -58.5%

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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**Sep 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	↓ -14%	↑ 24%	\$ 605,000	24	\$ 312	36
Banning	↑ 11%	↓ -7%	\$ 225,555	73	\$ 180	21
Beaumont	↓ -6%	↑ 11%	\$ 315,350	123	\$ 152	20
Bloomington	↑ 175%	↑ 1%	\$ 300,000	21	\$ 242	11
Canyon Lake	↓ -39%	↑ 6%	\$ 420,000	54	\$ 206	40
Chino	↓ -13%	↑ 7%	\$ 448,888	92	\$ 271	22
Chino Hills	↓ -20%	↑ 0%	\$ 618,000	119	\$ 324	23
Claremont	↓ -13%	↑ 0%	\$ 625,000	41	\$ 338	15
Colton	↓ -5%	↑ 4%	\$ 259,900	66	\$ 207	21
Corona	↑ 6%	↑ 10%	\$ 474,200	332	\$ 244	24
Diamond Bar	↑ 15%	↑ 20%	\$ 650,000	90	\$ 371	28
Eastvale	↓ -20%	↑ 8%	\$ 543,000	51	\$ 209	13
Fontana	↓ -5%	↑ 1%	\$ 369,750	234	\$ 210	17
Hemet	↑ 2%	↑ 14%	\$ 242,000	247	\$ 147	19
Highland	↑ 2%	↓ -1%	\$ 323,000	77	\$ 197	25
Jurupa Valley	↑ 31%	↑ 7%	\$ 428,000	51	\$ 227	25
La Verne	↑ 21%	↓ -3%	\$ 640,000	34	\$ 337	20
Lake Elsinore	↓ -13%	↑ 9%	\$ 351,750	142	\$ 174	15
Loma Linda	↓ -7%	↓ -23%	\$ 317,000	21	\$ 244	15
Menifee	↓ -5%	↑ 9%	\$ 360,000	172	\$ 175	20
Montclair	↓ -25%	↑ 11%	\$ 401,750	27	\$ 314	20
Moreno Valley	↓ -9%	↑ 0%	\$ 297,250	275	\$ 182	15
Murrieta	↑ 7%	↑ 9%	\$ 410,000	269	\$ 186	19
Norco	↓ -27%	↑ 9%	\$ 549,900	35	\$ 285	17
Nuevo/Lakeview	↑ 71%	↑ 16%	\$ 306,500	29	\$ 176	42
Ontario	↑ 1%	↑ 6%	\$ 394,500	158	\$ 269	15
Perris	↓ -16%	↑ 16%	\$ 295,000	169	\$ 159	15
Pomona	↑ 23%	↑ 13%	\$ 399,500	137	\$ 291	21
Rancho Cucamonga	↑ 8%	↑ 12%	\$ 482,500	244	\$ 269	23
Redlands	↓ -36%	↑ 9%	\$ 382,500	80	\$ 243	17
Rialto	↓ -4%	↑ 10%	\$ 330,000	91	\$ 217	11
Riverside	↓ -2%	↑ 10%	\$ 375,000	578	\$ 231	17
San Bernardino	↑ 12%	↑ 15%	\$ 269,000	320	\$ 190	14
San Dimas	↑ 14%	↑ 8%	\$ 575,500	39	\$ 338	25
San Jacinto	↓ -21%	↑ 1%	\$ 255,000	85	\$ 144	20
Sun City	↓ -29%	↑ 16%	\$ 225,000	26	\$ 173	14
Temecula	↓ -12%	↑ 6%	\$ 452,000	254	\$ 209	20
Upland	↑ 1%	↑ 12%	\$ 535,000	120	\$ 277	26
Wildomar	↓ -21%	↑ 0%	\$ 360,000	80	\$ 175	13
Winchester	↓ -29%	↑ 17%	\$ 435,000	63	\$ 153	17
Yucaipa	↓ -10%	↑ 17%	\$ 370,000	99	\$ 200	22

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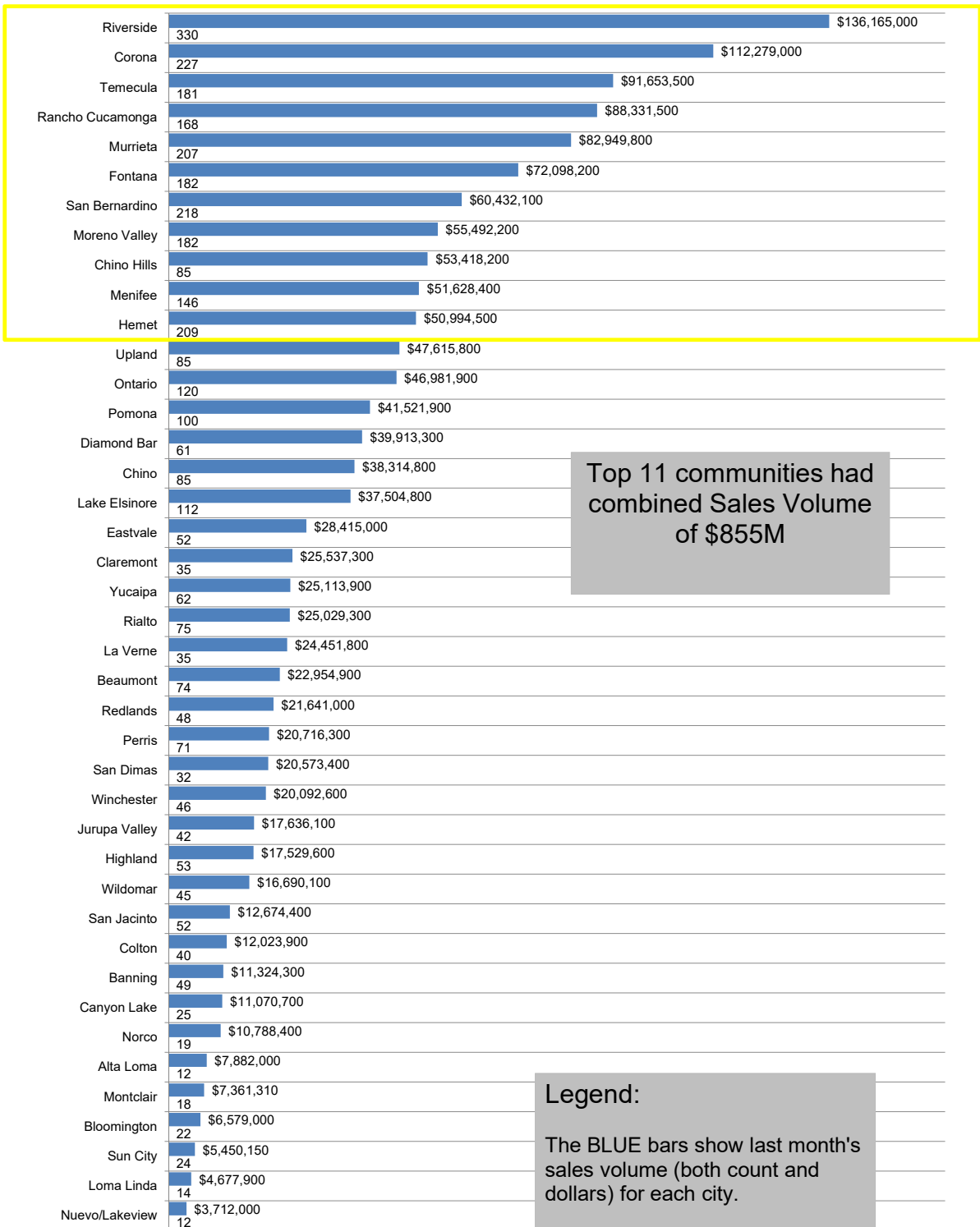
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Sep 2017 - Sales Volume per City

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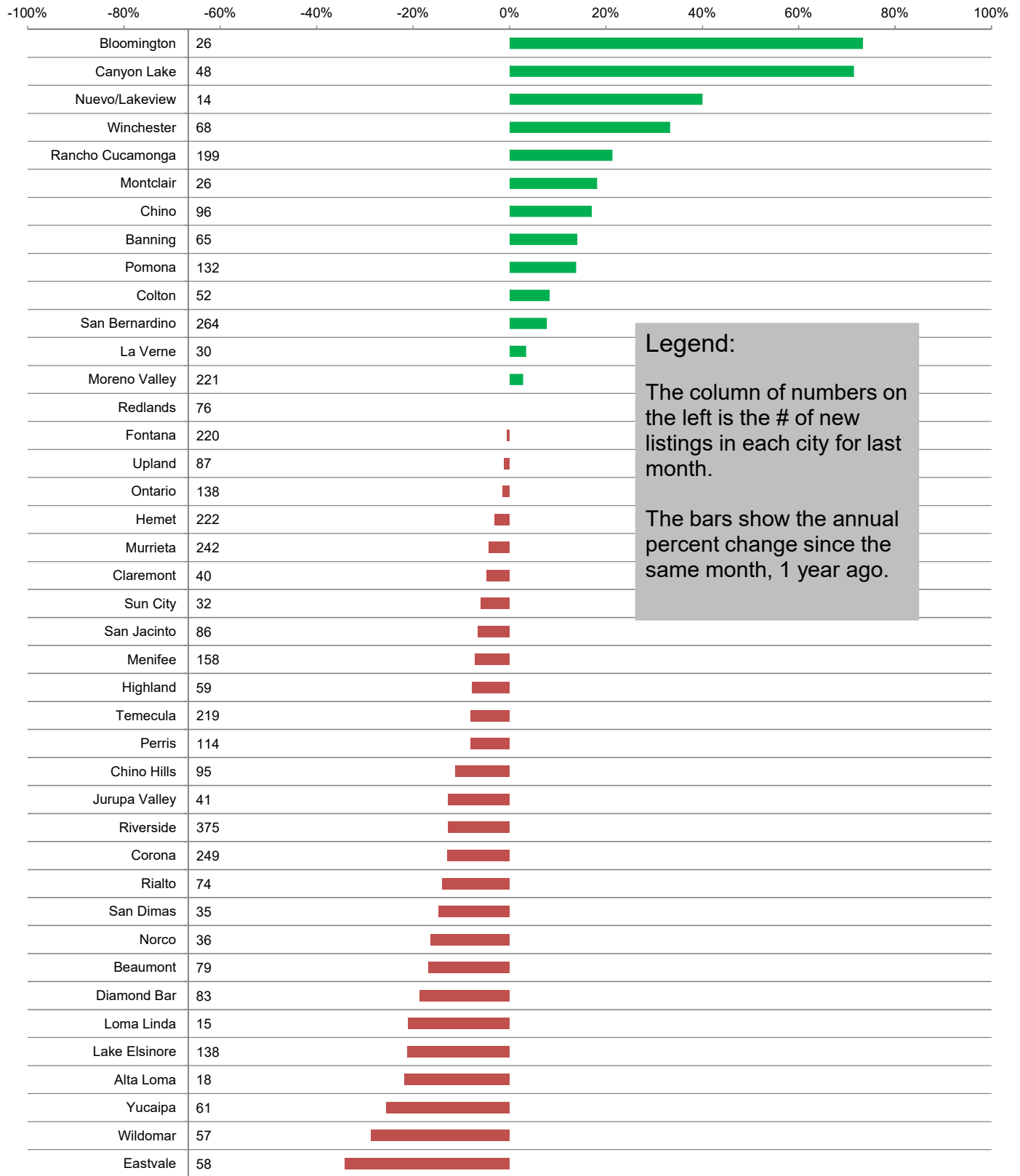
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Sep 2017 - Top Communities with New Listings (year-over-year)

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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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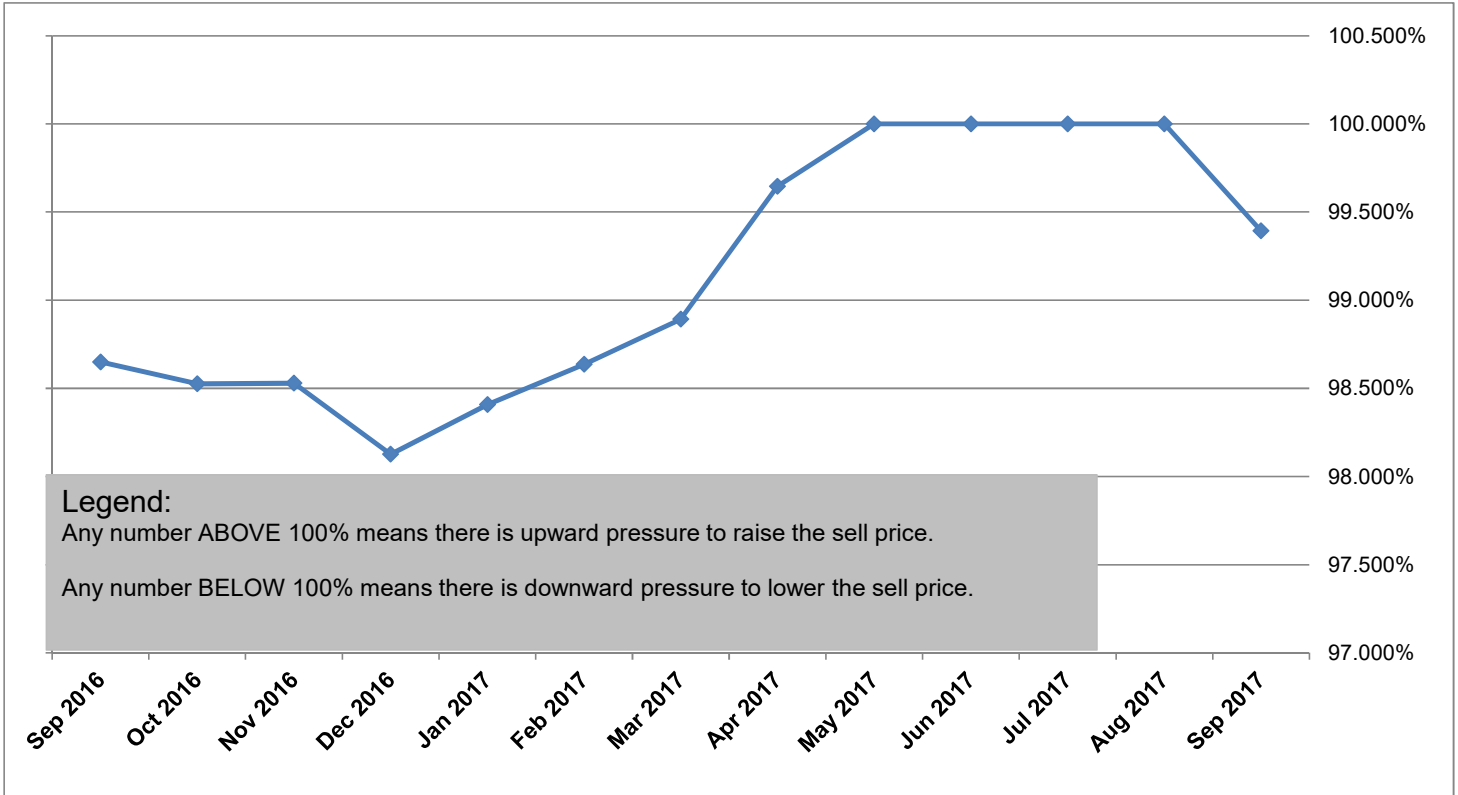
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Sell Price vs Original List Price

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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.

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

