

Housing Data Report December 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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Dec 2017 - Monthly Report

Inland Valleys Regional Summary

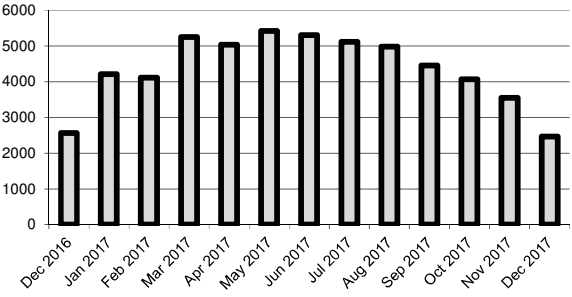
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Mark Dowling, Chief Executive Officer

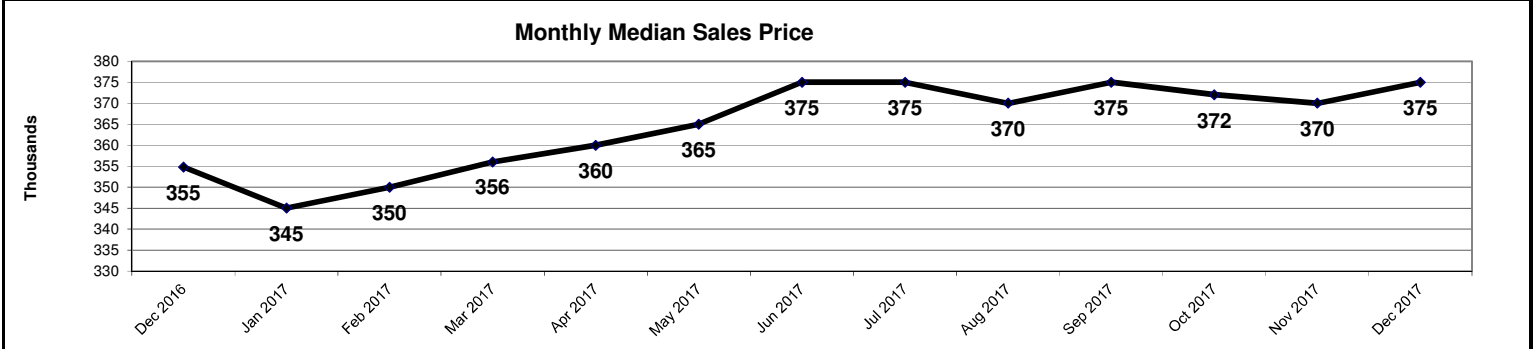


- 2017 closed out a strong year in the residential real estate market. When comparing year-over-year housing data there were increases in Sold Listings (up 2.8%), Sales Volume (up 12.8%) and Pending Sales (up 3.5%). However, New Listings did lag slightly with a 4.8% decrease. Although New Listings decreased slightly, increases in Sold Listings can mostly be attributed to a hot real estate market and the fact that fewer "difficult" listings (short sales) went into the MLS.
- Heightened demand has also caused a reduction in "Combined Days on Market" which decreased 54% year-over-year.
- Median Sales prices have leveled off over the last 6 months of the year as they hovered around \$375,000, which was a 7.3% increase.
- 2017 reflected a very strong demand for housing as demonstrated through increased Sold Listings, Sales Volume and Median Sales Prices, and a drastic reduction of Days on Market for homes.

	Dec-2016	Dec-2017	Annual Change
Monthly New Listings			
New Listings	2,566	2,461	↓ -4.1%
Pending Sales	2,715	2,709	↓ -0.2%
Sold Listings	3,559	3,299	↓ -7.3%
Median Sales Price	\$354,768	\$374,999	↑ 5.7%
Sales Volume (\$M)	\$1,339	\$1,351	↑ 0.9%
Price/Sq.Ft.	\$193	\$212	↑ 10.2%
Sold \$/List \$	98.13%	99.08%	↑ 1.0%
Days on Market	38	22	↓ -42.1%
CDOM	43	25	↓ -41.9%



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 Dec 2017 - YTD Comparisons

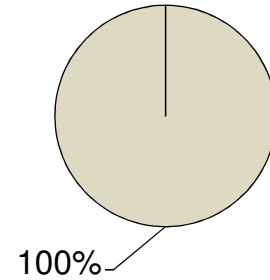
Inland Valleys Regional Summary

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We are 12 months through the year:

The statistics shown below are for all 12 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.



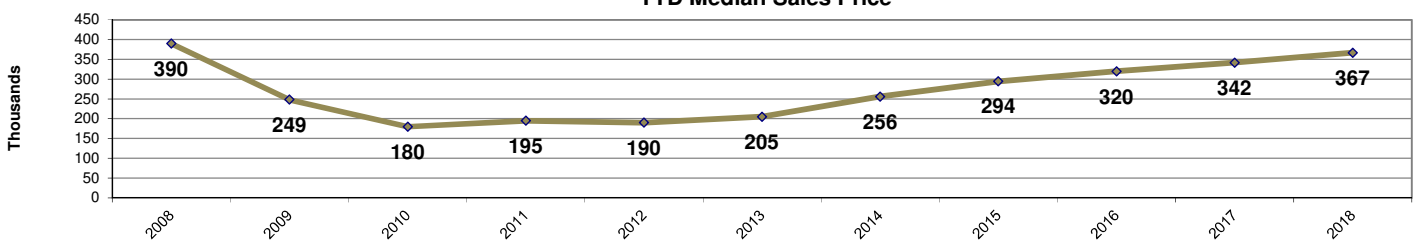
	Jan-Dec 2016	Jan-Dec 2017	Year-Over-Year Change
New Listings	56,711	53,973	↓ -4.8%
Pending Sales	43,612	45,147	↑ 3.5%
Sold Listings	42,893	44,103	↑ 2.8%
Median Sales Price	\$342,000	\$367,000	↑ 7.3%
Sales Volume (\$M)	\$15,826	\$17,846	↑ 12.8%
Price/Sq.Ft.	\$189	\$204	↑ 7.9%
Sold \$/List \$	98.67%	99.32%	↑ 0.7%
Days on Market	43	20	↓ -53.5%
CDOM	50	23	↓ -54.0%



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YTD Median Sales Price



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Dec 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	↑ 22%	↑ 20%	\$ 780,000	18	\$ 311	42
Banning	↓ -29%	↑ 17%	\$ 249,250	42	\$ 189	29
Beaumont	↑ 4%	↑ 10%	\$ 320,000	101	\$ 162	25
Bloomington	↑ 85%	↑ 30%	\$ 331,500	21	\$ 233	25
Canyon Lake	⇒ 0%	↑ 36%	\$ 475,000	39	\$ 220	78
Chino	↓ -23%	↑ 1%	\$ 465,000	93	\$ 254	33
Chino Hills	↓ -10%	↑ 8%	\$ 700,000	83	\$ 318	37
Claremont	↑ 96%	↑ 12%	\$ 630,000	37	\$ 343	34
Colton	↑ 11%	↑ 9%	\$ 294,500	54	\$ 230	21
Corona	↓ -22%	↑ 5%	\$ 460,000	240	\$ 237	22
Diamond Bar	↓ -30%	↑ 2%	\$ 575,000	67	\$ 374	34
Eastvale	↓ -32%	↑ 10%	\$ 557,800	43	\$ 197	26
Fontana	↑ 10%	↑ 9%	\$ 378,000	204	\$ 228	23
Grand Terrace	↓ -24%	↓ -2%	\$ 330,000	18	\$ 226	16
Hemet	↓ -14%	↑ 7%	\$ 230,000	223	\$ 140	26
Highland	↓ -13%	↓ -2%	\$ 320,000	71	\$ 200	20
Jurupa Valley	↓ -28%	↓ -15%	\$ 383,495	46	\$ 239	36
La Verne	↓ -11%	↑ 4%	\$ 613,000	22	\$ 350	17
Lake Elsinore	↓ -7%	↑ 1%	\$ 339,000	152	\$ 174	28
Loma Linda	↓ -13%	↑ 19%	\$ 465,000	17	\$ 230	45
Menifee	↓ -5%	↑ 9%	\$ 365,000	168	\$ 176	30
Montclair	↑ 56%	↑ 3%	\$ 392,500	30	\$ 287	19
Moreno Valley	↓ -6%	↑ 13%	\$ 322,000	226	\$ 181	20
Murrieta	↓ -17%	↑ 9%	\$ 410,000	229	\$ 187	24
Norco	↓ -21%	↑ 33%	\$ 594,500	29	\$ 221	42
Nuevo/Lakeview	↑ 33%	↑ 7%	\$ 320,000	14	\$ 181	25
Ontario	↓ -4%	↑ 9%	\$ 390,000	124	\$ 264	19
Perris	↑ 2%	↑ 6%	\$ 285,000	137	\$ 176	20
Pomona	↓ -5%	↑ 9%	\$ 394,000	100	\$ 290	19
Rancho Cucamonga	↓ -3%	↑ 12%	\$ 505,900	201	\$ 278	25
Redlands	↓ -6%	↑ 8%	\$ 395,000	85	\$ 244	27
Rialto	⇒ 0%	↑ 15%	\$ 340,000	98	\$ 221	25
Riverside	↓ -11%	↑ 7%	\$ 378,500	513	\$ 231	21
Romoland	↑ 120%	↑ 19%	\$ 354,990	12	\$ 143	35
San Bernardino	↑ 10%	↑ 14%	\$ 257,000	274	\$ 195	24
San Dimas	↓ -10%	↑ 18%	\$ 596,500	38	\$ 340	56
San Jacinto	↑ 9%	↑ 9%	\$ 267,000	73	\$ 138	24
Sun City	↓ -28%	↑ 20%	\$ 263,650	25	\$ 175	26
Temecula	↓ -3%	↑ 8%	\$ 457,000	197	\$ 218	23
Upland	↓ -23%	↑ 5%	\$ 534,340	83	\$ 295	35
Wildomar	↓ -5%	↑ 17%	\$ 405,700	69	\$ 152	39
Winchester	↑ 16%	↑ 8%	\$ 409,000	58	\$ 170	32
Yucaipa	↓ -23%	↑ 10%	\$ 364,500	79	\$ 199	40

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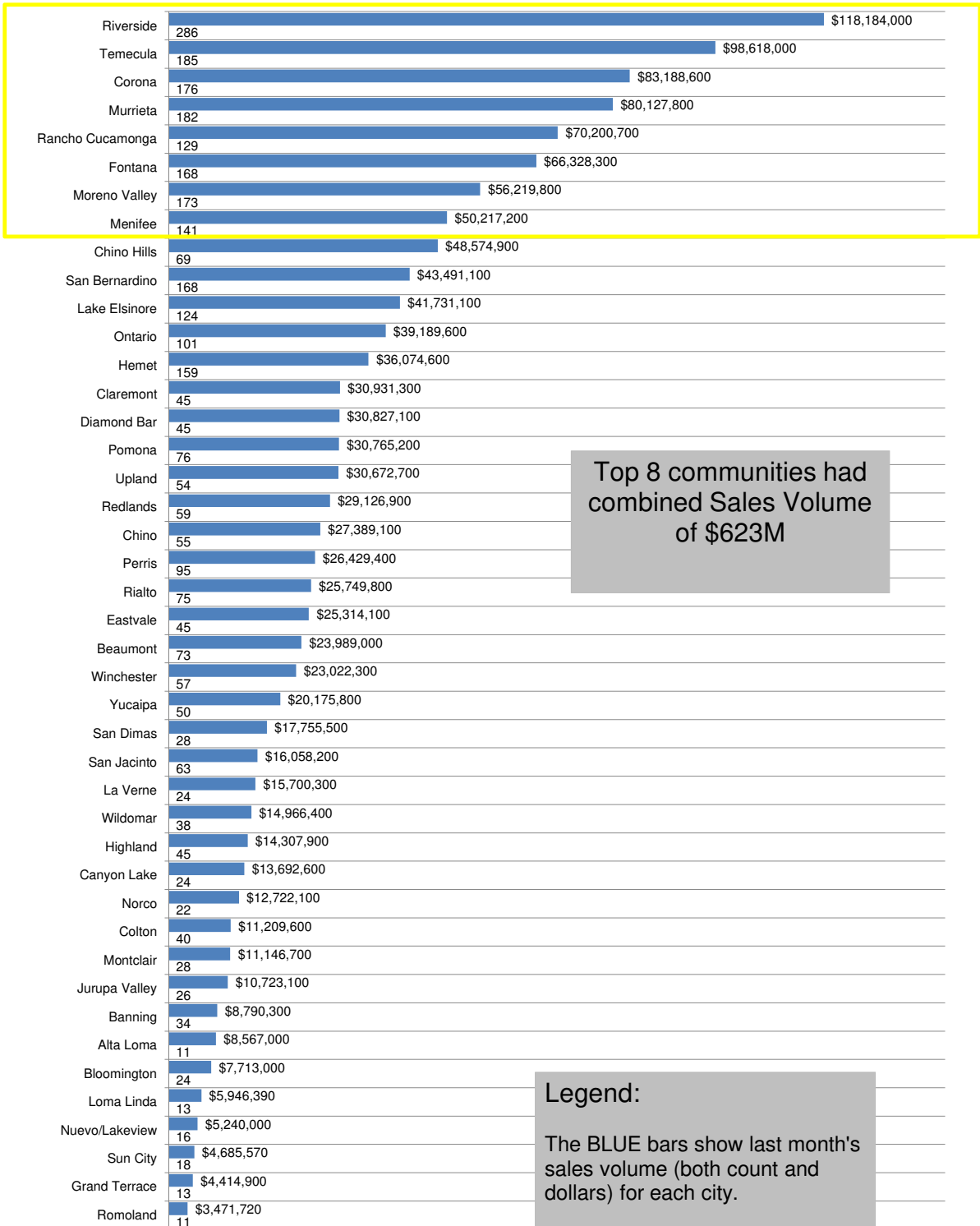
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Dec 2017 - Sales Volume per City

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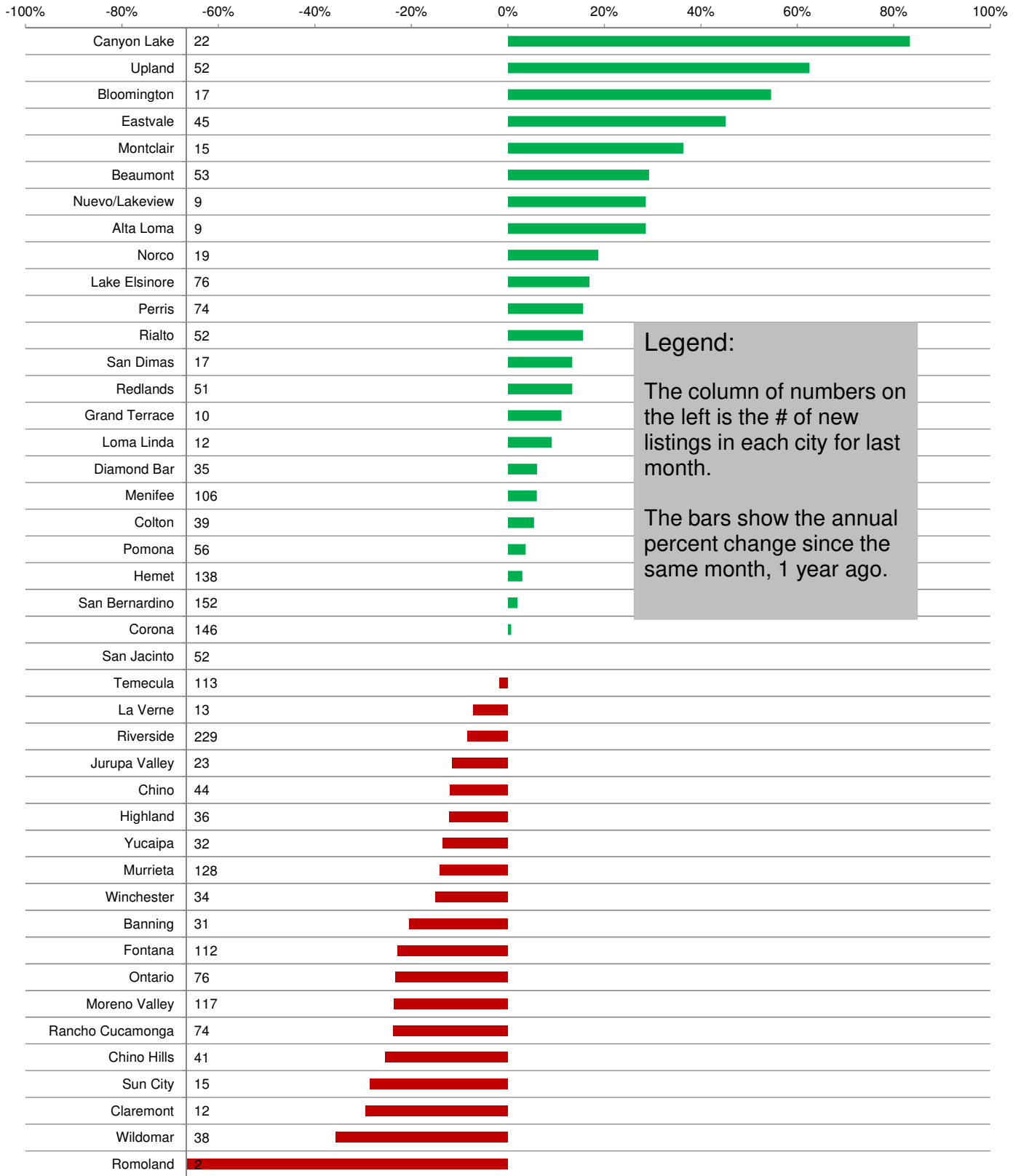
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Dec 2017 - Top Communities with New Listings (year-over-year)

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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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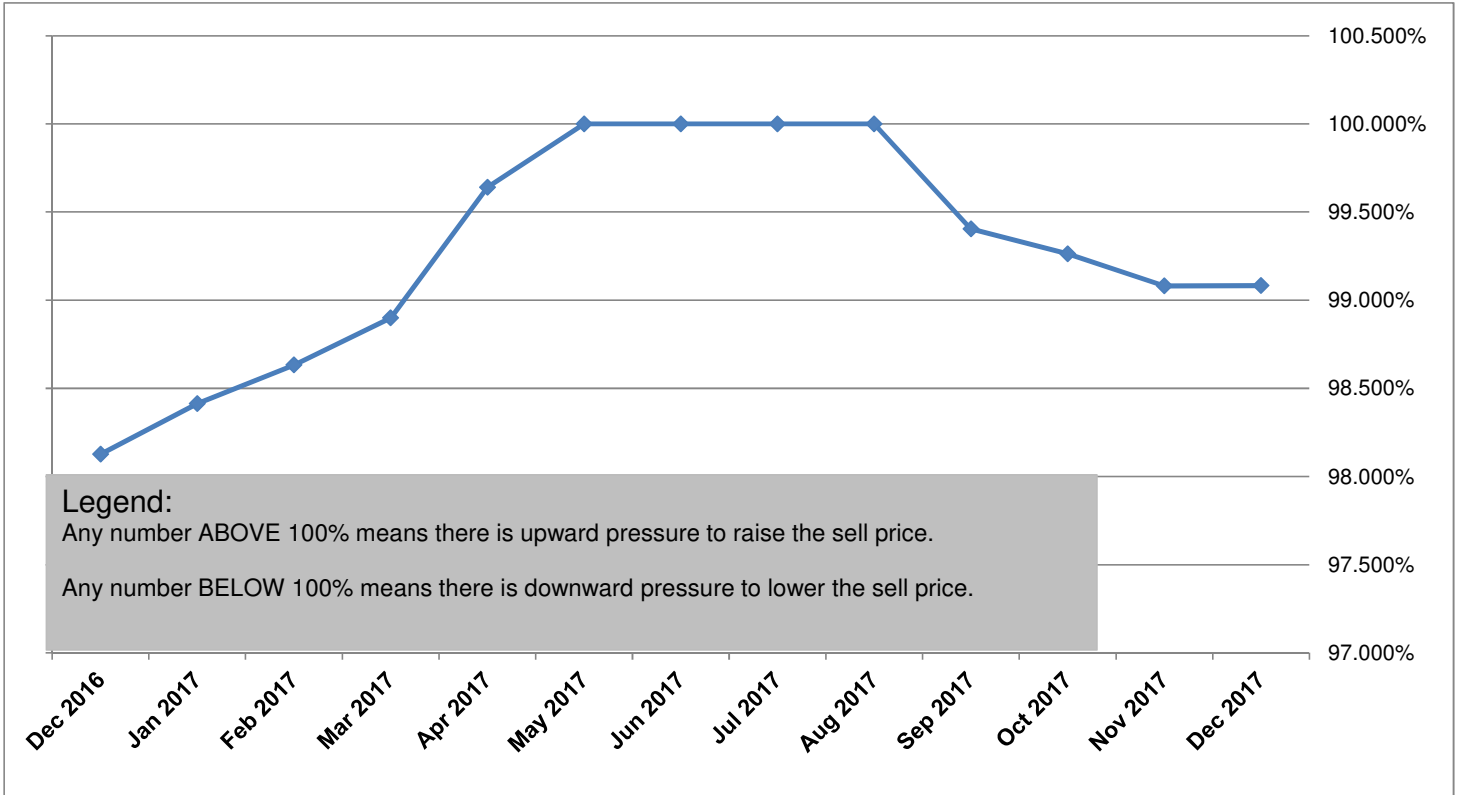
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Sell Price vs Original List Price

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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

