

Housing Data Report February 2018

The Voice of Real Estate in the Inland EmpireSM



A report brought to you by the Inland Valleys Association of REALTORS® (IVAR)
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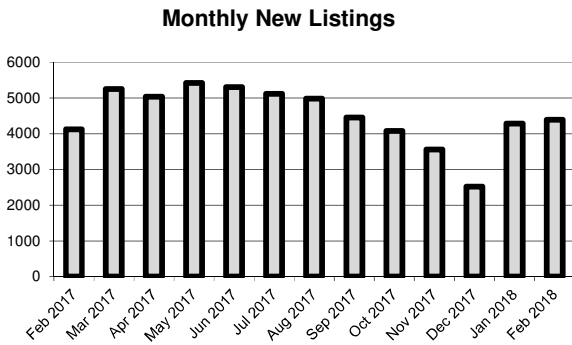
Feb 2018 - Monthly Report

Inland Valleys Regional Summary

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Mark Dowling, Chief Executive Officer

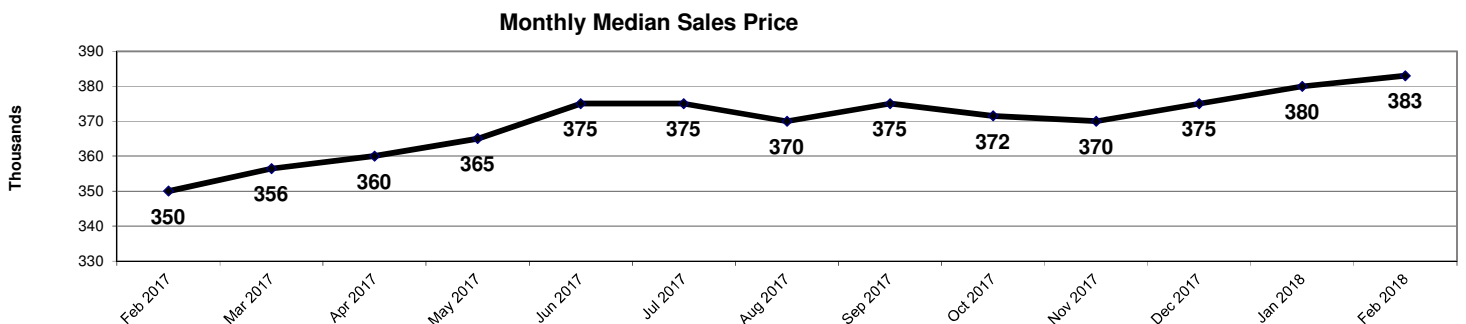
- 2017 closed out a strong year in the residential real estate market, and the first two months of 2018 have started off strong. When comparing month-to-month February 2017 data to February 2018 housing data, there were increases in New Listings, Pending Sales, and a strong 9.4% increase in Median Sales Price.
- Heightened demand has also caused a reduction in "Combined Days on Market" which decreased 45.7% month-over-year.
- Although Median Sales price leveled off the last 6 months of 2017 and hovered around \$375,000, January and February of 2018 have seen a slight increase to \$383,000.



	Feb-2017	Feb-2018	Annual Change
New Listings	4,119	4,395	↑ 6.7%
Pending Sales	3,548	3,618	↑ 2.0%
Sold Listings	2,739	2,598	↓ -5.1%
Median Sales Price	\$350,000	\$383,000	↑ 9.4%
Sales Volume (\$M)	\$1,038	\$1,058	↑ 1.9%
Price/Sq.Ft.	\$193	\$215	↑ 11.5%
Sold \$/List \$	98.63%	99.32%	↑ 0.7%
Days on Market	41	21	↓ -48.8%
CDOM	46	25	↓ -45.7%



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.



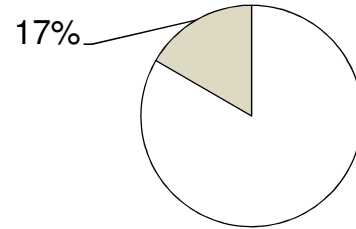
Jan through Feb 2018 - YTD Comparisons

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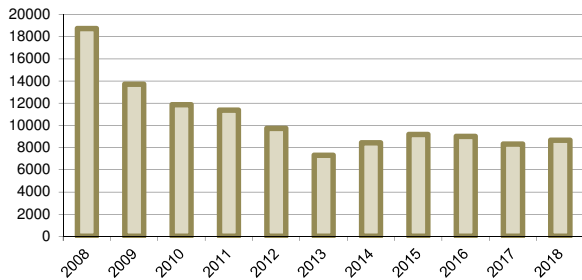
We are 2 month through the year:

The statistics shown below are for all 2 month 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.

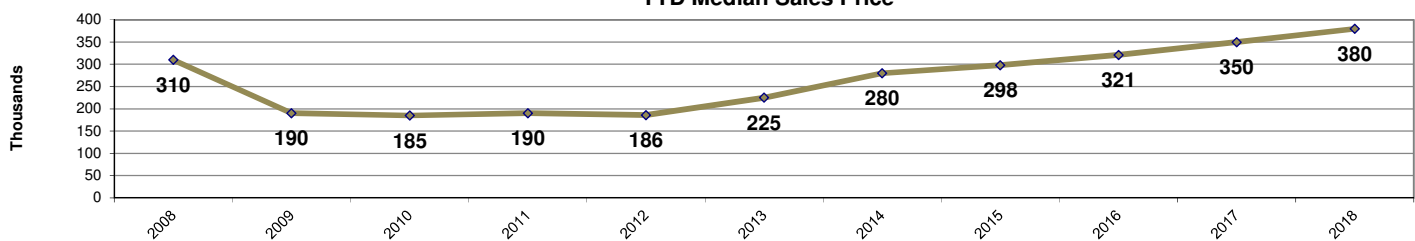
	Jan-Feb 2017	Jan-Feb 2018	Year-Over-Year Change
YTD New Listings	8,332	8,680	↑ 4.2%
Pending Sales	6,793	6,836	↑ 0.6%
Sold Listings	5,573	5,315	↓ -4.6%
Median Sales Price	\$349,900	\$380,000	↑ 8.6%
Sales Volume (\$M)	\$2,099	\$2,160	↑ 2.9%
Price/Sq.Ft.	\$193	\$213	↑ 10.3%
Sold \$/List \$	98.52%	99.19%	↑ 0.7%
Days on Market	41	23	↓ -43.9%
CDOM	46	27	↓ -41.3%



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YTD Median Sales Price



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Feb 2018 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
Banning	↓ -31%	↑ 12%	\$ 252,590	56	\$ 181	64
Beaumont	↑ 41%	↑ 4%	\$ 313,000	89	\$ 169	47
Bloomington	↑ 25%	↑ 2%	\$ 315,000	20	\$ 228	36
Calimesa	↑ 56%	↓ -4%	\$ 337,000	18	\$ 216	39
Canyon Lake	↑ 15%	↑ 4%	\$ 435,000	35	\$ 188	71
Chino	↑ 24%	↑ 8%	\$ 482,000	75	\$ 269	28
Chino Hills	↓ -6%	↑ 10%	\$ 640,000	67	\$ 322	20
Claremont	↓ -25%	↓ -13%	\$ 572,500	14	\$ 325	35
Colton	↑ 33%	↑ 8%	\$ 265,000	53	\$ 191	20
Corona	↓ -1%	↑ 10%	\$ 460,000	211	\$ 258	27
Diamond Bar	↓ -33%	↑ 24%	\$ 700,888	54	\$ 381	23
Eastvale	↑ 12%	↑ 8%	\$ 570,000	39	\$ 203	14
Fontana	↓ -15%	↑ 12%	\$ 395,000	158	\$ 217	21
Hemet	↓ -9%	↑ 7%	\$ 235,000	202	\$ 149	26
Highland	↓ -16%	↑ 19%	\$ 333,000	46	\$ 203	29
Jurupa Valley	↓ -36%	↓ -9%	\$ 410,000	51	\$ 202	32
La Verne	↑ 20%	↑ 1%	\$ 570,000	17	\$ 330	62
Lake Elsinore	↑ 9%	↑ 9%	\$ 352,468	119	\$ 186	22
Menifee	↓ -6%	↑ 7%	\$ 364,950	160	\$ 182	23
Montclair	↑ 11%	↑ 6%	\$ 415,500	13	\$ 279	17
Moreno Valley	↓ -15%	↑ 7%	\$ 315,000	210	\$ 187	21
Murrieta	↓ -11%	↑ 7%	\$ 405,000	196	\$ 192	32
Norco	↓ -32%	↑ 5%	\$ 528,000	20	\$ 301	22
Ontario	↓ -13%	↑ 8%	\$ 389,500	99	\$ 280	22
Perris	↓ -17%	↑ 2%	\$ 295,500	118	\$ 182	27
Pomona	↓ -21%	↑ 15%	\$ 390,000	99	\$ 297	16
Rancho Cucamonga	↑ 2%	↑ 10%	\$ 481,000	150	\$ 274	31
Redlands	↓ -23%	↑ 21%	\$ 442,000	81	\$ 240	46
Rialto	↓ -4%	↑ 14%	\$ 341,500	96	\$ 213	20
Riverside	↑ 3%	↑ 14%	\$ 405,000	423	\$ 228	21
San Bernardino	↑ 3%	↑ 11%	\$ 259,900	277	\$ 197	29
San Dimas	↑ 26%	↑ 6%	\$ 575,000	25	\$ 383	14
San Jacinto	↓ -31%	↑ 4%	\$ 250,000	82	\$ 141	26
Sun City	↓ -6%	↑ 15%	\$ 250,000	24	\$ 162	15
Temecula	↓ -3%	↑ 2%	\$ 448,000	177	\$ 229	18
Upland	↑ 19%	↑ 15%	\$ 529,000	86	\$ 287	22
Wildomar	↓ -25%	↓ -11%	\$ 335,500	56	\$ 172	26
Winchester	↑ 16%	↑ 10%	\$ 419,500	41	\$ 162	39
Yucaipa	↓ -9%	↑ 21%	\$ 410,000	74	\$ 197	54

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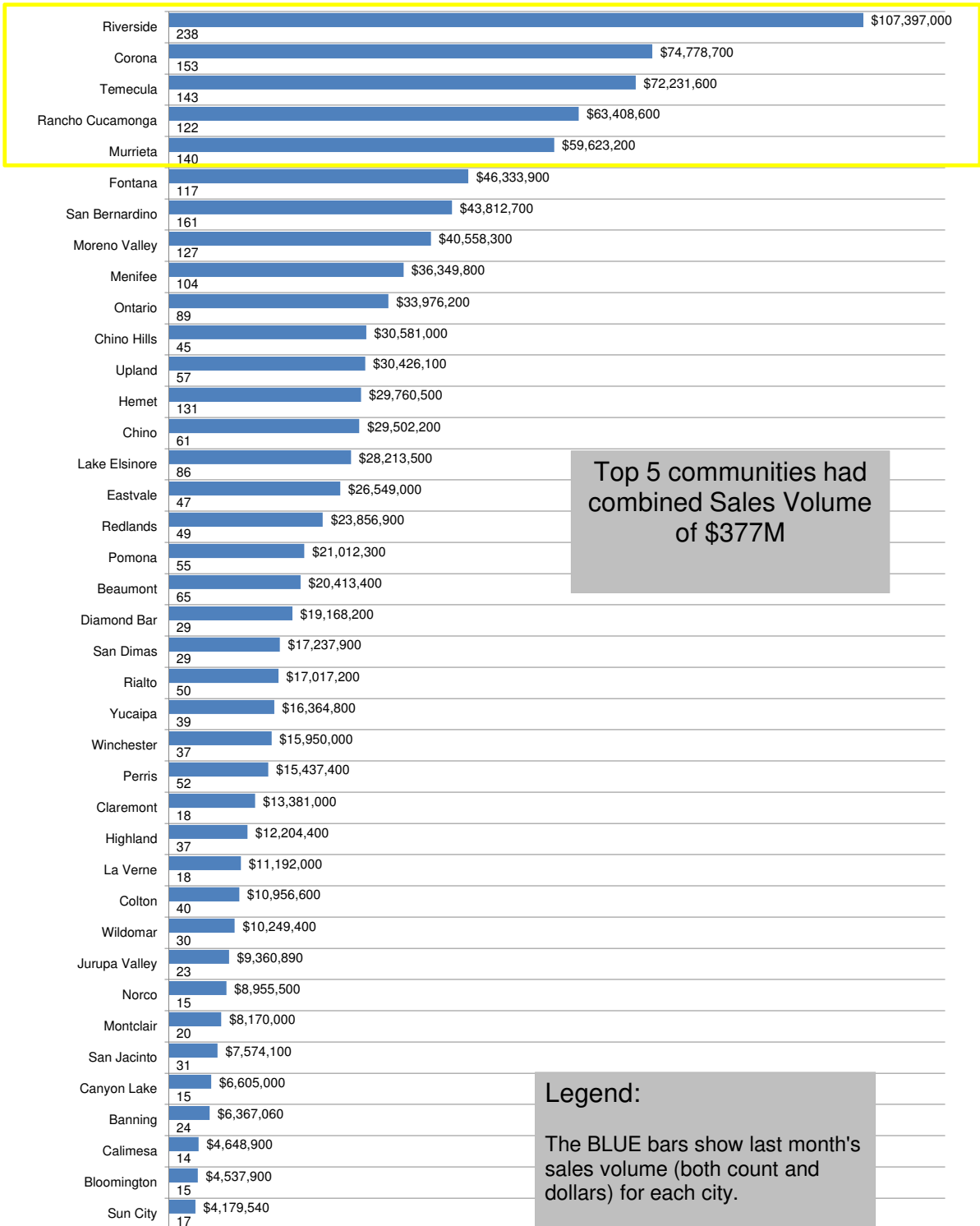
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Feb 2018 - Sales Volume per City

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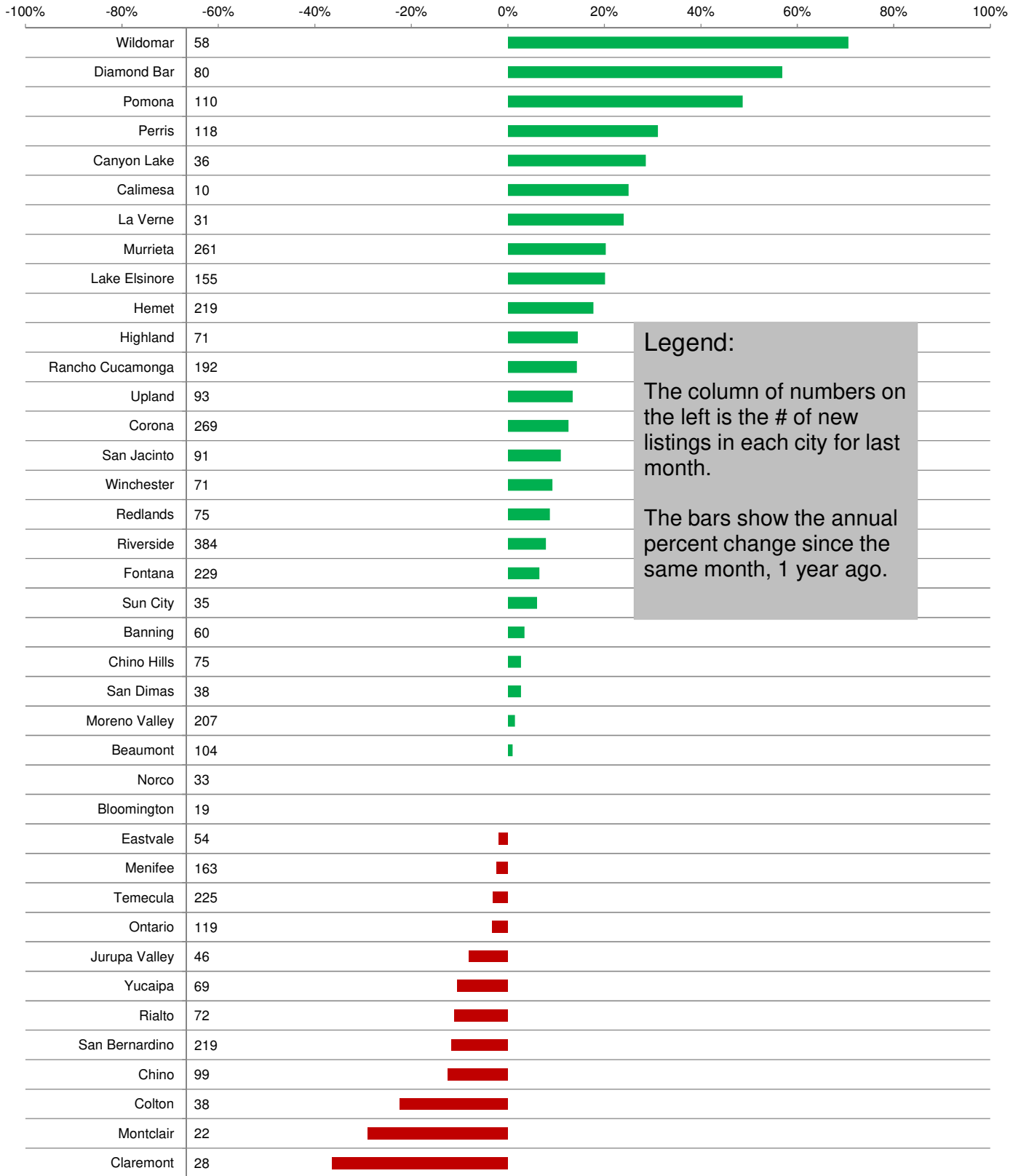
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Feb 2018 - Top Communities with New Listings (year-over-year)

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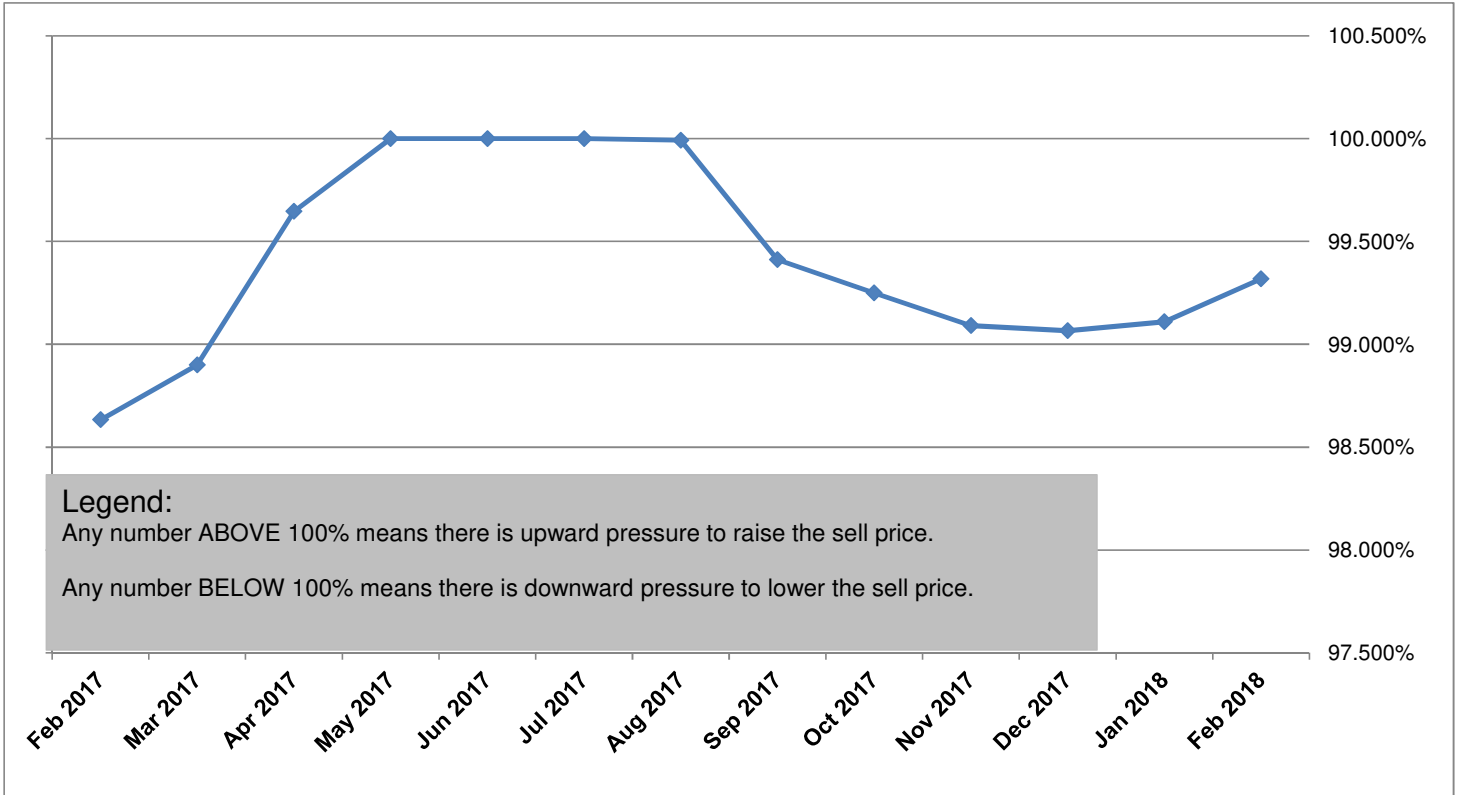
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Sell Price vs Original List Price

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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

