

Housing Data Report April 2018

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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Apr 2018 - Monthly Report

Inland Valleys Regional Summary

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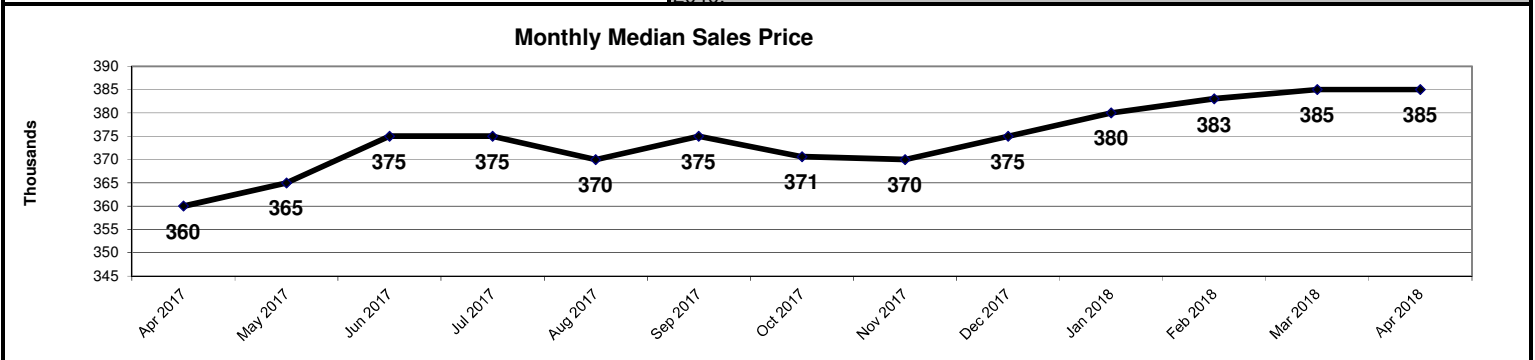
Mark Dowling, Chief Executive Officer

- The first one third of 2018 reflects a strong but tightening residential real estate market. When comparing year-over-year 2018 data to 2017 housing data, New Listings are up slightly (1.7%), but Pending Sales and Sold Listings are down 4.3% and 5.4%. Moreover, Median Sales Price is up 8.2%.
- Heightened demand has also caused a reduction in "Combined Days on Market" which decreased 44.7% month-over-year.
- Although Median Sales price was flat the last 6 months of 2017, January and February 2018 Median Sales price increases have appeared to "level-off" the last three months at \$385,000.



	Apr-2017	Apr-2018	Annual Change
Monthly New Listings			
New Listings	5,033	5,244	↑ 4.2%
Pending Sales	4,223	4,180	↓ -1.0%
Sold Listings	3,601	3,539	↓ -1.7%
Median Sales Price	\$360,000	\$385,000	↑ 6.9%
Sales Volume (\$M)	\$1,398	\$1,482	↑ 6.0%
Monthly Closed Listings			
Price/Sq.Ft.	\$199	\$218	↑ 9.7%
Sold \$/List \$	99.65%	100.00%	↑ 0.4%
Days on Market	23	16	↓ -30.4%
CDOM	26	17	↓ -34.6%

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.



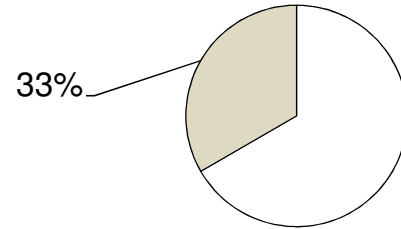
Jan through Apr 2018 - YTD Comparisons

Inland Valleys Regional Summary

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We are 4 months through the year:

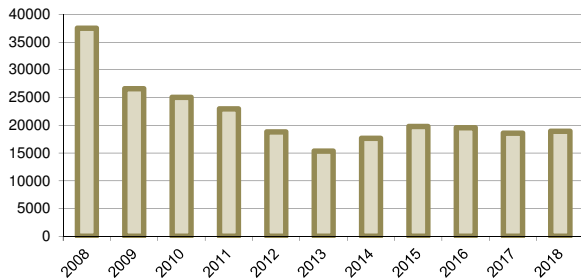
The statistics shown below are for all 4 months of the years represented.



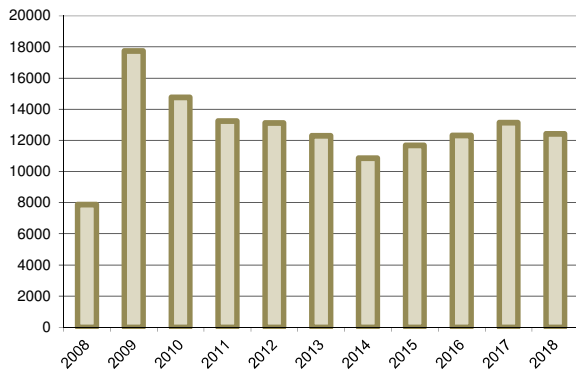
Month to month comparisons give you a quick way to see what is recently changing in the region. However, by comparing Year-To-Date (YTD) information across several years, you can observe more significant trends.

	Jan-Apr 2017	Jan-Apr 2018	Year-Over-Year Change
New Listings	18,613	18,928	↑ 1.7%
Pending Sales	15,407	14,741	↓ -4.3%
Sold Listings	13,138	12,422	↓ -5.4%
Median Sales Price	\$355,000	\$384,000	↑ 8.2%
Sales Volume (\$M)	\$5,013	\$5,126	↑ 2.2%
Price/Sq.Ft.	\$197	\$216	↑ 9.9%
Sold \$/List \$	98.86%	99.75%	↑ 0.9%
Days on Market	34	19	↓ -44.1%
CDOM	38	21	↓ -44.7%

YTD New Listings



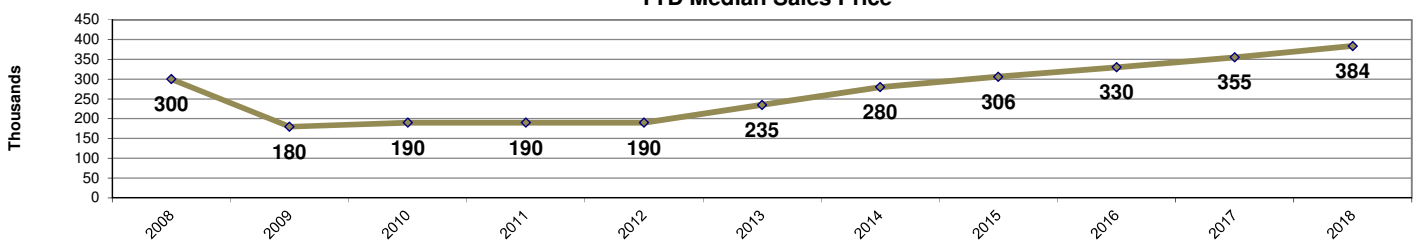
YTD Closed Listings



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YTD Median Sales Price



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Apr 2018 City Overview

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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	↓ -26%	↓ -10%	\$ 617,500	18	\$ 298	17
Banning	↑ 4%	↑ 8%	\$ 260,000	71	\$ 184	27
Beaumont	⇒ 0%	↑ 11%	\$ 332,000	113	\$ 157	20
Bloomington	↑ 7%	↑ 2%	\$ 327,000	34	\$ 239	28
Canyon Lake	↓ -19%	↑ 18%	\$ 489,995	45	\$ 218	32
Chino	↓ -38%	↑ 4%	\$ 462,000	94	\$ 268	14
Chino Hills	↓ -4%	↑ 7%	\$ 696,500	91	\$ 334	19
Claremont	↓ -3%	↑ 14%	\$ 650,000	33	\$ 357	15
Colton	↓ -18%	↑ 15%	\$ 300,000	39	\$ 211	25
Corona	↑ 2%	↑ 3%	\$ 470,000	256	\$ 259	14
Diamond Bar	↓ -11%	↓ -7%	\$ 574,700	98	\$ 377	20
Eastvale	⇒ 0%	↑ 6%	\$ 578,000	58	\$ 205	20
Fontana	↑ 8%	↑ 3%	\$ 391,000	221	\$ 225	12
Hemet	↓ -5%	↑ 10%	\$ 244,500	287	\$ 155	25
Highland	↓ -4%	↓ -2%	\$ 318,000	61	\$ 206	13
Jurupa Valley	↓ -42%	↑ 1%	\$ 440,000	62	\$ 235	25
La Verne	↑ 7%	↑ 15%	\$ 705,000	30	\$ 362	21
Lake Elsinore	↓ -10%	↑ 9%	\$ 364,900	162	\$ 180	26
Loma Linda	↑ 89%	↑ 12%	\$ 410,000	21	\$ 234	42
Menifee	↑ 7%	↑ 6%	\$ 360,000	152	\$ 189	22
Montclair	↑ 6%	↑ 11%	\$ 430,000	17	\$ 297	14
Moreno Valley	↓ -15%	↑ 8%	\$ 324,950	235	\$ 195	14
Murrieta	↑ 5%	↑ 6%	\$ 423,000	244	\$ 194	13
Norco	↓ -44%	↑ 26%	\$ 640,500	21	\$ 247	30
Ontario	↓ -18%	↑ 13%	\$ 400,000	111	\$ 286	14
Perris	↑ 14%	↑ 8%	\$ 303,000	155	\$ 181	19
Pomona	↑ 1%	↑ 7%	\$ 410,000	85	\$ 293	17
Rancho Cucamonga	↑ 26%	↑ 10%	\$ 508,000	219	\$ 297	12
Redlands	↑ 18%	↑ 13%	\$ 405,000	102	\$ 244	16
Rialto	↑ 3%	↑ 6%	\$ 335,000	85	\$ 220	19
Riverside	↓ -5%	↑ 10%	\$ 405,000	501	\$ 241	16
San Bernardino	↑ 5%	↑ 12%	\$ 272,500	264	\$ 204	23
San Dimas	↑ 3%	↑ 8%	\$ 590,000	31	\$ 371	12
San Jacinto	↓ -18%	↑ 15%	\$ 282,000	81	\$ 143	18
Sun City	↓ -16%	↑ 7%	\$ 230,000	28	\$ 191	22
Temecula	↑ 7%	↑ 4%	\$ 447,625	248	\$ 225	13
Upland	↑ 9%	↑ 8%	\$ 567,500	100	\$ 291	20
Wildomar	↑ 5%	↓ -1%	\$ 361,000	70	\$ 166	24
Winchester	↓ -19%	↓ -1%	\$ 395,999	74	\$ 176	27
Yucaipa	↑ 6%	↑ 8%	\$ 372,000	75	\$ 212	35

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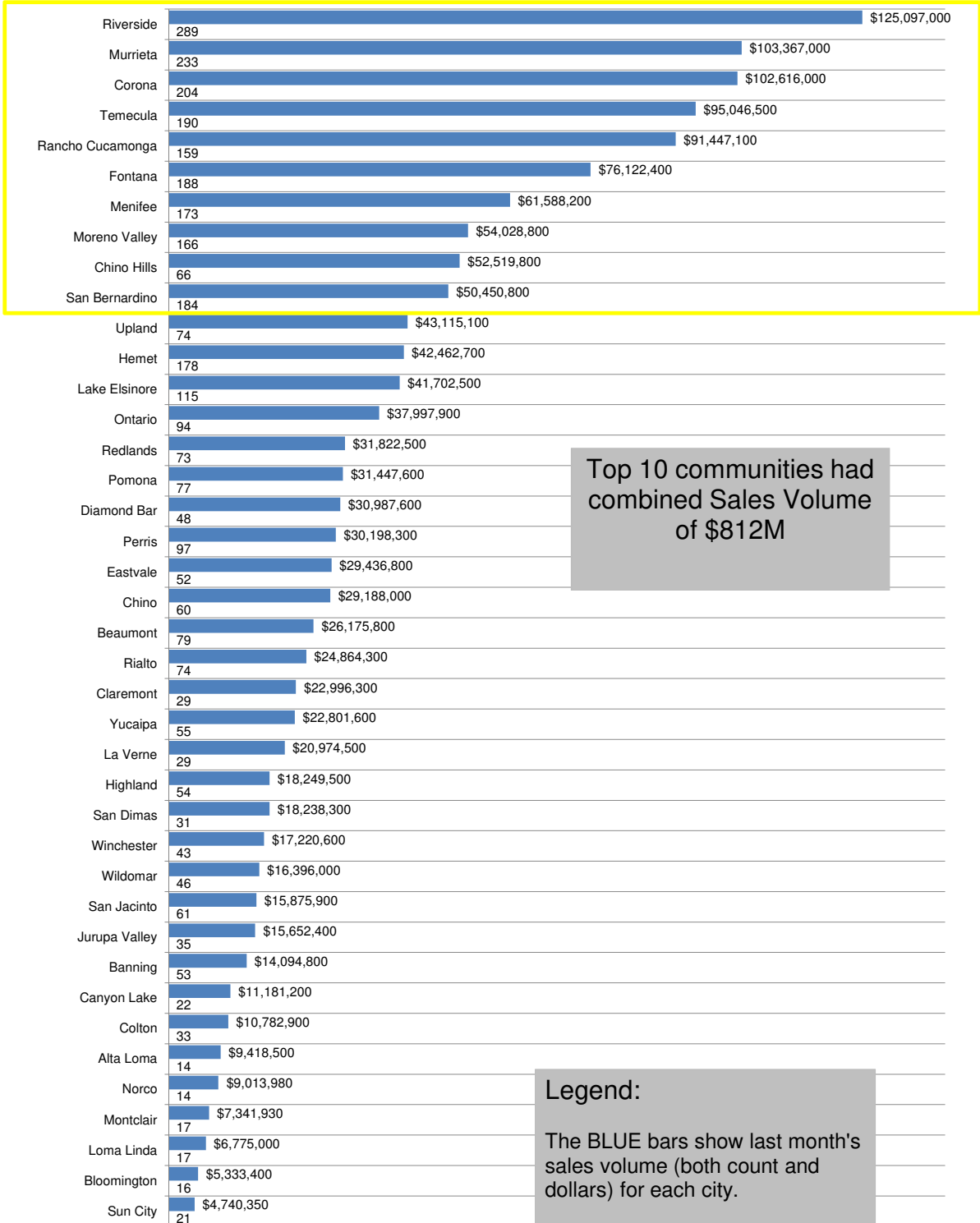
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Apr 2018 - Sales Volume per City

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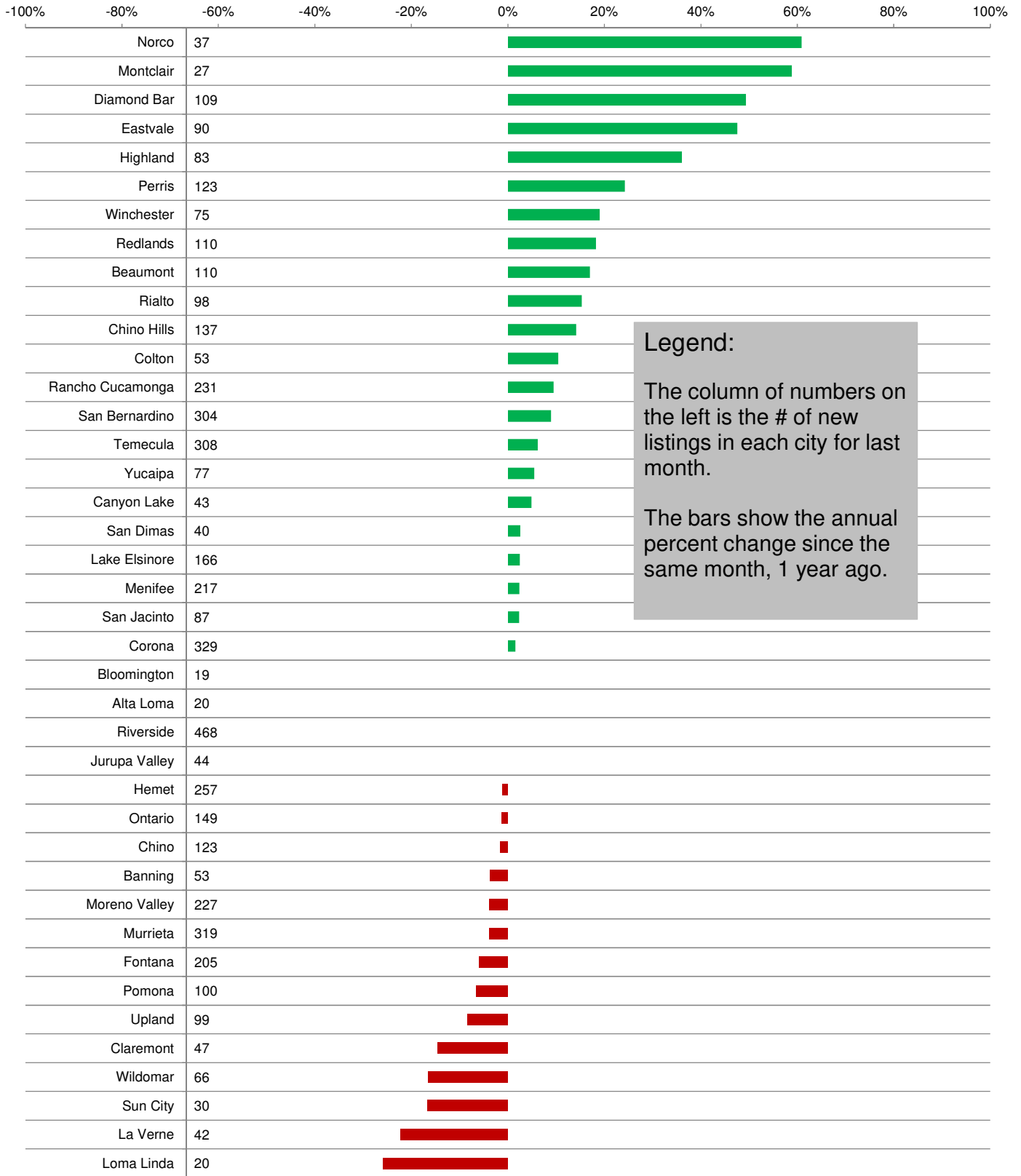
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Apr 2018 - Top Communities with New Listings (year-over-year)

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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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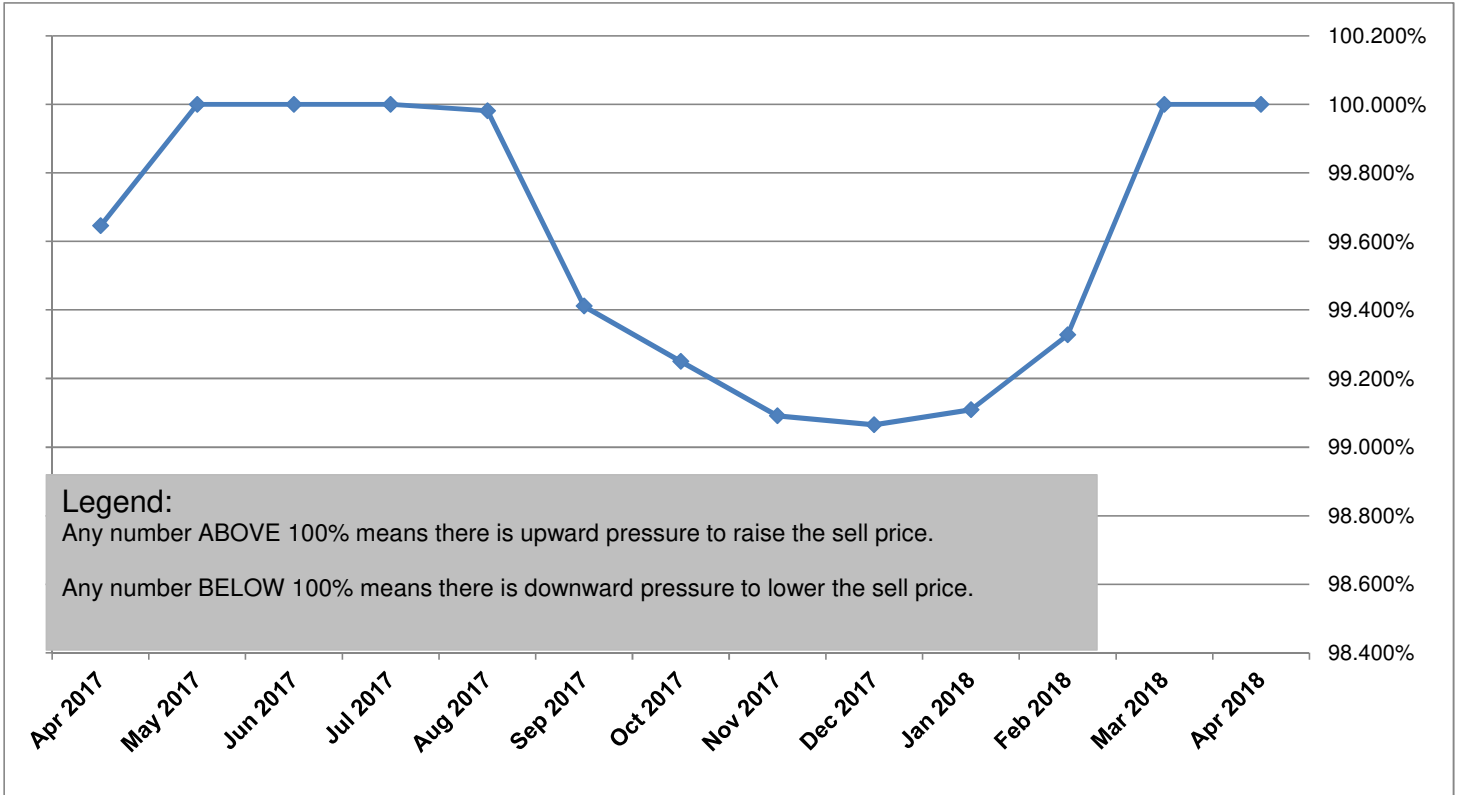
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Sell Price vs Original List Price

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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

