

Housing Data Report May 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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May 2018 - Monthly Report

Inland Valleys Regional Summary

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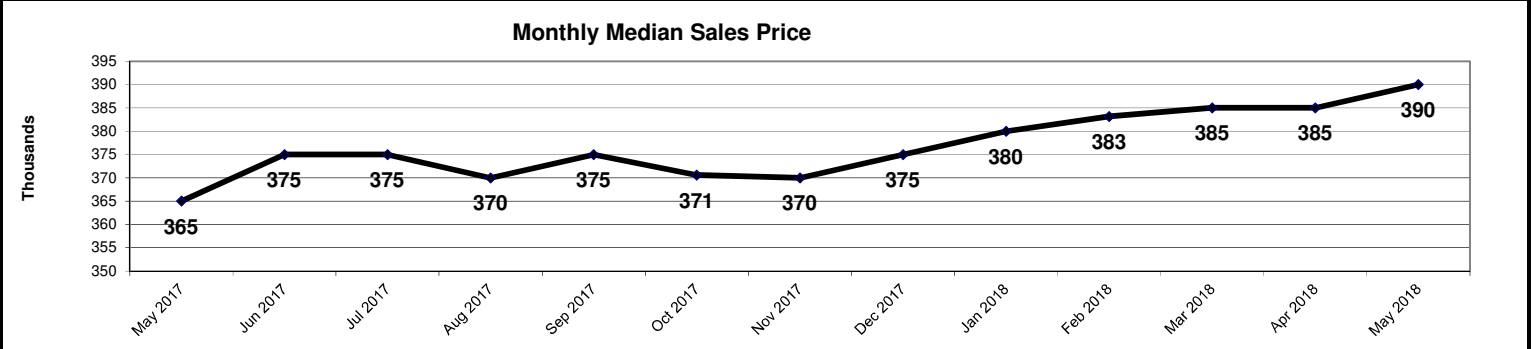
Mark Dowling, Chief Executive Officer

- 2018 continues to be a strong but tightening residential real estate market. When comparing year-over-year 2018 data to 2017 housing data, New Listings are up slightly (2.0%), but Pending Sales and Sold Listings are down 5.4% and 6.4%. Moreover, Median Sales Price is up 7.5%.
- Heightened demand has also caused a reduction in "Combined Days on Market" which decreased 35.5% month-over-year.
- Although Median Sales price was flat the last 6 months of 2017, January and February 2018 Median Sales price has edged up to \$390,000.



	May-2017	May-2018	Annual Change
Monthly New Listings			
New Listings	5,423	5,514	↑ 1.7%
Pending Sales	4,470	4,349	↓ -2.7%
Sold Listings	4,292	3,896	↓ -9.2%
Median Sales Price	\$365,000	\$390,000	↑ 6.8%
Sales Volume (\$M)	\$1,692	\$1,636	↓ -3.3%
Monthly Closed Listings			
Price/Sq.Ft.	\$199	\$220	↑ 10.4%
Sold \$/List \$	100.00%	100.00%	⇒ 0.0%
Days on Market	15	16	↑ 6.7%
CDOM	16	17	↑ 6.3%

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 May 2018 - YTD Comparisons

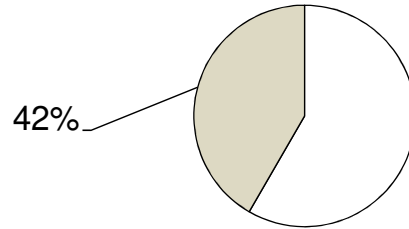
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We are 5 months through the year:

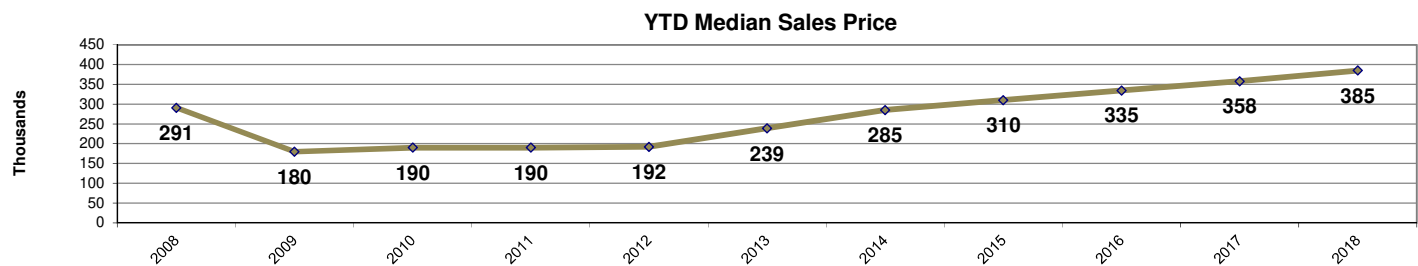
The statistics shown below are for all 5 months of the years represented.

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-May 2017	Jan-May 2018	Year-Over-Year Change
New Listings	24,036	24,505	↑ 2.0%
Pending Sales	19,877	18,810	↓ -5.4%
Sold Listings	17,428	16,318	↓ -6.4%
Median Sales Price	\$358,000	\$385,000	↑ 7.5%
Sales Volume (\$M)	\$6,704	\$6,759	↑ 0.8%
Price/Sq.Ft.	\$197	\$217	↑ 9.9%
Sold \$/List \$	99.08%	100.00%	↑ 0.9%
Days on Market	28	18	↓ -35.7%
CDOM	31	20	↓ -35.5%

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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**May 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
Alta Loma	↓ -56%	↑ 2%	\$ 660,000	18	\$ 289	41
Banning	↑ 6%	↑ 12%	\$ 253,000	71	\$ 193	25
Beaumont	↓ -7%	↑ 16%	\$ 349,240	105	\$ 155	31
Bloomington	↑ 83%	↑ 8%	\$ 350,000	29	\$ 231	18
Canyon Lake	↓ -6%	↑ 5%	\$ 440,000	55	\$ 225	30
Cherry Valley	⇒ 0%	↑ 35%	\$ 306,250	17	\$ 177	24
Chino	↓ -12%	↑ 11%	\$ 484,000	123	\$ 269	17
Chino Hills	↓ -11%	↓ -7%	\$ 627,500	102	\$ 333	15
Claremont	↓ -28%	↓ -5%	\$ 620,000	30	\$ 357	14
Colton	↑ 21%	↑ 21%	\$ 302,500	58	\$ 219	11
Corona	↓ -7%	↑ 10%	\$ 495,000	296	\$ 249	15
Diamond Bar	⇒ 0%	↓ -7%	\$ 640,000	95	\$ 390	21
Eastvale	↓ -3%	↑ 11%	\$ 590,000	66	\$ 211	12
Fontana	↓ -13%	↑ 17%	\$ 420,000	217	\$ 227	15
Grand Terrace	↓ -22%	↑ 20%	\$ 370,950	16	\$ 212	36
Hemet	↓ -2%	↑ 6%	\$ 253,750	271	\$ 156	25
Highland	↓ -10%	↑ 6%	\$ 330,000	71	\$ 201	19
Jurupa Valley	↓ -17%	↑ 1%	\$ 429,495	63	\$ 265	34
La Verne	↓ -4%	↑ 5%	\$ 669,000	35	\$ 382	13
Lake Elsinore	↓ -9%	↑ 4%	\$ 363,000	155	\$ 181	26
Loma Linda	↓ -21%	↑ 9%	\$ 380,000	20	\$ 238	15
Menifee	↓ -30%	↑ 4%	\$ 365,000	199	\$ 180	18
Montclair	↓ -32%	↑ 12%	\$ 420,000	22	\$ 271	6
Moreno Valley	↓ -12%	↑ 9%	\$ 328,000	248	\$ 194	14
Murrieta	↓ -12%	↑ 7%	\$ 425,000	275	\$ 195	16
Norco	↓ -28%	↓ -2%	\$ 535,000	35	\$ 285	21
Ontario	↓ -14%	↑ 6%	\$ 415,000	130	\$ 288	11
Perris	↓ -4%	↑ 10%	\$ 302,000	155	\$ 173	19
Pomona	↑ 13%	↑ 11%	\$ 410,000	112	\$ 300	19
Rancho Cucamonga	↑ 13%	↑ 14%	\$ 520,000	196	\$ 285	13
Redlands	↑ 7%	↑ 4%	\$ 390,000	110	\$ 235	16
Rialto	↓ -25%	↑ 13%	\$ 360,000	108	\$ 223	15
Riverside	↓ -13%	↑ 9%	\$ 409,925	565	\$ 241	15
San Bernardino	↑ 4%	↑ 10%	\$ 270,000	286	\$ 214	17
San Dimas	↑ 23%	↑ 2%	\$ 600,000	38	\$ 355	21
San Jacinto	↓ -3%	↑ 12%	\$ 280,000	96	\$ 160	17
Sun City	↑ 4%	↑ 14%	\$ 260,000	34	\$ 185	32
Temecula	↓ -7%	↑ 6%	\$ 474,950	272	\$ 215	13
Upland	↓ -16%	↑ 9%	\$ 569,000	88	\$ 286	19
Wildomar	↓ -19%	↓ -5%	\$ 372,000	63	\$ 186	26
Winchester	↓ -21%	↑ 5%	\$ 420,000	73	\$ 169	27
Yucaipa	↓ -30%	↑ 8%	\$ 377,000	104	\$ 208	19

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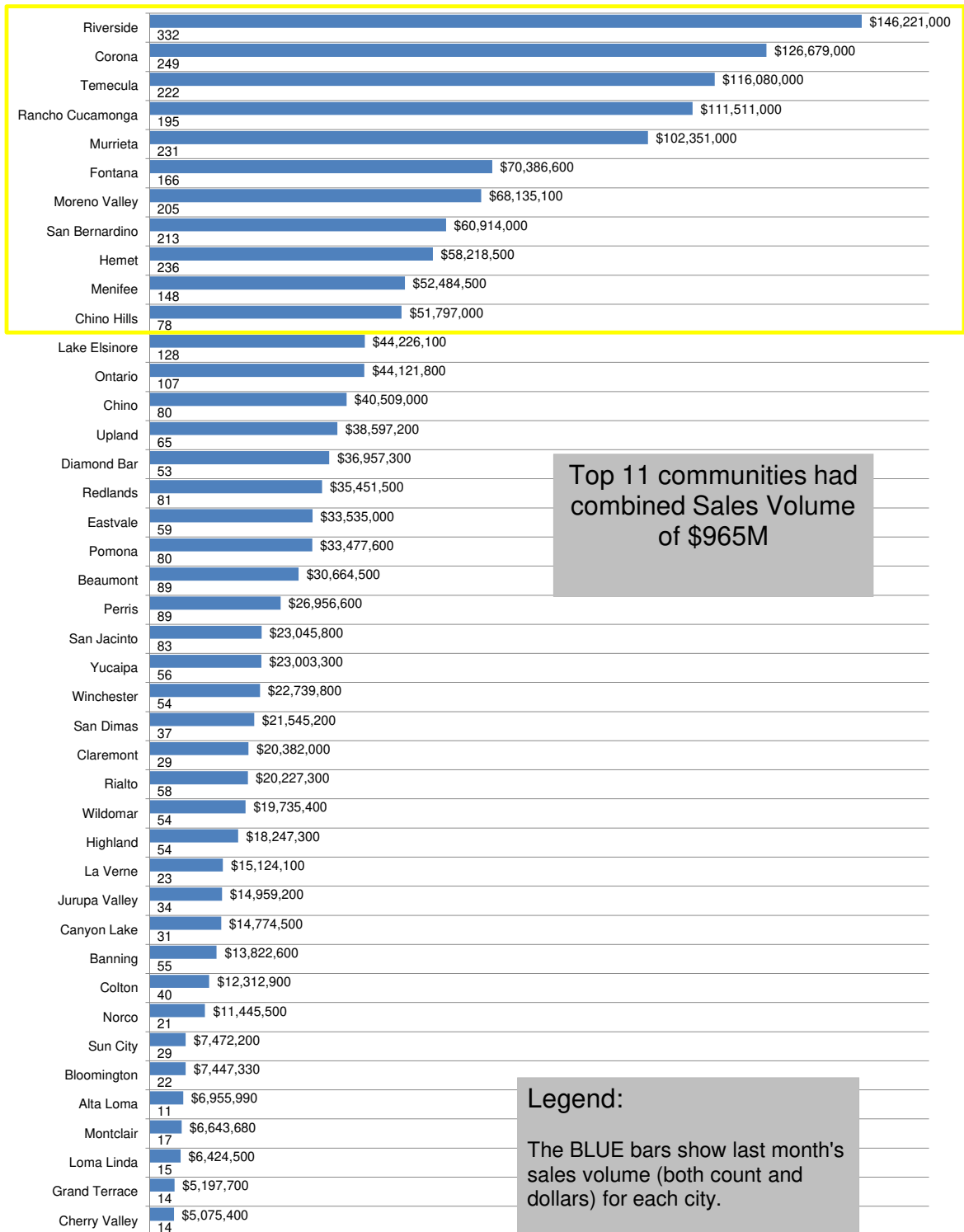
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May 2018 - Sales Volume per City

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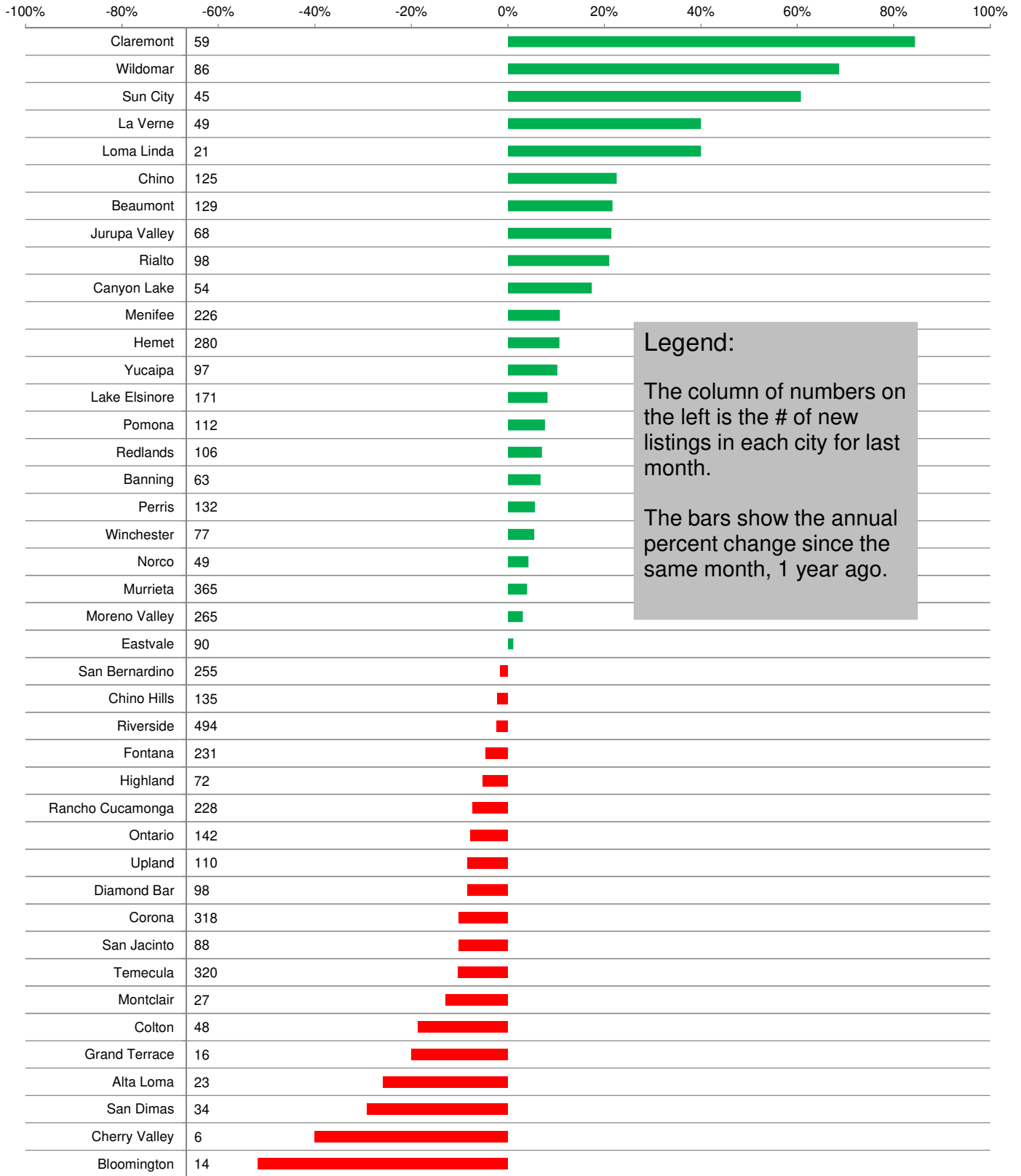
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May 2018 - Top Communities with New Listings (year-over-year)

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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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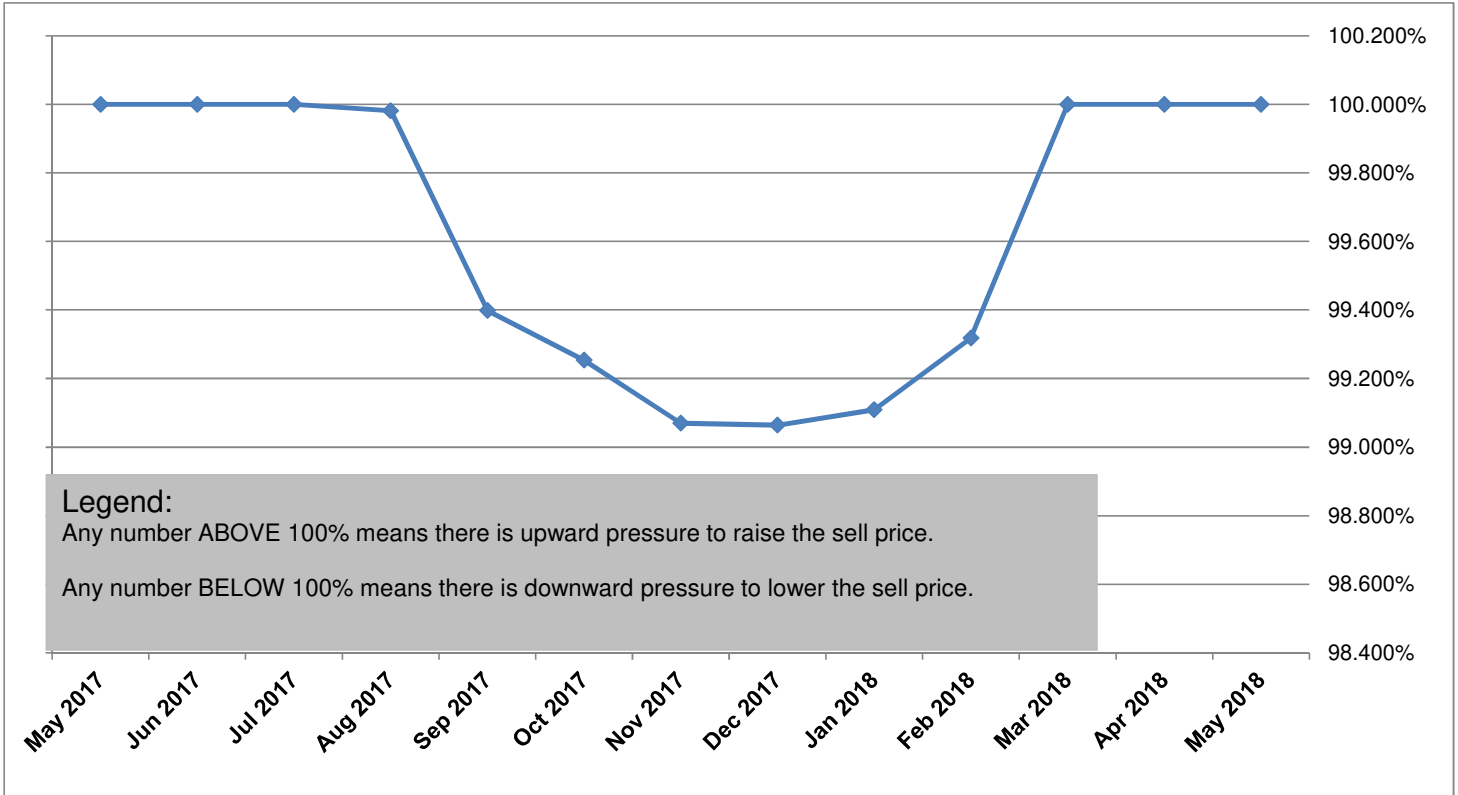
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Sell Price vs Original List Price

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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

