

Housing Data Report July 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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Jul 2018 - Monthly Report

Inland Valleys Regional Summary

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Mark Dowling, Chief Executive Officer

- The housing data for the first half of 2018 reflects a strong but tightening real estate market. When comparing year-over-year 2018 data to 2017 housing data, New Listings are up (2.7%), but Pending Sales and Sold Listings are down 6.1% and 6.9%. Additionally, the Median Sales Price is up 7.1%.
- Heightened demand has also caused a reduction in "Combined Days on Market" which is now less than 20 days.
- Although Median Sales price was generally flat the last six months of 2017, Median Sales price has steadily increased in 2018 more than 5% to \$400,000.

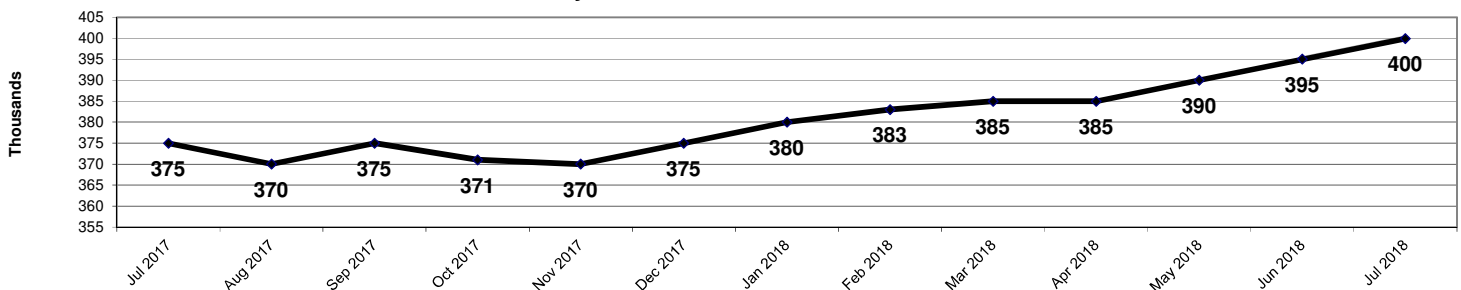


	Jul-2017	Jul-2018	Annual Change
Monthly New Listings			
New Listings	5,116	5,185	↑ 1.3%
Pending Sales	4,009	3,972	↓ -0.9%
Sold Listings	3,818	3,758	↓ -1.6%
Median Sales Price	\$375,000	\$399,900	↑ 6.6%
Sales Volume (\$M)	\$1,524	\$1,613	↑ 5.8%
Monthly Closed Listings			
Price/Sq.Ft.	\$206	\$226	↑ 9.5%
Sold \$/List \$	100.00%	99.84%	↓ -0.2%
Days on Market	15	18	↑ 20.0%
CDOM	16	19	↑ 18.8%

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 Jul 2018 - YTD Comparisons

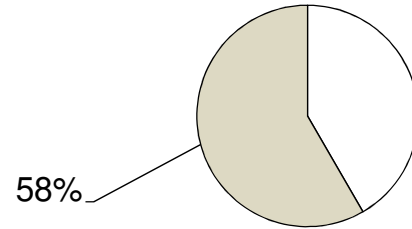
Inland Valleys Regional Summary

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We are 7 months through the year:

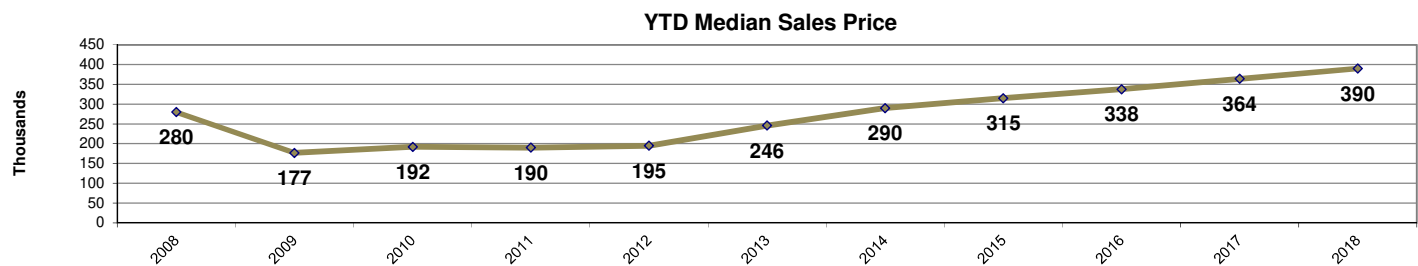
The statistics shown below are for all 7 months of the years represented.

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-Jul 2017	Jan-Jul 2018	Year-Over-Year Change
New Listings	34,458	35,379	↑ 2.7%
Pending Sales	27,994	26,280	↓ -6.1%
Sold Listings	25,912	24,118	↓ -6.9%
Median Sales Price	\$364,000	\$390,000	↑ 7.1%
Sales Volume (\$M)	\$10,118	\$10,077	↓ -0.4%
Price/Sq.Ft.	\$200	\$219	↑ 9.7%
Sold \$/List \$	99.32%	100.00%	↑ 0.7%
Days on Market	22	17	↓ -22.7%
CDOM	25	19	↓ -24.0%

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Jul 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	↓ -3%	↑ 9%	\$ 278,000	75	\$ 194	25
Beaumont	↓ -12%	↑ 13%	\$ 348,500	114	\$ 167	29
Bloomington	↓ -10%	↑ 16%	\$ 347,500	17	\$ 218	37
Canyon Lake	↑ 22%	↑ 21%	\$ 460,000	52	\$ 236	36
Chino	↑ 5%	↑ 4%	\$ 478,000	107	\$ 287	16
Chino Hills	↓ -9%	↑ 5%	\$ 625,000	119	\$ 349	26
Claremont	↑ 10%	↑ 4%	\$ 644,950	43	\$ 376	26
Colton	↑ 3%	↓ -4%	\$ 271,000	69	\$ 221	23
Corona	↓ -6%	↑ 8%	\$ 489,000	289	\$ 254	20
Diamond Bar	↓ -9%	↑ 15%	\$ 678,000	101	\$ 377	23
Eastvale	↑ 6%	↑ 0%	\$ 552,500	75	\$ 210	19
Fontana	↑ 7%	↑ 2%	\$ 392,000	226	\$ 235	16
Hemet	→ 0%	↑ 10%	\$ 254,450	259	\$ 158	22
Highland	↓ -5%	↓ 0%	\$ 353,500	78	\$ 206	20
Homeland	↑ 450%	↑ 8%	\$ 194,500	13	\$ 131	7
Jurupa Valley	↑ 2%	↑ 2%	\$ 442,500	79	\$ 258	15
La Verne	↑ 57%	↑ 10%	\$ 670,000	42	\$ 371	17
Lake Elsinore	↑ 18%	↑ 7%	\$ 379,444	158	\$ 188	25
Loma Linda	↑ 64%	↑ 14%	\$ 409,500	32	\$ 236	17
Menifee	↓ -21%	↑ 6%	\$ 368,950	201	\$ 185	24
Mentone	↑ 200%	↑ 106%	\$ 382,000	14	\$ 186	27
Montclair	↓ -42%	↑ 16%	\$ 449,500	19	\$ 303	30
Moreno Valley	↓ -2%	↑ 7%	\$ 325,000	269	\$ 191	15
Murrieta	↓ -22%	↑ 5%	\$ 428,500	312	\$ 202	21
Norco	↑ 7%	↓ -2%	\$ 528,845	40	\$ 276	14
Ontario	↓ -11%	↑ 12%	\$ 419,500	133	\$ 307	14
Perris	↑ 44%	↑ 10%	\$ 324,000	138	\$ 175	14
Pomona	↑ 19%	↑ 10%	\$ 427,613	107	\$ 325	12
Rancho Cucamonga	↓ -1%	↑ 3%	\$ 516,000	242	\$ 295	12
Redlands	↑ 25%	↑ 2%	\$ 429,000	112	\$ 254	35
Rialto	↓ -20%	↑ 11%	\$ 355,000	89	\$ 228	21
Riverside	↓ -5%	↑ 5%	\$ 401,000	593	\$ 241	16
San Bernardino	↑ 6%	↑ 11%	\$ 276,300	266	\$ 207	18
San Dimas	↑ 7%	↓ -2%	\$ 575,000	38	\$ 350	18
San Jacinto	↓ -17%	↑ 4%	\$ 260,000	88	\$ 158	20
Sun City	↑ 8%	↓ -1%	\$ 228,750	29	\$ 191	28
Temecula	↓ -21%	↑ 7%	\$ 467,500	290	\$ 224	19
Upland	↑ 23%	↑ 2%	\$ 552,000	117	\$ 298	21
Wildomar	↑ 53%	↑ 8%	\$ 410,000	70	\$ 166	21
Winchester	↓ -30%	↑ 2%	\$ 416,500	62	\$ 185	38
Yucaipa	↑ 28%	↑ 10%	\$ 395,000	85	\$ 219	19

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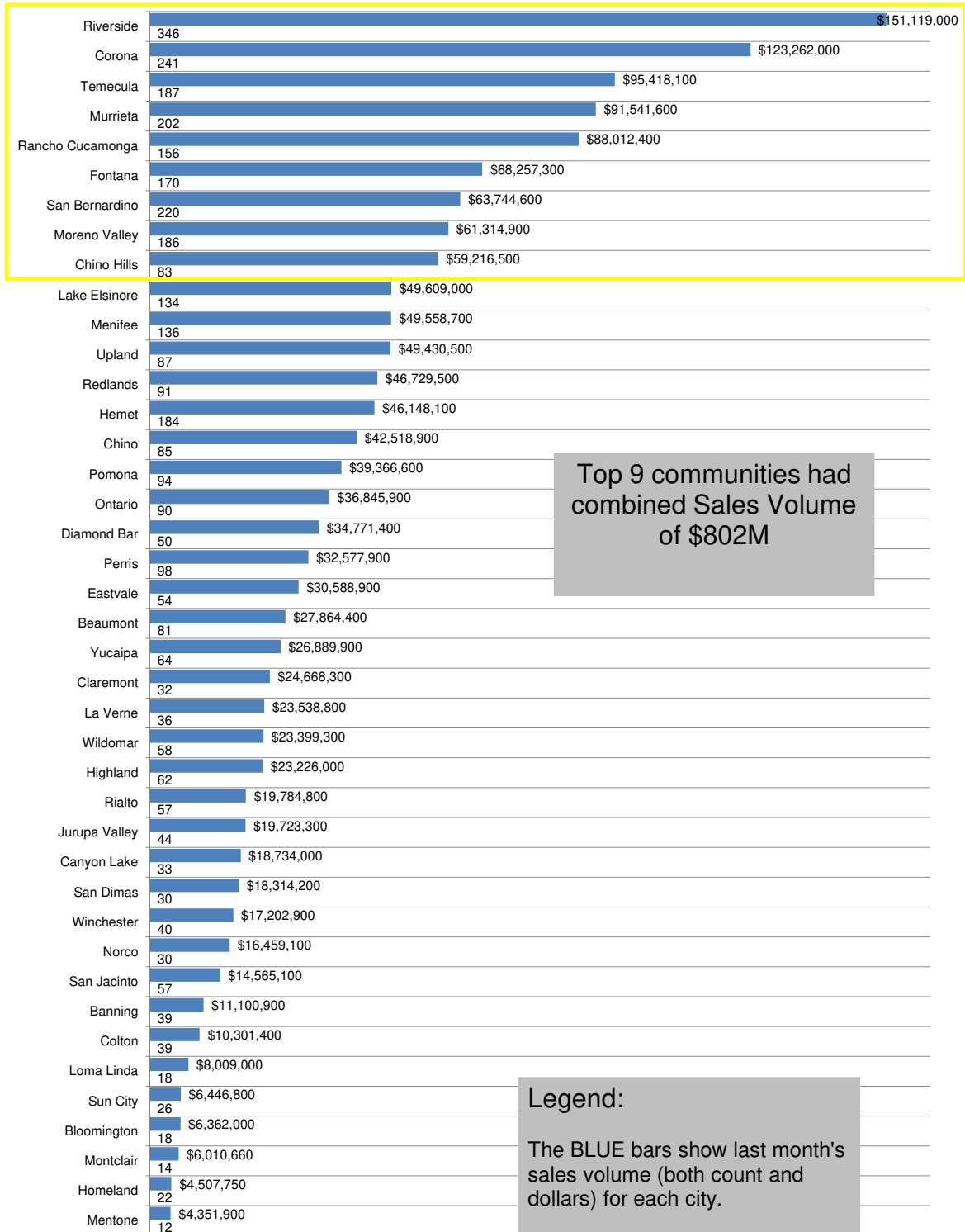
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Jul 2018 - Sales Volume per City

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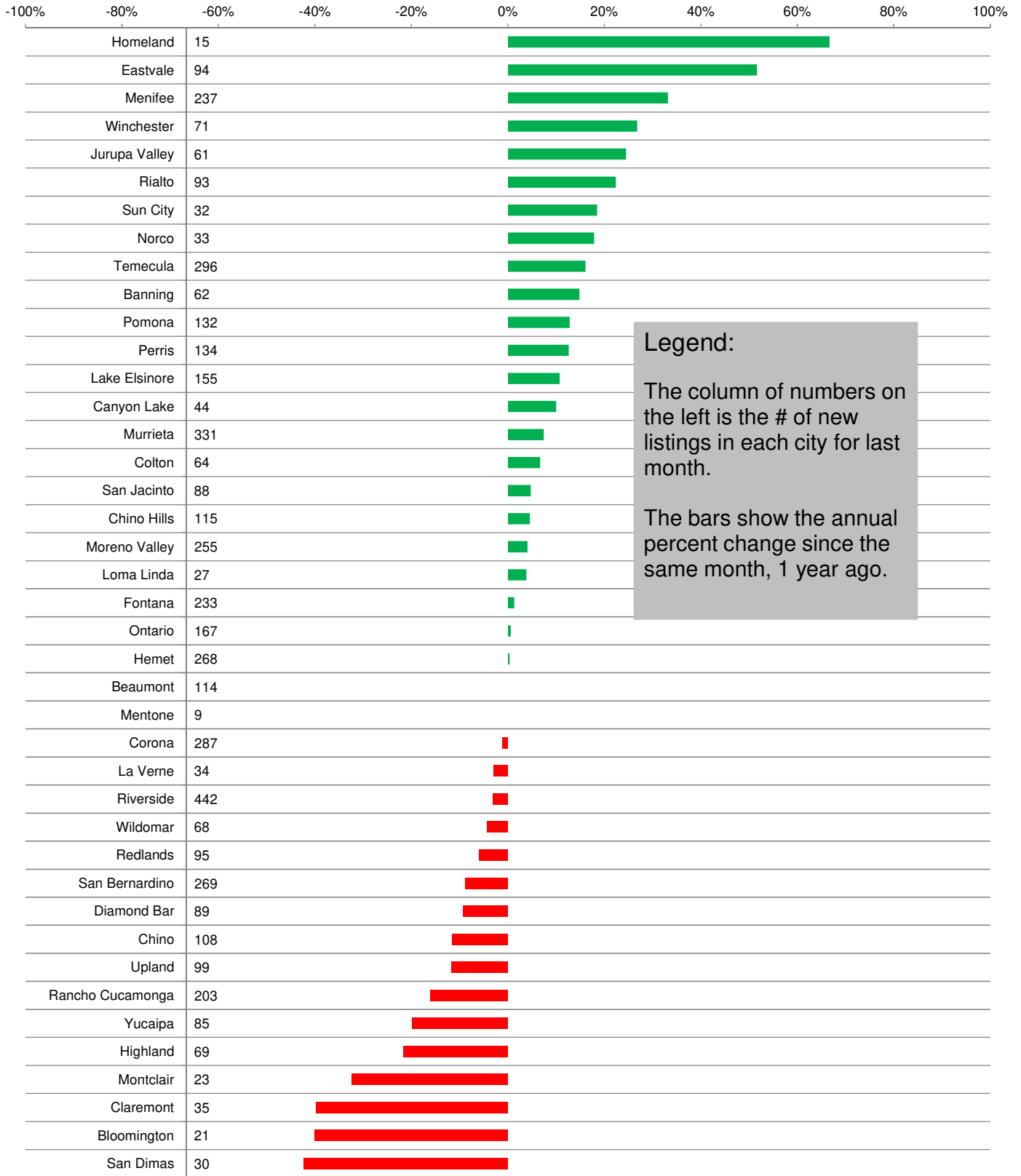
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Jul 2018 - Top Communities with New Listings (year-over-year)

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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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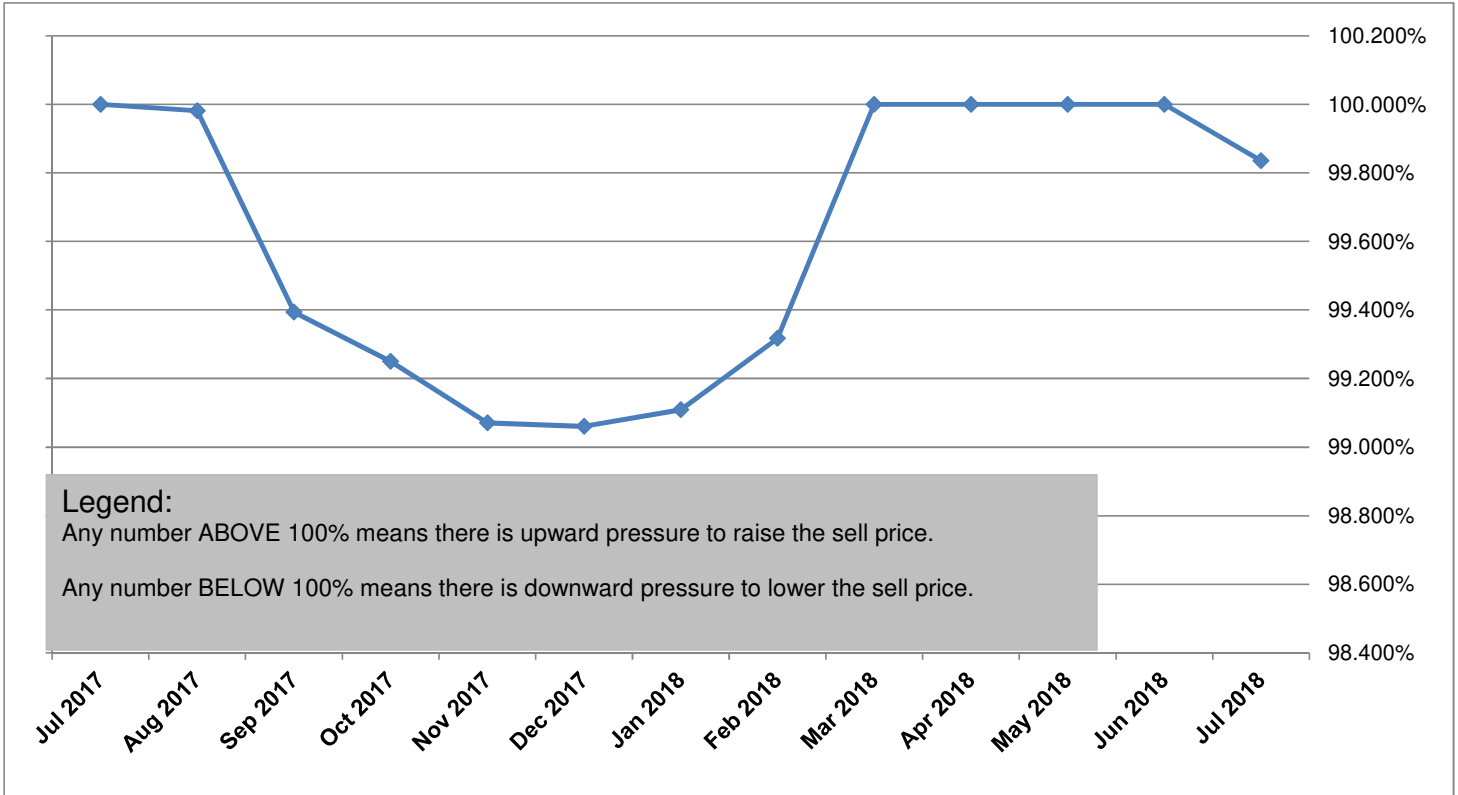
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Sell Price vs Original List Price

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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

