

# Housing Data Report September 2018

The Voice of Real Estate in the Inland Empire<sup>SM</sup>



A report brought to you by the Inland Valleys Association of REALTORS® (IVAR)  
[www.ivaor.com](http://www.ivaor.com)

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# Sep 2018 - Monthly Report

## Inland Valleys Regional Summary

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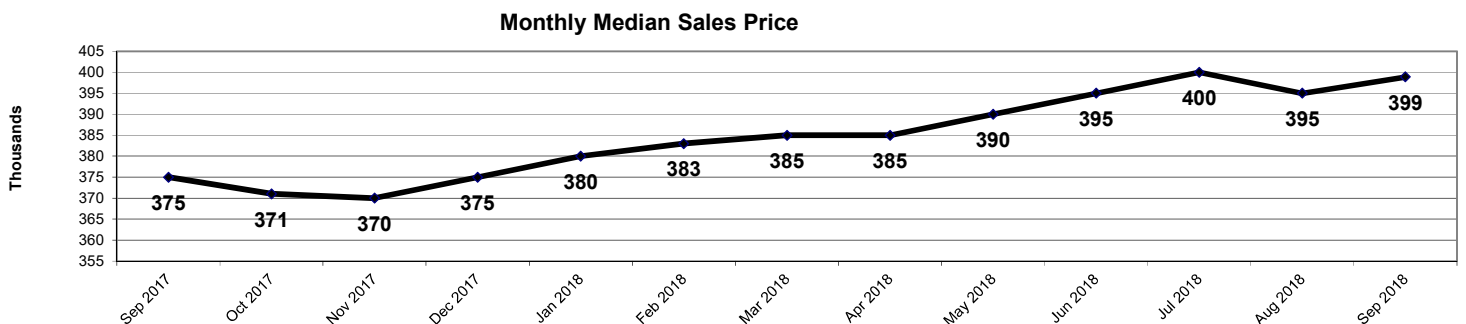
### Mark Dowling, Chief Executive Officer

- The housing data for the first ¾ quarters of 2018 reflects a mostly positive but tightening real estate market. When comparing year-over-year 2018 data to 2017 housing data, New Listings are up (3.8%), however Sold Listings are down 7.9%. As increased New Listings convert to Sold Listings, the 7.9% Sold Listings percentage should decrease over the next several months. However, the issue of demand is beginning to show signs of decreasing. Additionally, the Median Sales Price is up 6.8% year-over-year.
- The recent decrease in demand for the month of September caused the "Combined Days on Market" to increase to 26 days, which is nearly a 37% increase.
- Median Sales price was generally flat the last six months of 2017, and again Median Sales the last price three months has remained steady at approximately \$398,000.



	Sep-2017	Sep-2018	Annual Change
<b>Monthly New Listings</b>			
New Listings	4,454	4,587	↑ 3.0%
Pending Sales	3,464	3,299	↓ -4.8%
Sold Listings	3,710	3,187	↓ -14.1%
Median Sales Price	\$375,000	\$398,888	↑ 6.4%
Sales Volume (\$M)	\$1,500	\$1,351	↓ -9.9%
Price/Sq.Ft.	\$211	\$221	↑ 4.6%
Sold \$/List \$	99.38%	98.79%	↓ -0.6%
Days on Market	17	23	↑ 35.3%
CDOM	19	26	↑ 36.8%

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.



# Jan through Sep 2018 - YTD Comparisons

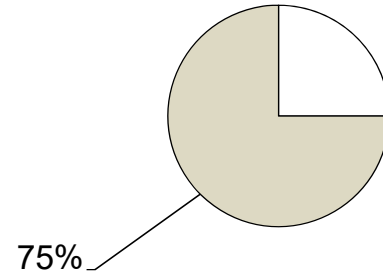
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We are 9 months through the year:

The statistics shown below are for all 9 months of the years represented.

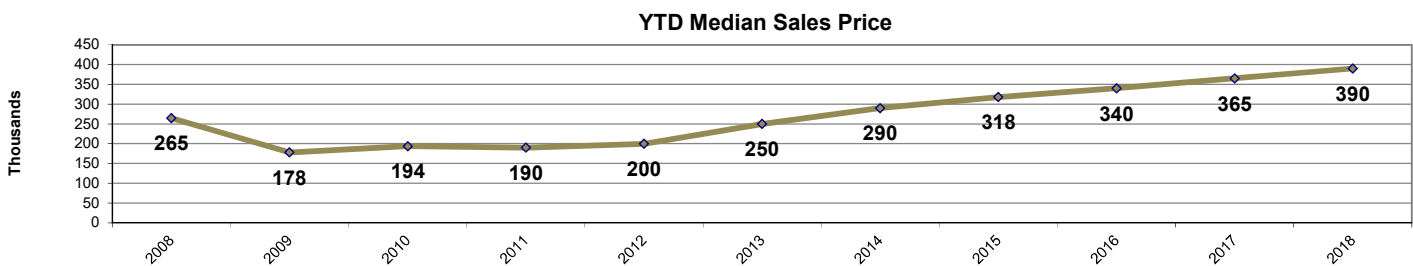
Month to month comparisons give you a quick way to see what is recently changing in the region. However, by comparing Year-To-Date (YTD) information across several years, you can observe more significant trends.



	Jan-Sep 2017	Jan-Sep 2018	Year-Over-Year Change
<b>New Listings</b>	<b>43,896</b>	<b>45,549</b>	<b>↑ 3.8%</b>
<b>Pending Sales</b>	<b>35,513</b>	<b>32,938</b>	<b>↓ -7.3%</b>
<b>Sold Listings</b>	<b>33,846</b>	<b>31,177</b>	<b>↓ -7.9%</b>
<b>Median Sales Price</b>	<b>\$365,000</b>	<b>\$390,000</b>	<b>↑ 6.8%</b>
<b>Sales Volume (\$M)</b>	<b>\$13,296</b>	<b>\$13,802</b>	<b>↑ 3.8%</b>
<b>Price/Sq.Ft.</b>	<b>\$202</b>	<b>\$220</b>	<b>↑ 8.8%</b>
<b>Sold \$/List \$</b>	<b>99.39%</b>	<b>99.62%</b>	<b>↑ 0.2%</b>
<b>Days on Market</b>	<b>20</b>	<b>18</b>	<b>↓ -10.0%</b>
<b>CDOM</b>	<b>22</b>	<b>20</b>	<b>↓ -9.1%</b>



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## Sep 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	↑ 17%	↑ 7%	\$ 644,750	19	\$ 311	37
Banning	↓ -17%	↑ 17%	\$ 268,500	71	\$ 185	36
Beaumont	↑ 12%	↑ 7%	\$ 338,500	112	\$ 163	20
Bloomington	↓ -45%	↑ 3%	\$ 309,950	17	\$ 233	18
Canyon Lake	↓ -50%	↑ 19%	\$ 490,000	70	\$ 209	25
Chino	↓ -31%	↑ 7%	\$ 480,000	115	\$ 286	23
Chino Hills	↓ -35%	↑ 12%	\$ 690,000	98	\$ 343	27
Claremont	↓ -31%	↑ 19%	\$ 743,250	30	\$ 347	23
Colton	↑ 50%	↑ 25%	\$ 324,100	85	\$ 231	16
Corona	↓ -23%	↓ 0%	\$ 472,700	351	\$ 259	37
Diamond Bar	↓ -31%	↑ 2%	\$ 665,000	101	\$ 362	38
Eastvale	↑ 6%	↑ 8%	\$ 585,000	96	\$ 202	34
Fontana	↓ -23%	↑ 12%	\$ 415,000	254	\$ 237	19
Grand Terrace	↑ 71%	↓ -3%	\$ 369,000	19	\$ 243	28
Hemet	↓ -20%	↓ 0%	\$ 240,500	255	\$ 155	29
Highland	↓ -32%	↑ 10%	\$ 355,000	80	\$ 209	20
Jurupa Valley	⇒ 0%	↑ 4%	\$ 443,500	110	\$ 237	31
La Verne	↓ -26%	↑ 9%	\$ 675,000	36	\$ 354	39
Lake Elsinore	↓ -22%	↑ 5%	\$ 370,000	192	\$ 185	38
Loma Linda	↑ 21%	↑ 23%	\$ 391,000	23	\$ 238	28
Menifee	↓ -8%	↑ 4%	\$ 375,000	241	\$ 182	30
Montclair	↑ 11%	↑ 8%	\$ 435,000	22	\$ 298	15
Moreno Valley	↓ -1%	↑ 14%	\$ 338,000	302	\$ 191	21
Murrieta	↓ -7%	↑ 6%	\$ 430,000	318	\$ 195	34
Norco	↑ 11%	↑ 7%	\$ 587,000	33	\$ 273	27
Ontario	↓ -15%	↑ 6%	\$ 417,500	166	\$ 277	19
Perris	↑ 21%	↑ 7%	\$ 315,000	166	\$ 172	27
Pomona	↓ -17%	↑ 6%	\$ 425,000	96	\$ 306	23
Rancho Cucamonga	↓ -13%	↑ 9%	\$ 528,000	228	\$ 278	28
Redlands	↑ 21%	↑ 9%	\$ 417,500	99	\$ 257	31
Rialto	↓ -27%	↑ 11%	\$ 365,000	126	\$ 227	23
Riverside	↓ -17%	↑ 8%	\$ 410,000	683	\$ 244	24
San Bernardino	↓ -14%	↑ 0%	\$ 270,000	282	\$ 213	16
San Dimas	↓ -36%	↑ 3%	\$ 598,000	41	\$ 364	35
San Jacinto	↑ 11%	↑ 19%	\$ 303,000	113	\$ 146	22
Sun City	↓ -21%	↑ 8%	\$ 243,000	39	\$ 188	48
Temecula	↓ -11%	↑ 4%	\$ 470,000	275	\$ 216	33
Upland	↓ -34%	↓ 0%	\$ 532,500	109	\$ 309	22
Wildomar	↓ -2%	↑ 8%	\$ 388,500	81	\$ 171	35
Winchester	↓ -12%	↓ -3%	\$ 422,000	82	\$ 161	39
Yucaipa	↓ -25%	⇒ 0%	\$ 370,000	99	\$ 214	29

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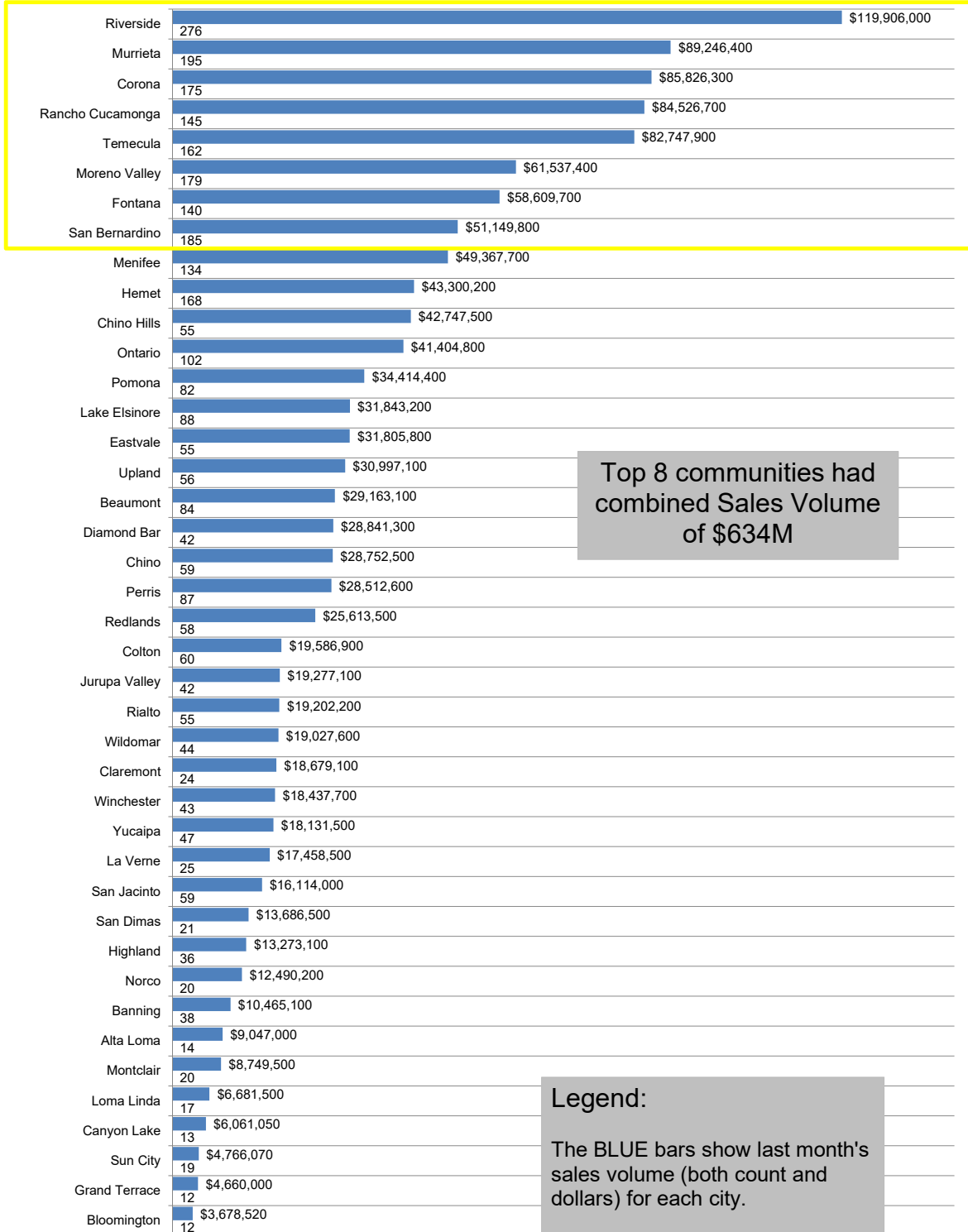
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### Sep 2018 - Sales Volume per City

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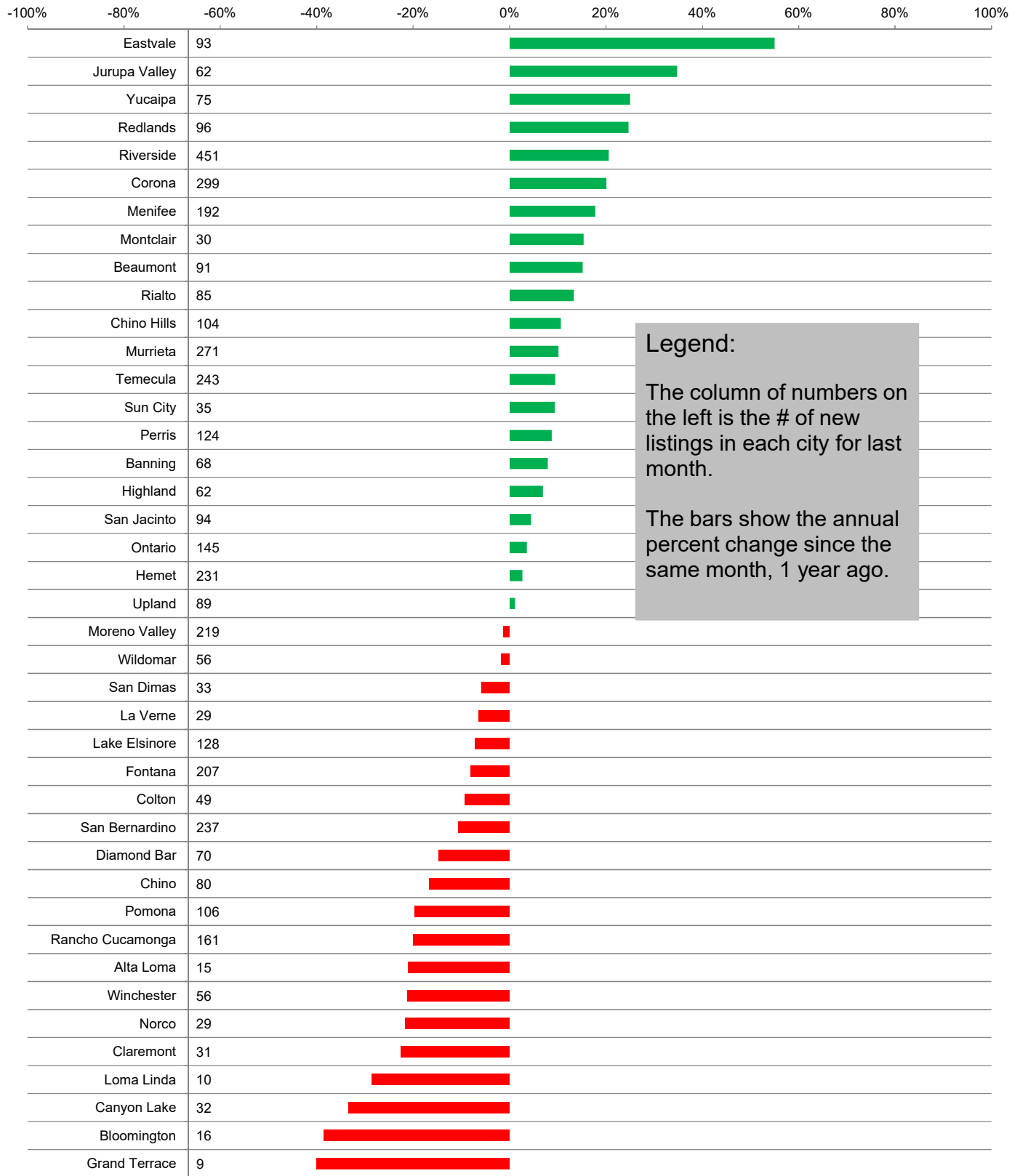
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### Sep 2018 - Top Communities with New Listings (year-over-year)

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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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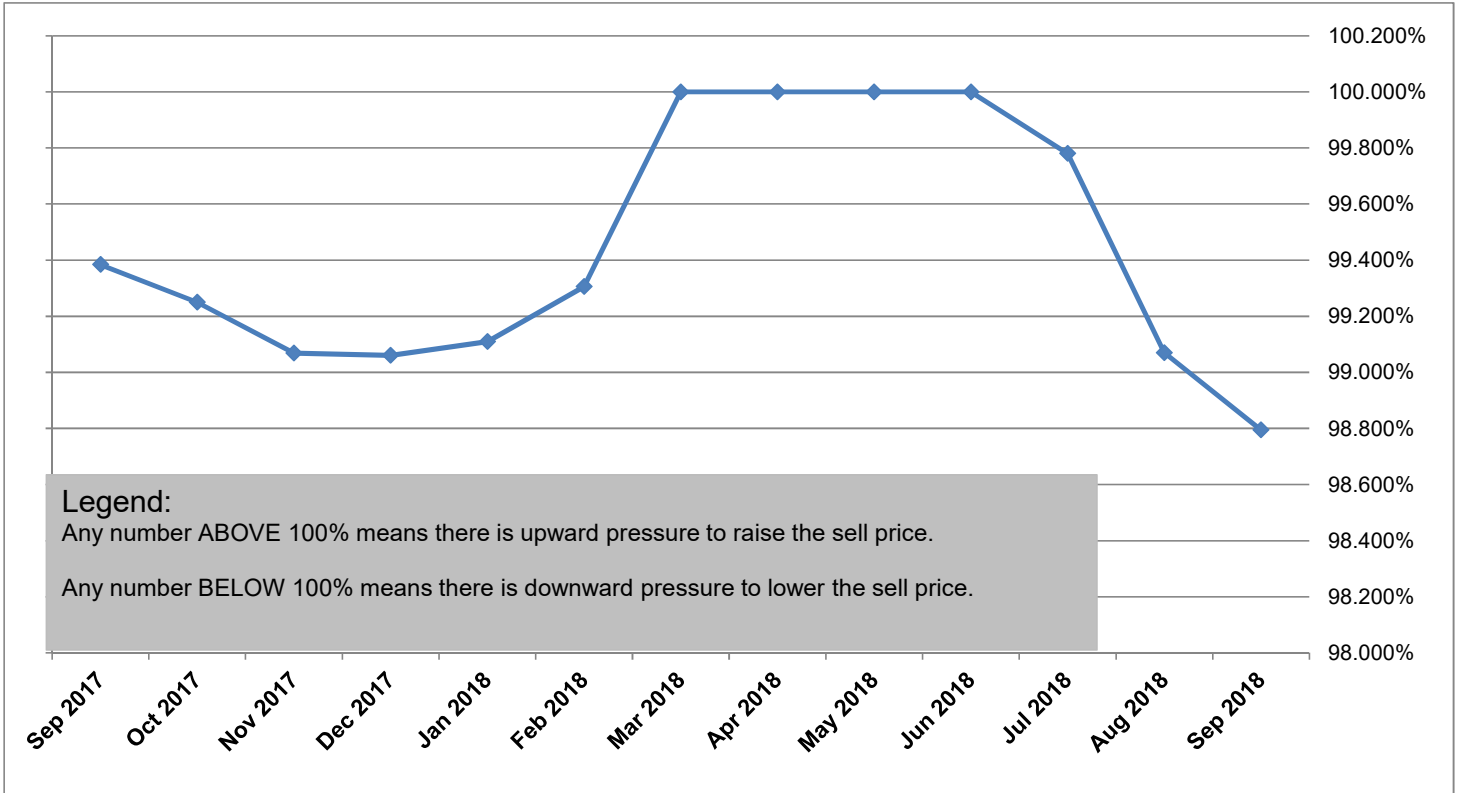
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## Sell Price vs Original List Price

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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

