

# Housing Data Report October 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)  
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# Oct 2018 - Monthly Report

## Inland Valleys Regional Summary

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### Mark Dowling, Chief Executive Officer

- With the housing market data nearing the end of the year, 2018 reflects a mostly positive but shifting real estate market. When comparing year-over-year 2018 data to 2017 housing data, New Listings are up (4.8%), however Sold Listings are down 7.8%. As increased New Listings convert to Sold Listings, the 7.8% Sold Listings percentage should decrease over the next several months. However, housing demand is softening with inventories and Days on Market increasing.
- The recent decrease in demand for the month of October caused the “Combined Days on Market” to increase to 27 days, which is nearly a 35% increase. This increase was nearly identical to the increases in September.
- Although annual Median Sales price is up 5% to \$390,000, it has been generally flat the last five months of 2017.

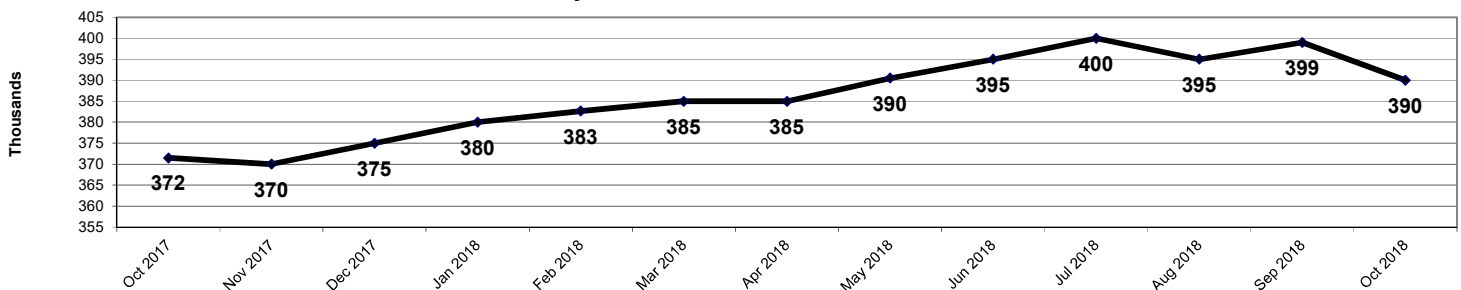


	Oct-2017	Oct-2018	Annual Change
<b>Monthly New Listings</b>			
New Listings	4,090	4,676	↑ 14.3%
Pending Sales	3,619	3,367	↓ -7.0%
Sold Listings	3,648	3,383	↓ -7.3%
Median Sales Price	\$371,500	\$390,000	↑ 5.0%
Sales Volume (\$M)	\$1,477	\$1,422	↓ -3.7%
<b>Monthly Closed Listings</b>			
Price/Sq.Ft.	\$213	\$222	↑ 3.9%
Sold \$/List \$	99.25%	98.11%	↓ -1.1%
Days on Market	20	27	↑ 35.0%
CDOM	22	30	↑ 36.4%

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 Oct 2018 - YTD Comparisons

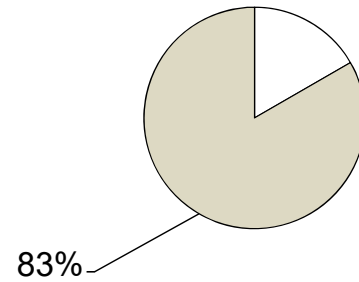
## Inland Valleys Regional Summary

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We are 10 months through the year:

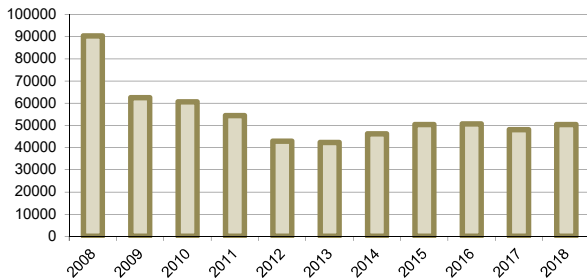
The statistics shown below are for all 10 months of the years represented.

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.

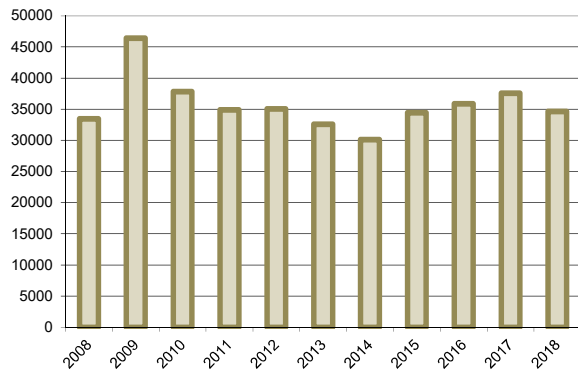


	Jan-Oct 2017	Jan-Oct 2018	Year-Over-Year Change
<b>New Listings</b>	<b>48,113</b>	<b>50,446</b>	<b>↑ 4.8%</b>
<b>Pending Sales</b>	<b>39,209</b>	<b>36,170</b>	<b>↓ -7.8%</b>
<b>Sold Listings</b>	<b>37,565</b>	<b>34,647</b>	<b>↓ -7.8%</b>
<b>Median Sales Price</b>	<b>\$365,000</b>	<b>\$390,000</b>	<b>↑ 6.8%</b>
<b>Sales Volume (\$M)</b>	<b>\$14,797</b>	<b>\$14,821</b>	<b>↑ 0.2%</b>
<b>Price/Sq.Ft.</b>	<b>\$203</b>	<b>\$220</b>	<b>↑ 8.3%</b>
<b>Sold \$/List \$</b>	<b>99.37%</b>	<b>99.36%</b>	<b>↓ 0.0%</b>
<b>Days on Market</b>	<b>20</b>	<b>19</b>	<b>↓ -5.0%</b>
<b>CDOM</b>	<b>22</b>	<b>21</b>	<b>↓ -4.5%</b>

YTD New Listings



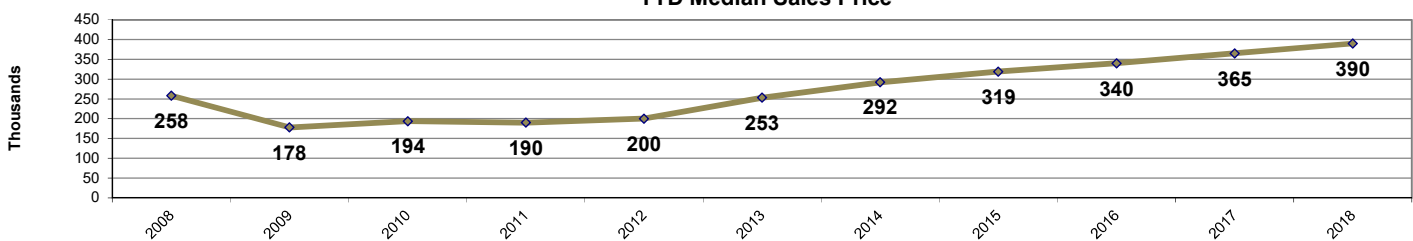
YTD Closed Listings



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YTD Median Sales Price



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## Oct 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	↓ -5%	↓ -5%	\$ 560,500	24	\$ 299	38
Banning	↓ -10%	↑ 7%	\$ 257,500	76	\$ 201	29
Beaumont	↑ 1%	↑ 15%	\$ 349,828	94	\$ 159	32
Bloomington	↓ -16%	↑ 5%	\$ 335,500	26	\$ 221	30
Calimesa	⇒ 0%	↓ -12%	\$ 309,000	19	\$ 190	51
Canyon Lake	↑ 37%	↓ 0%	\$ 424,950	61	\$ 207	68
Chino	⇒ 0%	↑ 10%	\$ 499,999	125	\$ 257	45
Chino Hills	↓ -12%	↑ 1%	\$ 656,500	105	\$ 337	28
Claremont	↓ -36%	↑ 3%	\$ 665,000	31	\$ 353	42
Colton	↑ 14%	↑ 7%	\$ 325,000	70	\$ 219	25
Corona	↓ -11%	↑ 3%	\$ 469,900	356	\$ 254	30
Diamond Bar	↓ -23%	↑ 3%	\$ 627,000	95	\$ 376	37
Eastvale	↓ -4%	↑ 4%	\$ 598,500	95	\$ 200	33
Fontana	↑ 11%	↑ 4%	\$ 390,000	253	\$ 234	26
Grand Terrace	↓ -42%	↓ -6%	\$ 335,000	16	\$ 222	48
Hemet	↑ 2%	↑ 11%	\$ 259,950	280	\$ 154	36
Highland	↓ -8%	↓ -4%	\$ 359,000	89	\$ 215	20
Jurupa Valley	↑ 18%	↑ 14%	\$ 477,500	82	\$ 254	31
La Verne	↓ -31%	↑ 7%	\$ 652,500	29	\$ 401	25
Lake Elsinore	↑ 13%	↓ -2%	\$ 357,845	179	\$ 187	33
Loma Linda	↑ 64%	↑ 10%	\$ 372,500	22	\$ 238	15
Menifee	↑ 2%	↑ 4%	\$ 369,000	261	\$ 188	41
Montclair	↓ -22%	↑ 7%	\$ 440,000	28	\$ 271	21
Moreno Valley	↓ -20%	↑ 8%	\$ 334,000	306	\$ 190	22
Murrieta	↓ -6%	↑ 4%	\$ 420,750	364	\$ 193	35
Norco	↓ -4%	↑ 9%	\$ 577,950	42	\$ 288	29
Ontario	↓ -10%	↑ 13%	\$ 432,500	159	\$ 286	24
Perris	↓ -4%	↑ 4%	\$ 304,000	169	\$ 179	24
Pomona	↓ -18%	↑ 8%	\$ 425,000	94	\$ 316	22
Rancho Cucamonga	↓ -11%	↑ 7%	\$ 512,500	207	\$ 287	38
Redlands	↓ -18%	↑ 6%	\$ 401,500	101	\$ 251	24
Rialto	↑ 20%	↑ 10%	\$ 362,450	106	\$ 216	34
Riverside	↓ -1%	↑ 9%	\$ 407,000	697	\$ 241	28
San Bernardino	↓ -4%	↑ 9%	\$ 280,000	292	\$ 207	20
San Dimas	↑ 17%	↓ -12%	\$ 614,000	43	\$ 359	40
San Jacinto	↓ -7%	↑ 12%	\$ 304,000	108	\$ 149	23
Sun City	↓ -4%	↓ -1%	\$ 239,900	35	\$ 178	31
Temecula	↓ -25%	↑ 6%	\$ 477,200	298	\$ 221	38
Upland	↓ -11%	↑ 7%	\$ 560,000	123	\$ 285	23
Wildomar	↓ -16%	↑ 1%	\$ 365,000	64	\$ 183	32
Winchester	↑ 2%	↑ 2%	\$ 407,500	78	\$ 184	47
Yucaipa	↓ -35%	↓ -3%	\$ 350,000	85	\$ 216	34

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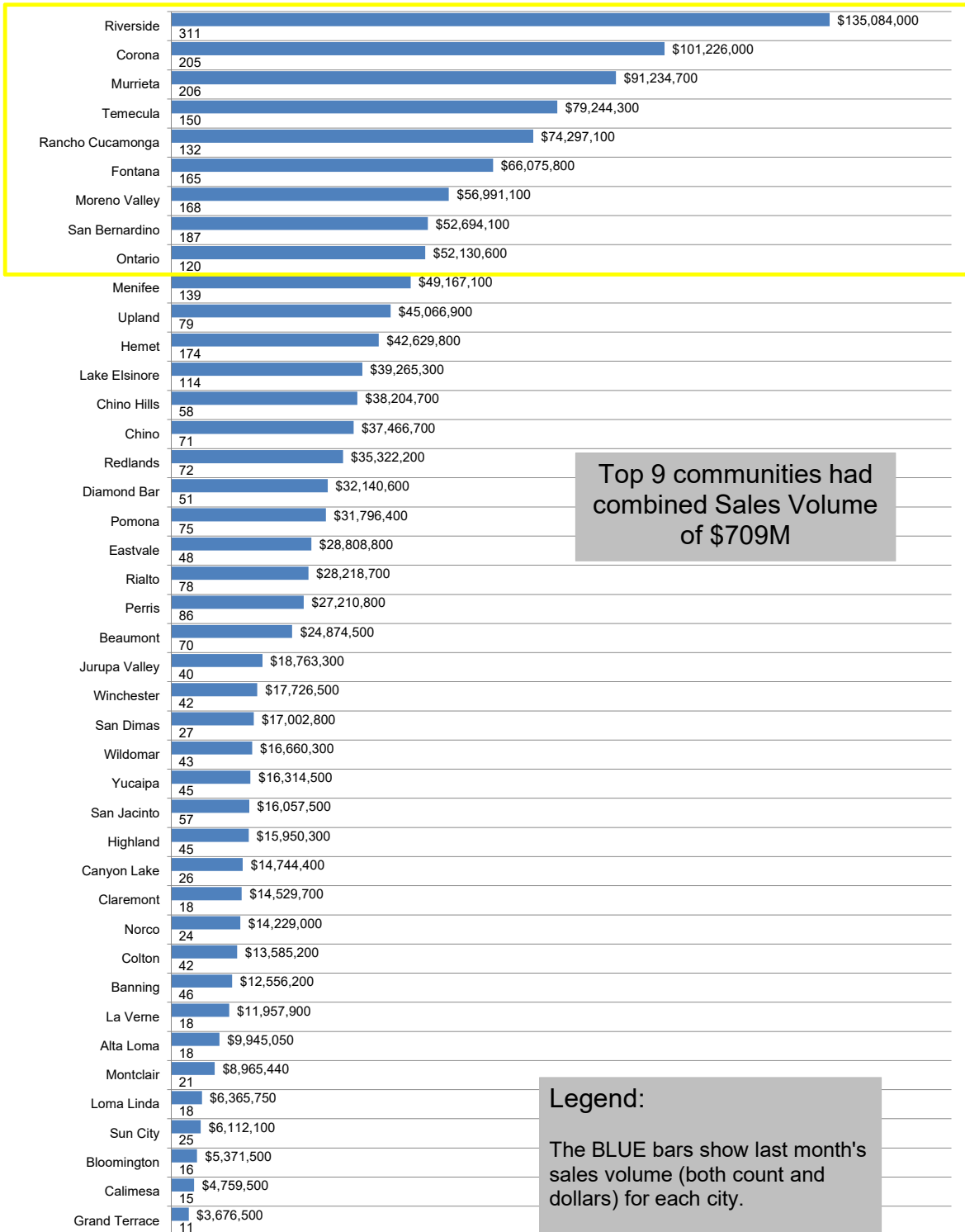
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## Oct 2018 - Sales Volume per City

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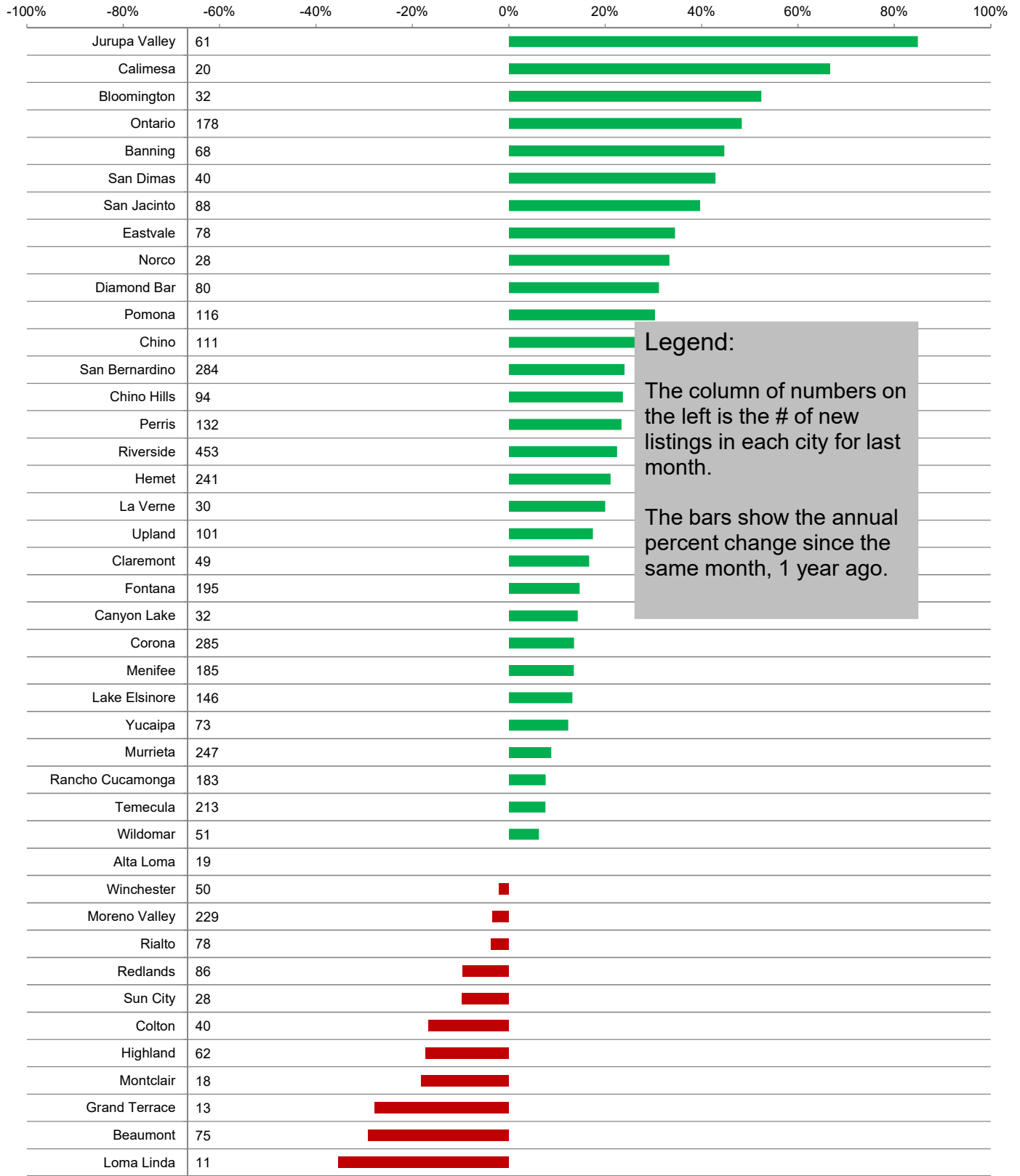
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### Oct 2018 - Top Communities with New Listings (year-over-year)

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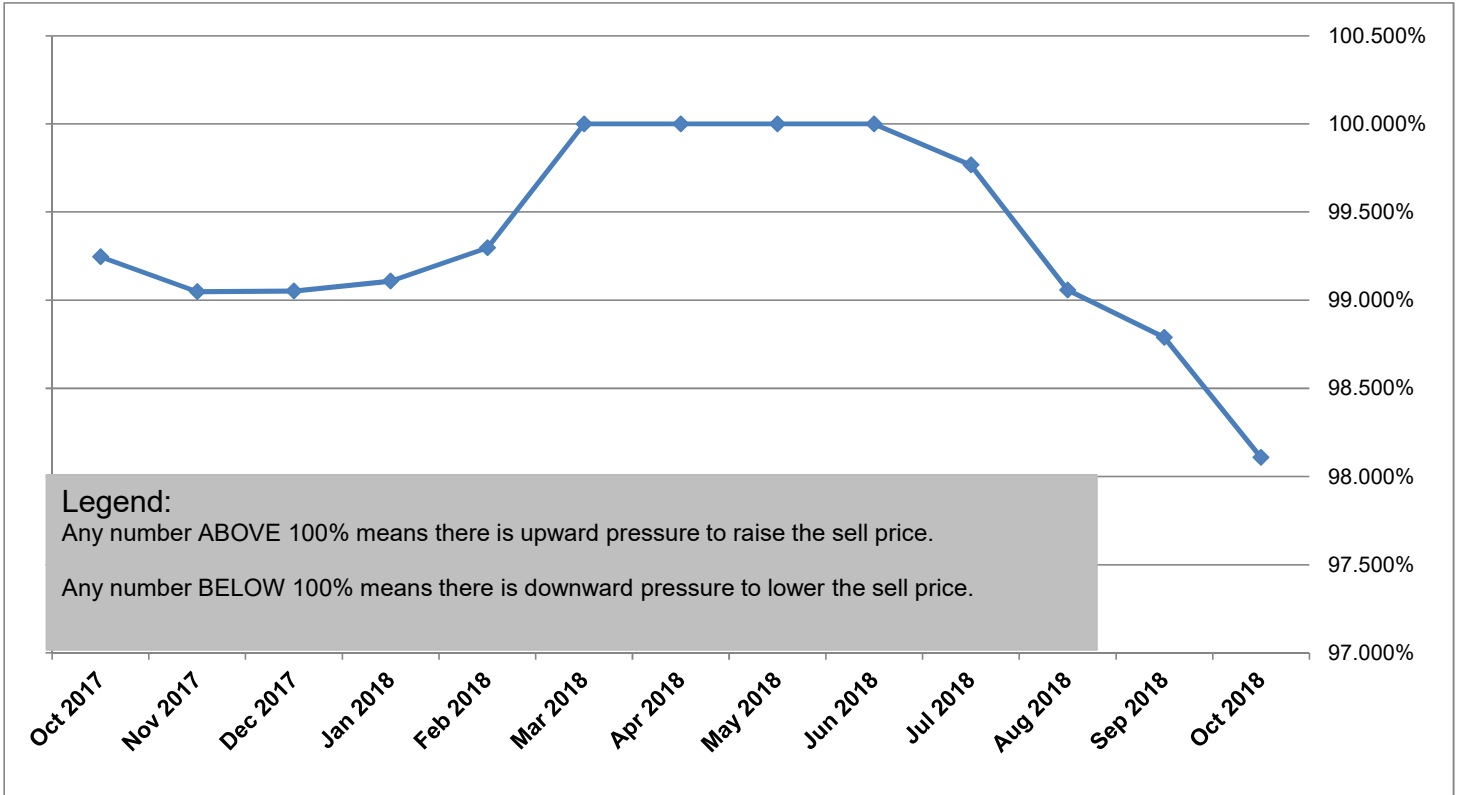
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# Sell Price vs Original List Price

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## 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

