

Housing Data Report November 2018

The Voice of Real Estate in the Inland EmpireSM



A report brought to you by the Inland Valleys Association of REALTORS® (IVAR)
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Nov 2018 - Monthly Report

Inland Valleys Regional Summary

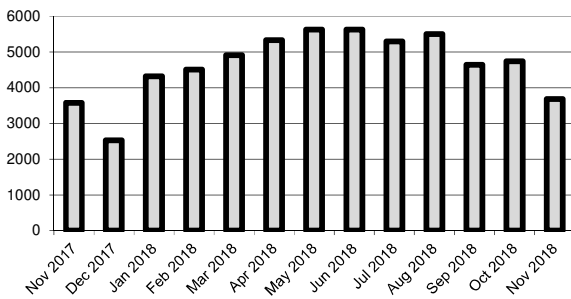
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Mark Dowling, Chief Executive Officer

- As the year comes to an end, the Inland Empire housing market data continues to reflect "mixed signals". When compared to 2017, year-to-date data has New Listings up 4.9%, while Sold Listings during the same period of time are down 8.1%. As increased New Listings convert to Sold Listings, the 8.1% Sold Listings percentage should decrease over the next several months. However, market demand is cooling.
- Median Sales Price is up 6.8% year-over-year, but in the last six months Median Sales Price has been flat, at \$390,000
- Although year-to-date, Days on Market is flat, the last three months has seen a Days on Market increase ranging from 30% to 35%.

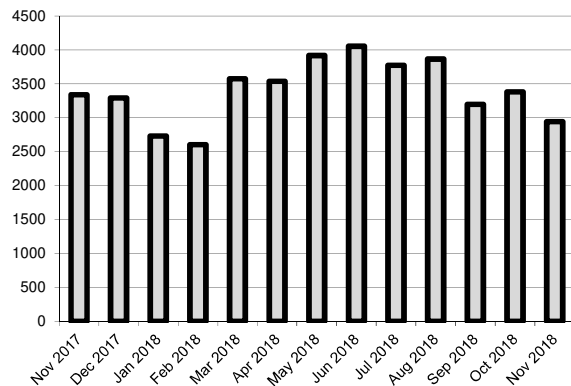


Monthly New Listings



	Nov-2017	Nov-2018	Annual Change
New Listings	3,577	3,680	↑ 2.9%
Pending Sales	3,148	2,793	↓ -11.3%
Sold Listings	3,339	2,945	↓ -11.8%
Median Sales Price	\$370,000	\$390,000	↑ 5.4%
Sales Volume (\$M)	\$1,341	\$1,236	↓ -7.9%
Price/Sq.Ft.	\$212	\$221	↑ 4.4%
Sold \$/List \$	99.05%	98.32%	↓ -0.7%
Days on Market	20	27	↑ 35.0%
CDOM	22	31	↑ 40.9%

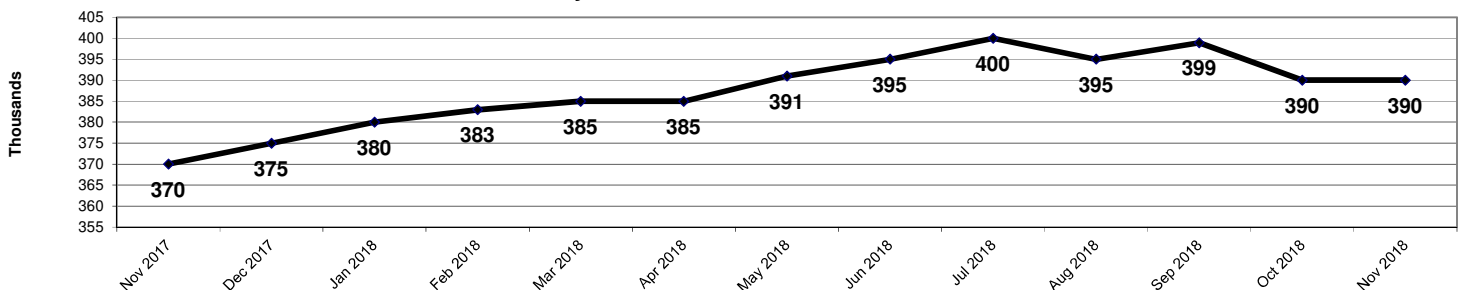
Monthly Closed Listings



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 Nov 2018 - YTD Comparisons

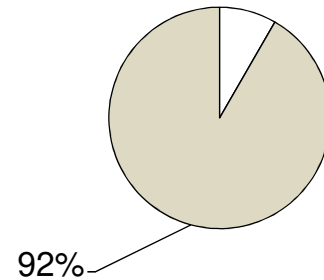
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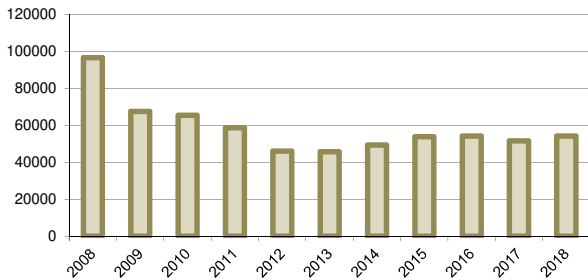
We are 11 months through the year:

The statistics shown below are for all 11 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.



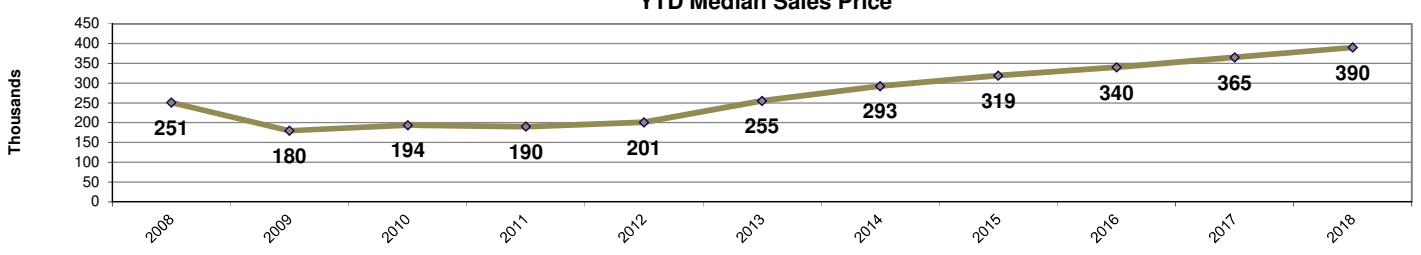
	Jan-Nov 2017	Jan-Nov 2018	Year-Over-Year Change
YTD New Listings	51,691	54,189	↑ 4.8%
Pending Sales	42,355	38,716	↓ -8.6%
Sold Listings	40,906	37,594	↓ -8.1%
Median Sales Price	\$365,000	\$390,000	↑ 6.8%
Sales Volume (\$M)	\$16,138	\$16,057	↓ -0.5%
Price/Sq.Ft.	\$204	\$220	↑ 8.0%
Sold \$/List \$	99.33%	99.23%	↓ -0.1%
Days on Market	20	20	⇒ 0.0%
CDOM	22	22	⇒ 0.0%



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YTD Median Sales Price



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Nov 2018 City Overview

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.

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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
Banning	↓ -8%	↑ 11%	\$ 270,500	68	\$ 190	23
Beaumont	↓ -29%	↑ 9%	\$ 352,000	91	\$ 172	26
Bloomington	↑ 33%	↑ 2%	\$ 317,450	28	\$ 241	21
Canyon Lake	↓ -31%	↓ -1%	\$ 412,500	51	\$ 214	40
Chino	↓ -23%	↑ 3%	\$ 465,000	83	\$ 277	24
Chino Hills	↓ -21%	↓ -7%	\$ 639,344	97	\$ 342	36
Claremont	↓ -18%	↑ 7%	\$ 744,000	38	\$ 348	19
Colton	↓ -18%	↓ -8%	\$ 271,450	69	\$ 215	22
Corona	↓ -5%	↑ 5%	\$ 485,000	312	\$ 248	34
Diamond Bar	↓ -20%	↑ 15%	\$ 680,000	99	\$ 350	80
Eastvale	↓ -42%	↑ 1%	\$ 570,000	85	\$ 205	26
Fontana	↓ -18%	↑ 5%	\$ 397,500	241	\$ 235	26
Hemet	↓ -20%	↑ 11%	\$ 259,500	240	\$ 154	32
Highland	↓ -38%	↑ 10%	\$ 346,000	80	\$ 199	34
Jurupa Valley	↑ 50%	↑ 2%	\$ 464,000	79	\$ 232	21
La Verne	↑ 32%	↑ 3%	\$ 635,000	32	\$ 365	35
Lake Elsinore	↓ -21%	↑ 2%	\$ 353,500	150	\$ 188	35
Menifee	↓ -6%	↑ 3%	\$ 364,900	203	\$ 180	55
Moreno Valley	↓ -1%	↑ 6%	\$ 329,900	316	\$ 193	26
Murrieta	↓ -21%	↓ 0%	\$ 416,750	285	\$ 186	42
Norco	↓ -28%	↓ -4%	\$ 585,000	40	\$ 292	36
Ontario	↓ -10%	↑ 11%	\$ 425,500	168	\$ 286	30
Perris	↑ 10%	↑ 4%	\$ 308,000	176	\$ 183	25
Pomona	↓ -28%	↑ 10%	\$ 435,000	101	\$ 314	20
Rancho Cucamonga	↓ -36%	↑ 13%	\$ 507,500	217	\$ 287	30
Redlands	↑ 50%	↑ 14%	\$ 406,500	108	\$ 250	25
Rialto	↑ 6%	↑ 9%	\$ 360,000	94	\$ 226	27
Riverside	↑ 3%	↑ 4%	\$ 395,000	680	\$ 239	37
San Bernardino	↓ -9%	↑ 5%	\$ 285,000	252	\$ 214	22
San Dimas	↓ -35%	↑ 7%	\$ 609,750	31	\$ 371	33
San Jacinto	↓ -13%	↑ 7%	\$ 287,821	95	\$ 159	28
Sun City	↓ -10%	↑ 13%	\$ 253,950	26	\$ 168	31
Temecula	↑ 11%	↓ -4%	\$ 440,000	262	\$ 226	33
Upland	↓ -36%	↑ 9%	\$ 587,500	113	\$ 290	38
Wildomar	↓ -3%	↑ 1%	\$ 374,000	64	\$ 182	34
Winchester	⇒ 0%	↑ 11%	\$ 445,990	63	\$ 163	44
Yucaipa	↓ -22%	↑ 1%	\$ 371,250	96	\$ 209	39

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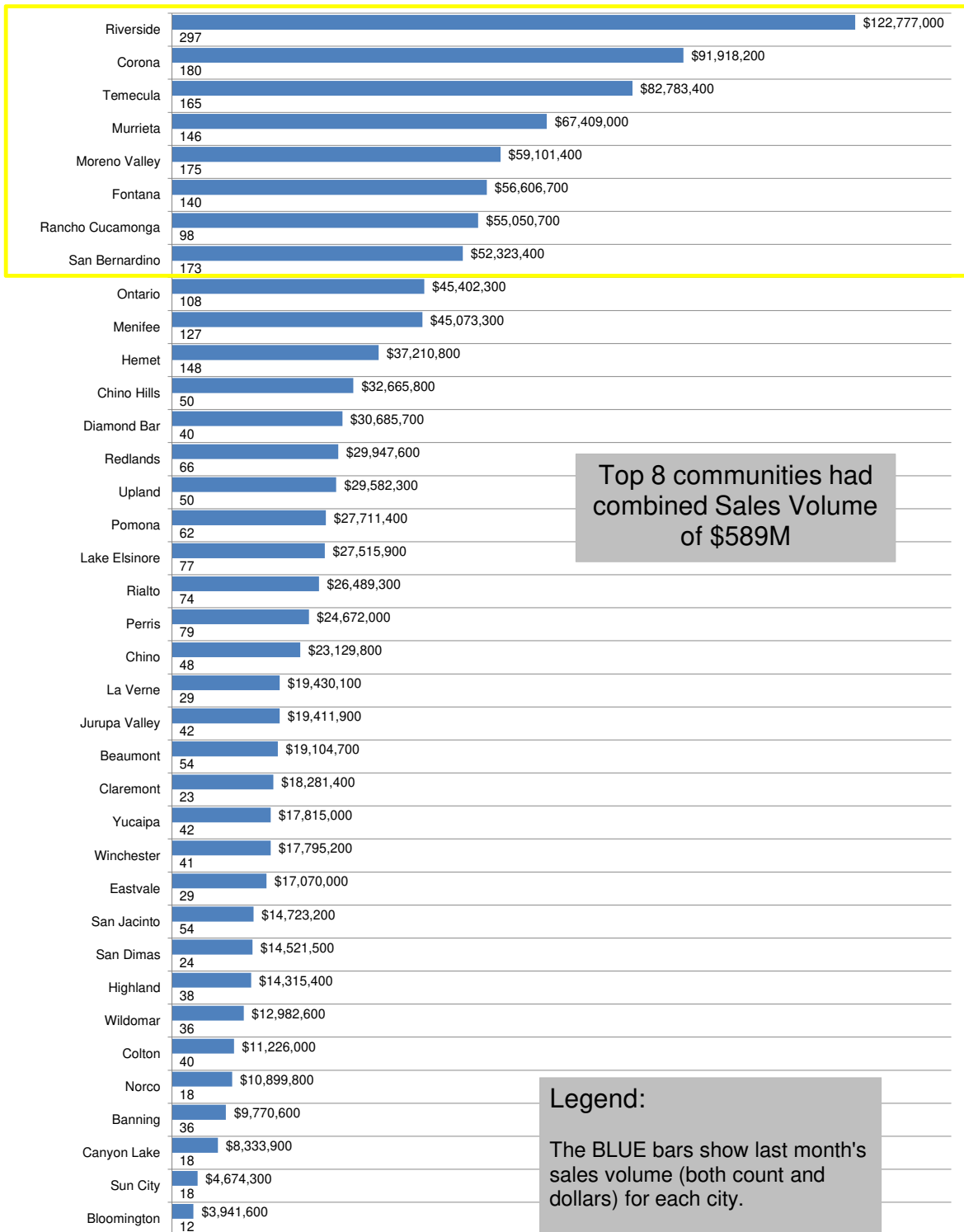
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Nov 2018 - Sales Volume per City

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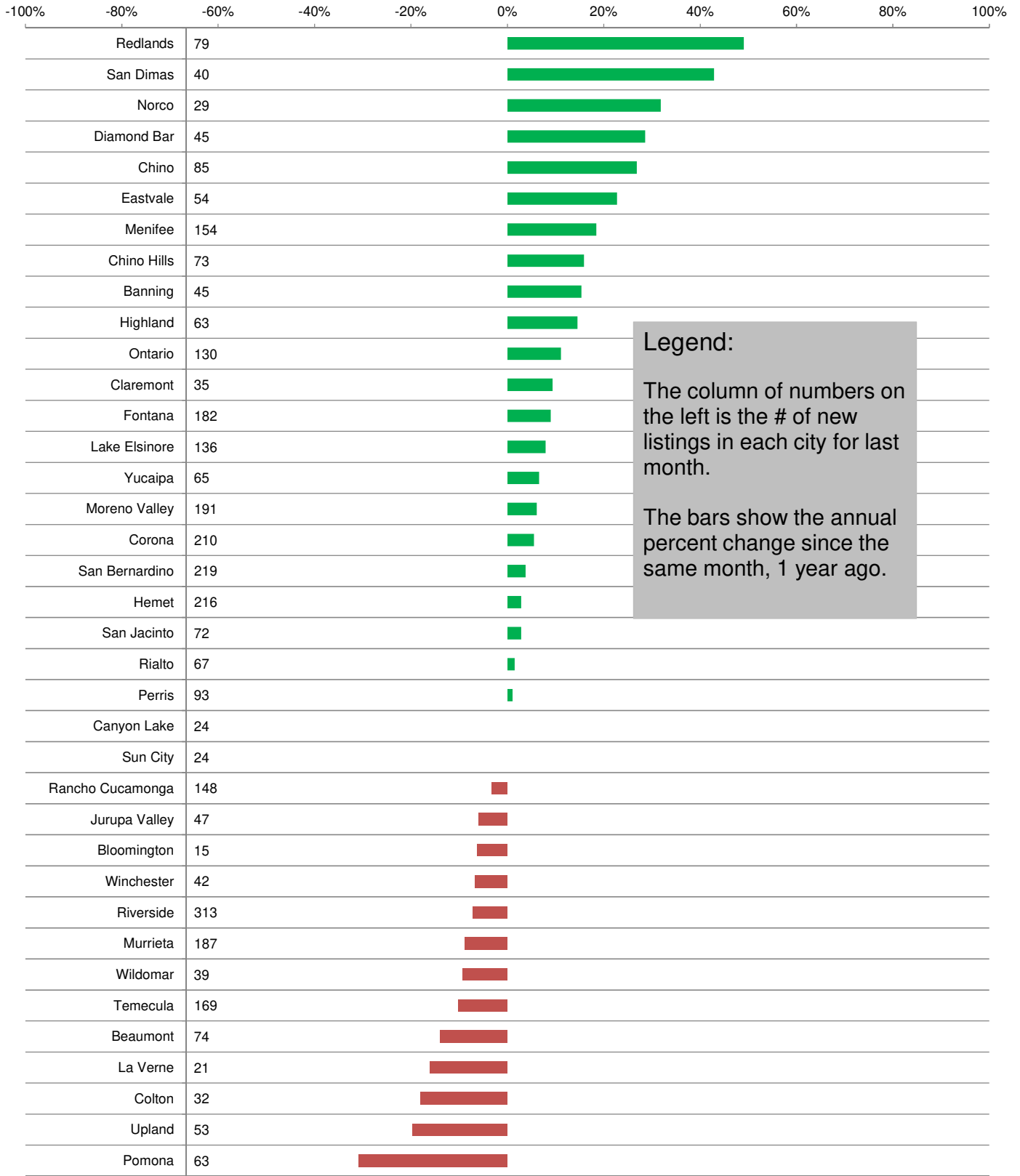
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Nov 2018 - Top Communities with New Listings (year-over-year)

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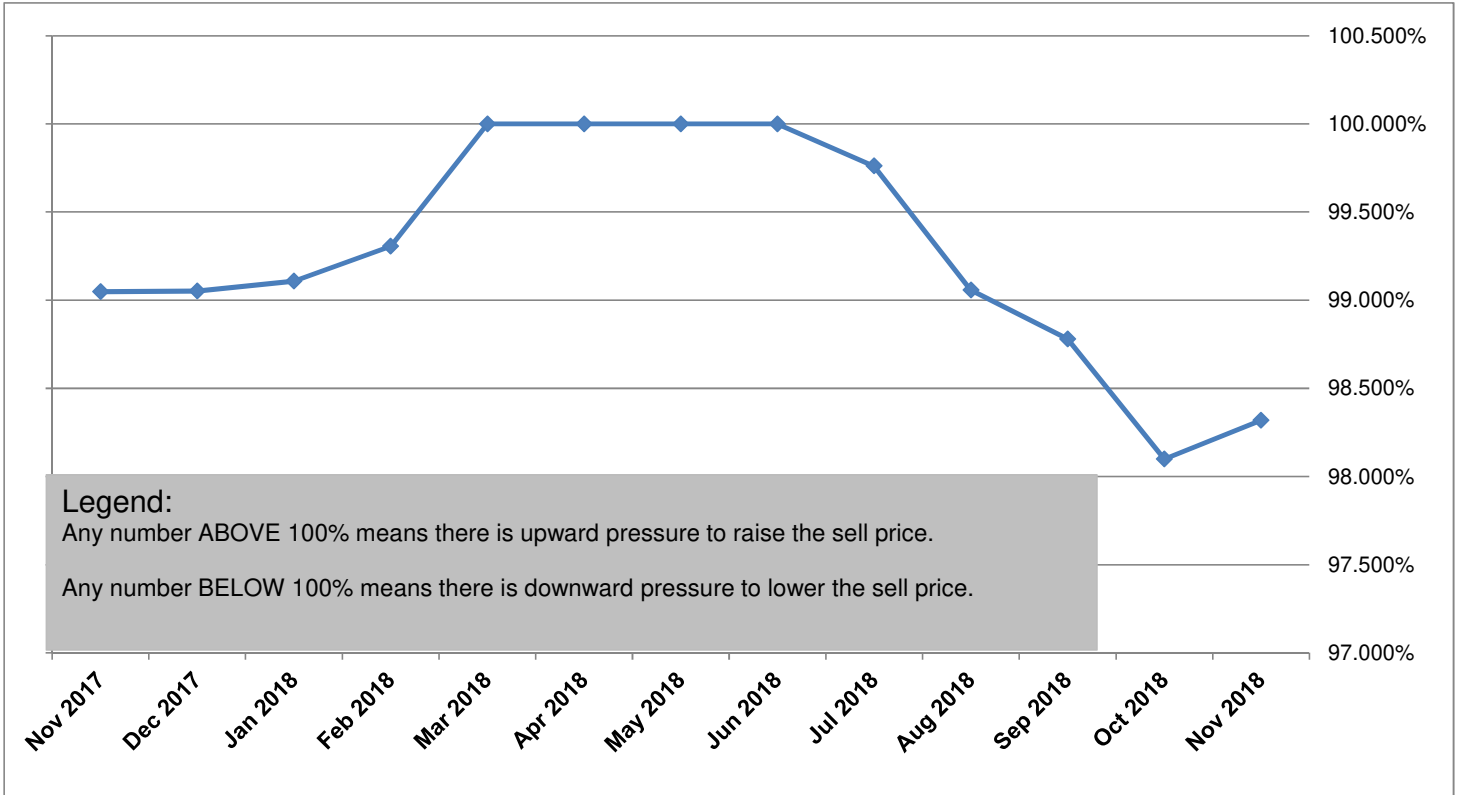
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Sell Price vs Original List Price

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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

