

# Housing Data Report February 2019

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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## Feb 2019 - Monthly Report

### Inland Valleys Regional Summary

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#### Mark Dowling, Chief Executive Officer

- The start of 2019 Inland Empire housing data reflects some of the same “market cooling” trends we saw the last half of 2018. When compared to 2018, the first two months of the year have New Listings down 6.6%, while Sold Listings are down 10.4%. Median Sales Price is up 2.6%, but total Sales Volume is down 8.1%.
- Median Sales Price is up 3.1% (\$395,000) in a month-over-year comparison for February, which represents a \$7,000 increase from January 2019.
- Reflecting a slowing, buyer’s market, Days on Market – up 65.2% – also continues to increase.



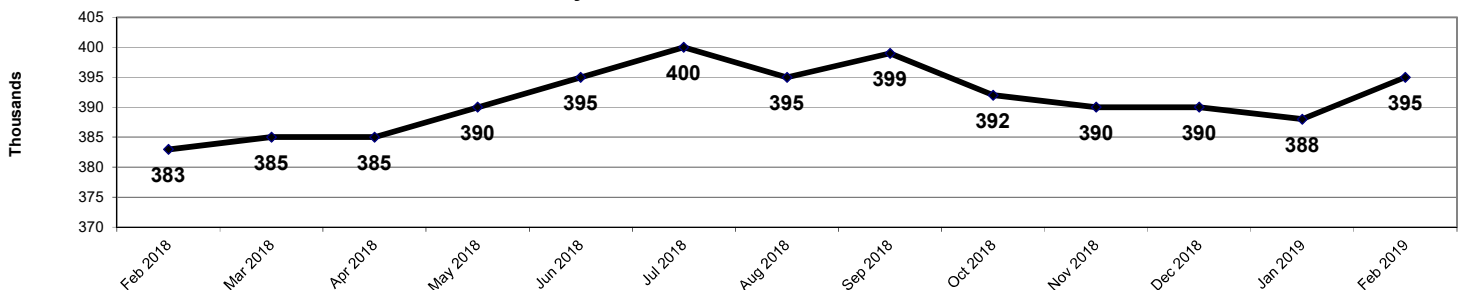
	Feb-2018	Feb-2019	Annual Change
<b>New Listings</b>	<b>4,510</b>	<b>3,807</b>	<b>↓ -15.6%</b>
<b>Pending Sales</b>	<b>3,344</b>	<b>3,355</b>	<b>↑ 0.3%</b>
<b>Sold Listings</b>	<b>2,606</b>	<b>2,450</b>	<b>↓ -6.0%</b>
<b>Median Sales Price</b>	<b>\$382,950</b>	<b>\$395,000</b>	<b>↑ 3.1%</b>
<b>Sales Volume (\$M)</b>	<b>\$1,057</b>	<b>\$1,023</b>	<b>↓ -3.2%</b>
<b>Price/Sq.Ft.</b>	<b>\$216</b>	<b>\$218</b>	<b>↑ 1.3%</b>
<b>Sold \$/List \$</b>	<b>99.31%</b>	<b>98.12%</b>	<b>↓ -1.2%</b>
<b>Days on Market</b>	<b>22</b>	<b>39</b>	<b>↑ 75.0%</b>
<b>CDOM</b>	<b>25</b>	<b>48</b>	<b>↑ 92.0%</b>



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



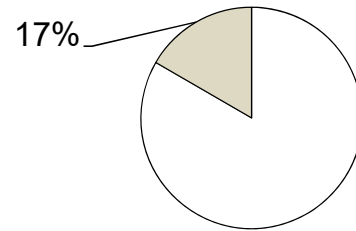
# Jan through Feb 2019 - YTD Comparisons

## Inland Valleys Regional Summary

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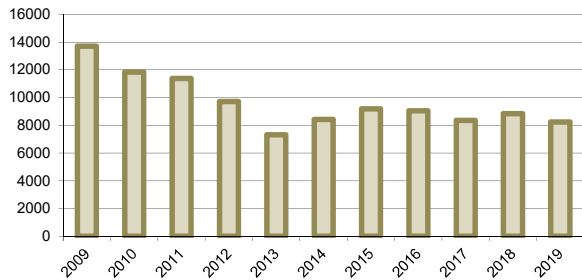
We are 2 months through the year:

The statistics shown below are for the first 2 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.

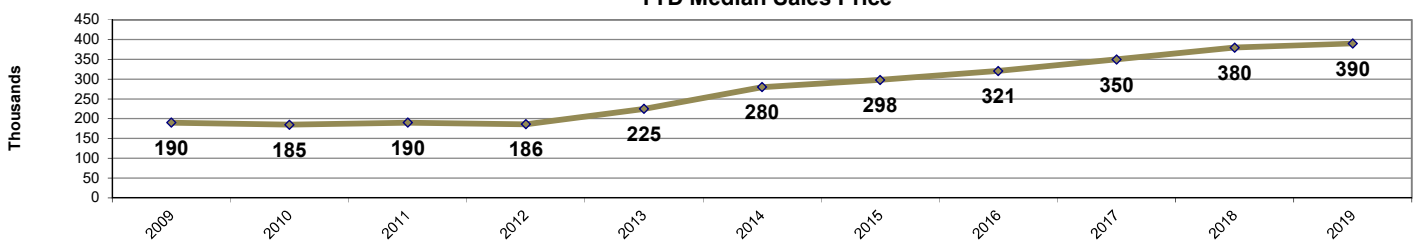
	Jan-Feb 2018	Jan-Feb 2019	Year-Over-Year Change
<b>YTD New Listings</b>	<b>8,837</b>	<b>8,254</b>	<b>↓ -6.6%</b>
<b>Pending Sales</b>	<b>6,461</b>	<b>6,414</b>	<b>↓ -0.7%</b>
<b>Sold Listings</b>	<b>5,337</b>	<b>4,782</b>	<b>↓ -10.4%</b>
<b>Median Sales Price</b>	<b>\$380,000</b>	<b>\$390,000</b>	<b>↑ 2.6%</b>
<b>Sales Volume (\$M)</b>	<b>\$2,165</b>	<b>\$1,990</b>	<b>↓ -8.1%</b>
<b>Price/Sq.Ft.</b>	<b>\$214</b>	<b>\$218</b>	<b>↑ 2.3%</b>
<b>Sold \$/List \$</b>	<b>99.19%</b>	<b>97.92%</b>	<b>↓ -1.3%</b>
<b>Days on Market</b>	<b>23</b>	<b>38</b>	<b>↑ 65.2%</b>
<b>CDOM</b>	<b>27</b>	<b>46</b>	<b>↑ 70.4%</b>



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### YTD Median Sales Price



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## Feb 2019 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	↑ 86%	↑ 10%	\$ 551,500	15	\$ 286	59
Banning	↑ 13%	↑ 4%	\$ 260,000	81	\$ 185	78
Beaumont	↓ -8%	↑ 9%	\$ 341,000	99	\$ 168	45
Calimesa	↓ -21%	↑ 11%	\$ 375,000	18	\$ 194	152
Canyon Lake	↑ 13%	↑ 1%	\$ 456,500	48	\$ 197	31
Chino	↓ -12%	↑ 2%	\$ 491,000	105	\$ 261	45
Chino Hills	↑ 11%	↑ 3%	\$ 660,000	103	\$ 306	61
Claremont	↑ 21%	↑ 12%	\$ 660,000	29	\$ 350	99
Colton	↓ -45%	↑ 7%	\$ 284,000	53	\$ 217	64
Corona	↓ -7%	↑ 3%	\$ 475,000	242	\$ 264	52
Diamond Bar	↑ 3%	↓ -14%	\$ 612,000	62	\$ 364	64
Eastvale	↓ -24%	↓ -6%	\$ 542,500	69	\$ 196	81
Fontana	↑ 2%	↑ 2%	\$ 402,750	216	\$ 234	35
Hemet	↑ 5%	↑ 6%	\$ 249,000	273	\$ 160	56
Highland	↓ -26%	↑ 7%	\$ 357,000	92	\$ 195	71
Jurupa Valley	↑ 36%	↑ 5%	\$ 431,000	73	\$ 225	41
La Verne	⇒ 0%	↑ 21%	\$ 687,000	28	\$ 365	28
Lake Elsinore	↓ -31%	↑ 2%	\$ 360,000	134	\$ 170	66
Loma Linda	↑ 30%	↑ 16%	\$ 372,500	15	\$ 201	32
Menifee	↑ 11%	↑ 2%	\$ 372,428	197	\$ 185	49
Moreno Valley	↓ -9%	↑ 4%	\$ 328,000	271	\$ 194	31
Murrieta	↑ 19%	↑ 4%	\$ 419,250	191	\$ 198	58
Norco	⇒ 0%	↑ 14%	\$ 600,000	31	\$ 268	59
Ontario	↓ -8%	↑ 5%	\$ 417,000	154	\$ 275	35
Perris	↑ 36%	↑ 2%	\$ 299,900	141	\$ 190	41
Pomona	↓ -13%	↑ 9%	\$ 417,450	87	\$ 307	47
Rancho Cucamonga	↓ -26%	↑ 2%	\$ 495,000	207	\$ 293	42
Redlands	⇒ 0%	↓ -10%	\$ 400,000	88	\$ 248	49
Rialto	↓ -21%	↑ 7%	\$ 365,000	104	\$ 228	27
Riverside	↓ -3%	↓ -2%	\$ 398,000	540	\$ 236	51
San Bernardino	↓ -11%	↑ 6%	\$ 275,500	281	\$ 205	32
San Dimas	↓ -21%	↑ 11%	\$ 639,000	34	\$ 367	63
San Jacinto	↑ 19%	↑ 15%	\$ 288,009	93	\$ 153	34
Sun City	↓ -29%	↓ 0%	\$ 249,500	36	\$ 189	29
Temecula	↓ -24%	↑ 1%	\$ 452,500	217	\$ 218	58
Upland	↓ -23%	↓ -3%	\$ 514,000	76	\$ 269	72
Wildomar	↑ 45%	↑ 17%	\$ 384,950	49	\$ 188	43
Winchester	↓ -26%	↑ 2%	\$ 428,500	41	\$ 182	45
Yucaipa	↓ -10%	↓ -8%	\$ 380,000	72	\$ 210	82

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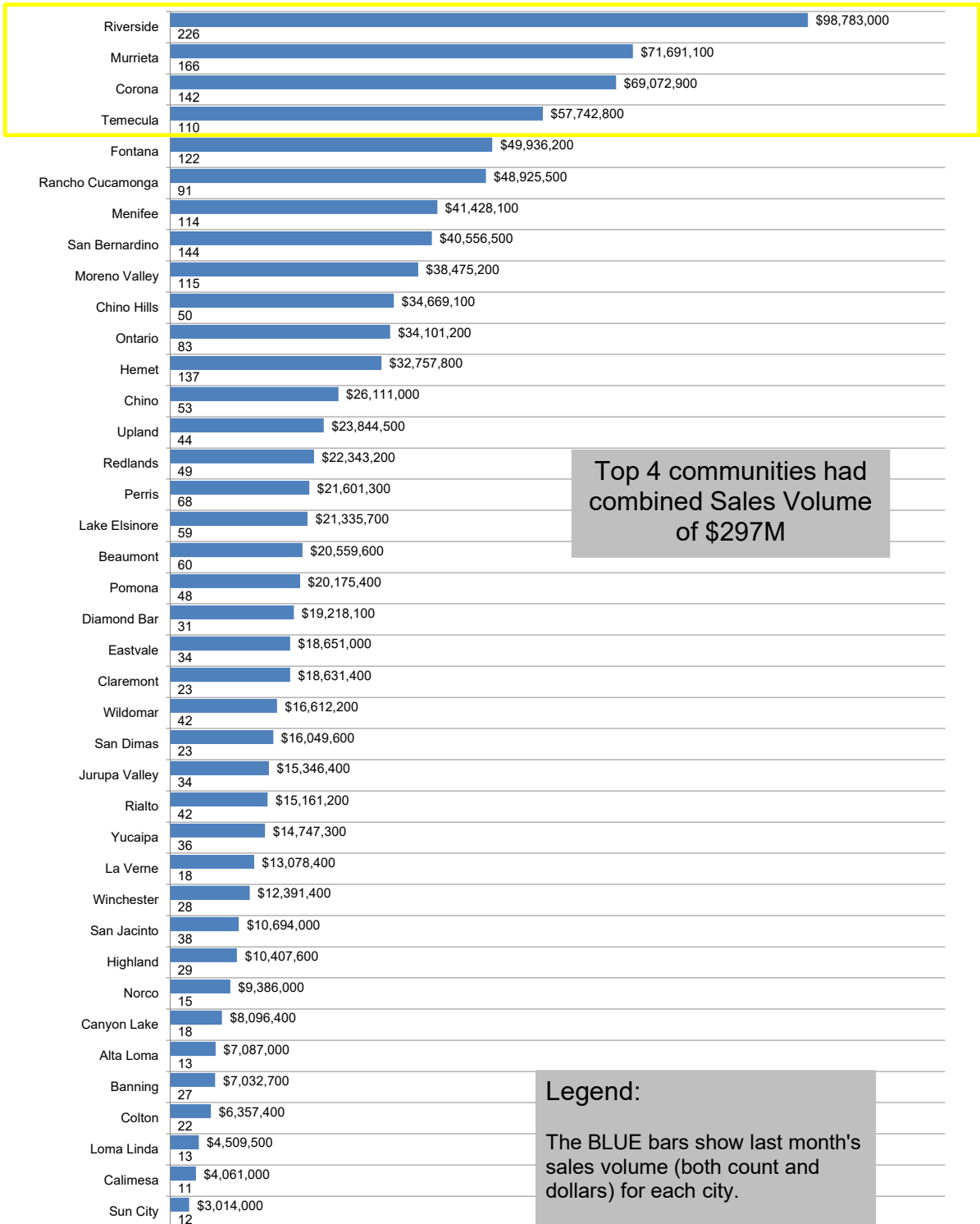
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## Feb 2019 - Sales Volume per City

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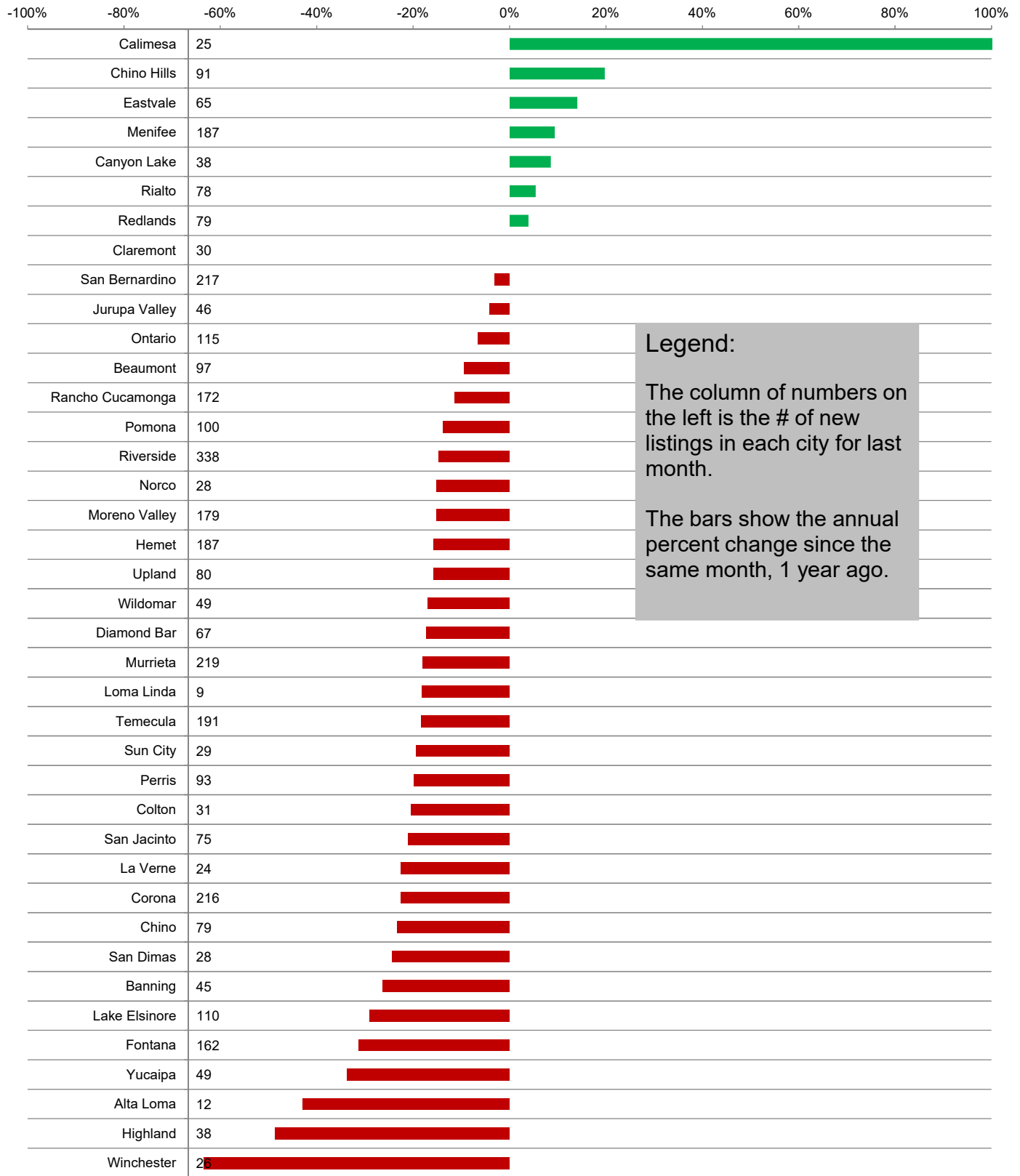
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### Feb 2019 - Top Communities with New Listings (year-over-year)

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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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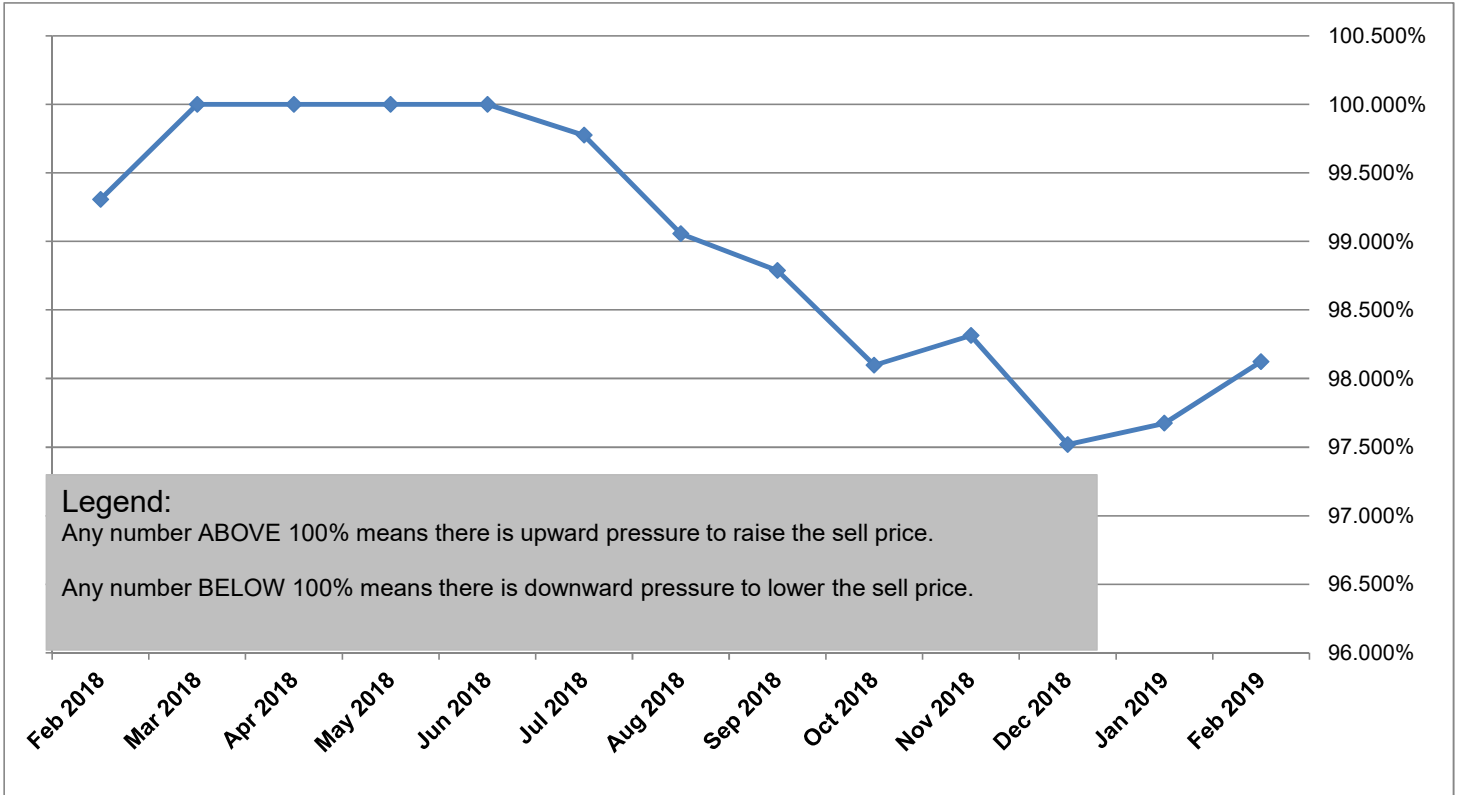
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## Sell Price vs Original List Price

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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

