

# Housing Data Report

## April 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)  
[www.ivaor.com](http://www.ivaor.com)

**RIVERSIDE OFFICE**  
3690 Elizabeth Street  
Riverside, California 92506  
Office: 951-684-1221

**RANCHO CUCAMONGA OFFICE**  
10574 Acacia Street, Suite #D-7  
Rancho Cucamonga, California 91730  
Office: 909-527-2133

## Apr 2019 - Monthly Report

### Inland Valleys Regional Summary

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#### Mark Dowling, Chief Executive Officer

- Although Sold Listings are down through the first four months of the year 6.9%, April saw a 14.6% jump in Pending Sales.
- Median Sales Price is up 3.4% (\$398,000) in a month-over-year comparison for April.
- Reflecting a slowing, buyer's market, Combined Days on Market – up 95.2% for the first four months of 2019 – has increased to 41 days.

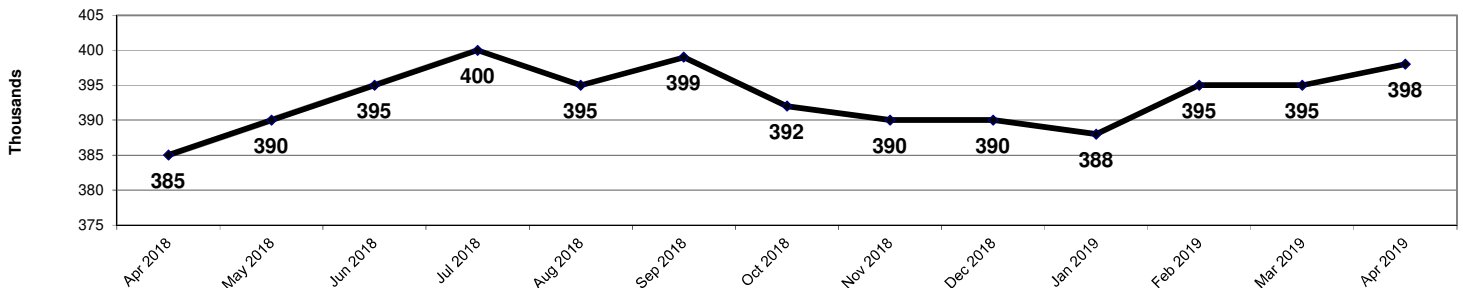


	Apr-2018	Apr-2019	Annual Change
<b>Monthly New Listings</b>			
New Listings	5,332	5,148	↓ -3.5%
Pending Sales	3,915	4,487	↑ 14.6%
Sold Listings	3,541	3,545	↑ 0.1%
Median Sales Price	\$385,000	\$398,000	↑ 3.4%
Sales Volume (\$M)	\$1,483	\$1,511	↑ 1.9%
<b>Monthly Closed Listings</b>			
Price/Sq.Ft.	\$218	\$221	↑ 1.2%
Sold \$/List \$	100.00%	98.74%	↓ -1.3%
Days on Market	16	27	↑ 68.8%
CDOM	17	33	↑ 94.1%

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



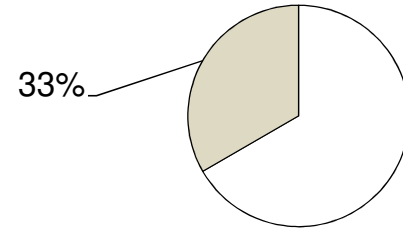
# Jan through Apr 2019 - YTD Comparisons

## Inland Valleys Regional Summary

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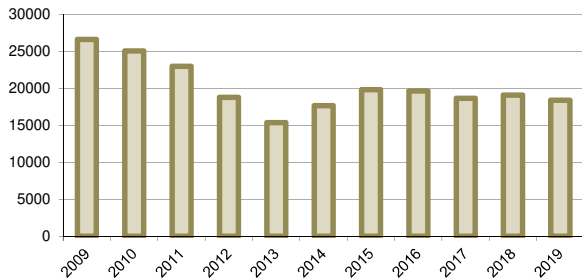
We are 4 months through the year:

The statistics shown below are for the first 4 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.

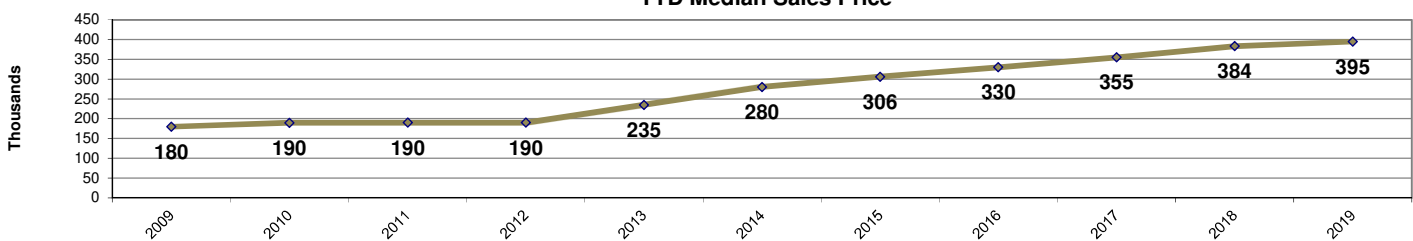
	Jan-Apr 2018	Jan-Apr 2019	Year-Over-Year Change
<b>YTD New Listings</b>	<b>19,080</b>	<b>18,414</b>	<b>↓ -3.5%</b>
<b>Pending Sales</b>	<b>14,363</b>	<b>14,566</b>	<b>↑ 1.4%</b>
<b>Sold Listings</b>	<b>12,454</b>	<b>11,591</b>	<b>↓ -6.9%</b>
<b>Median Sales Price</b>	<b>\$383,500</b>	<b>\$395,000</b>	<b>↑ 3.0%</b>
<b>Sales Volume (\$M)</b>	<b>\$5,135</b>	<b>\$4,871</b>	<b>↓ -5.1%</b>
<b>Price/Sq.Ft.</b>	<b>\$216</b>	<b>\$220</b>	<b>↑ 1.6%</b>
<b>Sold \$/List \$</b>	<b>99.71%</b>	<b>98.33%</b>	<b>↓ -1.4%</b>
<b>Days on Market</b>	<b>19</b>	<b>32</b>	<b>↑ 68.4%</b>
<b>CDOM</b>	<b>21</b>	<b>41</b>	<b>↑ 95.2%</b>



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### YTD Median Sales Price



**Riverside Office:**  
3690 Elizabeth Street  
Riverside, CA 92506

**Rancho Cucamonga Office:**  
10574 Acacia St, Suite #D-7  
Rancho Cucamonga, CA 91730



## Apr 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
Banning	↓ -21%	↑ 5%	\$ 273,750	69	\$ 178	42
Beaumont	↓ -5%	↑ 3%	\$ 343,998	146	\$ 163	42
Calimesa	↑ 120%	↑ 14%	\$ 340,745	27	\$ 189	28
Canyon Lake	↑ 9%	↓ -18%	\$ 403,000	54	\$ 235	25
Cherry Valley	↑ 56%	↑ 13%	\$ 298,250	17	\$ 162	66
Chino	↑ 22%	↑ 9%	\$ 502,000	120	\$ 274	46
Chino Hills	↑ 15%	↓ -5%	\$ 660,000	126	\$ 342	38
Claremont	↓ -10%	↑ 2%	\$ 665,000	39	\$ 341	48
Colton	↑ 3%	↓ -1%	\$ 298,000	68	\$ 205	37
Corona	↓ -2%	↑ 3%	\$ 485,000	308	\$ 256	31
Diamond Bar	↓ -18%	↑ 13%	\$ 647,500	84	\$ 343	50
Eastvale	↑ 12%	↓ -3%	\$ 560,000	84	\$ 211	45
Fontana	↓ -7%	↑ 5%	\$ 410,000	254	\$ 234	26
Grand Terrace	↑ 60%	↓ -6%	\$ 355,000	18	\$ 221	45
Hemet	⇒ 0%	↑ 2%	\$ 249,000	271	\$ 155	50
Highland	↑ 4%	↑ 9%	\$ 347,500	69	\$ 213	29
Jurupa Valley	↑ 24%	↑ 1%	\$ 424,750	69	\$ 245	24
La Verne	↓ -34%	↓ -11%	\$ 625,000	28	\$ 388	35
Lake Elsinore	↑ 4%	↑ 4%	\$ 378,000	146	\$ 186	41
Loma Linda	↓ -12%	↓ -17%	\$ 340,000	23	\$ 237	29
Menifee	↓ -7%	↑ 1%	\$ 367,500	267	\$ 179	43
Montclair	↑ 6%	↑ 4%	\$ 447,250	20	\$ 302	26
Moreno Valley	↑ 10%	↑ 5%	\$ 340,000	285	\$ 193	30
Murrieta	↓ -8%	↑ 4%	\$ 439,900	298	\$ 189	22
Norco	↑ 64%	↓ -7%	\$ 594,000	34	\$ 262	28
Ontario	↑ 37%	↑ 4%	\$ 415,000	157	\$ 283	33
Perris	↓ -22%	↑ 1%	\$ 306,500	155	\$ 190	21
Pomona	↓ -5%	↑ 2%	\$ 420,000	108	\$ 320	23
Rancho Cucamonga	↑ 2%	↓ -3%	\$ 492,000	244	\$ 280	35
Redlands	↑ 11%	↑ 15%	\$ 465,000	88	\$ 241	27
Rialto	↑ 13%	↑ 7%	\$ 359,000	101	\$ 220	34
Riverside	↑ 3%	↑ 0%	\$ 410,000	588	\$ 250	33
San Bernardino	↓ -6%	↑ 7%	\$ 295,000	295	\$ 213	28
San Dimas	↓ -29%	↑ 3%	\$ 604,975	46	\$ 366	21
San Jacinto	↑ 28%	↑ 6%	\$ 299,950	110	\$ 150	40
Sun City	↑ 14%	↑ 15%	\$ 265,000	34	\$ 177	53
Temecula	↓ -5%	↑ 5%	\$ 472,000	268	\$ 221	31
Upland	↑ 8%	↓ -1%	\$ 560,000	86	\$ 285	29
Wildomar	↓ -13%	↑ 6%	\$ 384,000	46	\$ 174	51
Winchester	↓ -19%	↑ 12%	\$ 441,990	65	\$ 179	39
Yucaipa	↑ 18%	↑ 1%	\$ 375,000	92	\$ 204	39

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 3690 Elizabeth Street  
 Riverside, CA 92506

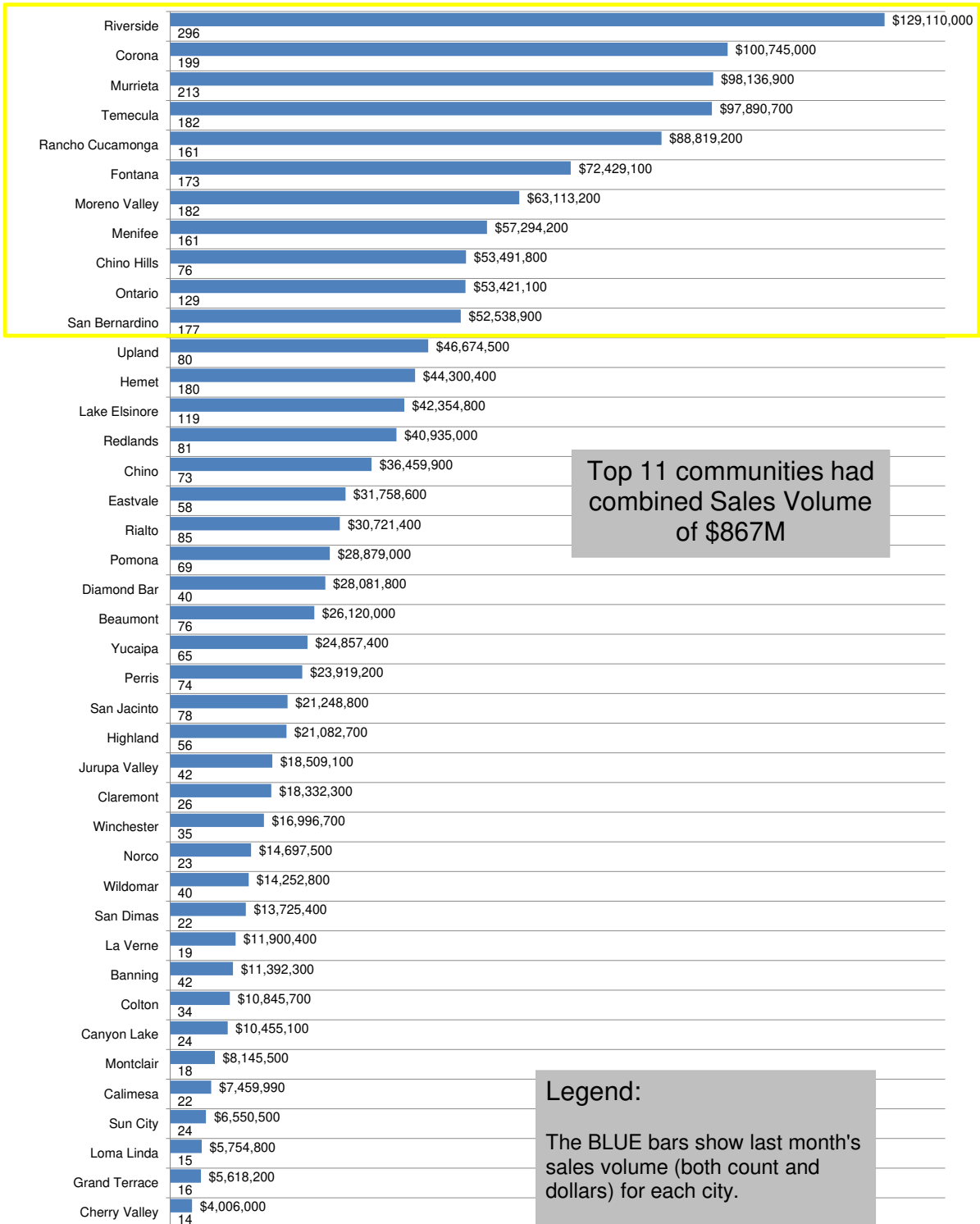
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## Apr 2019 - Sales Volume per City

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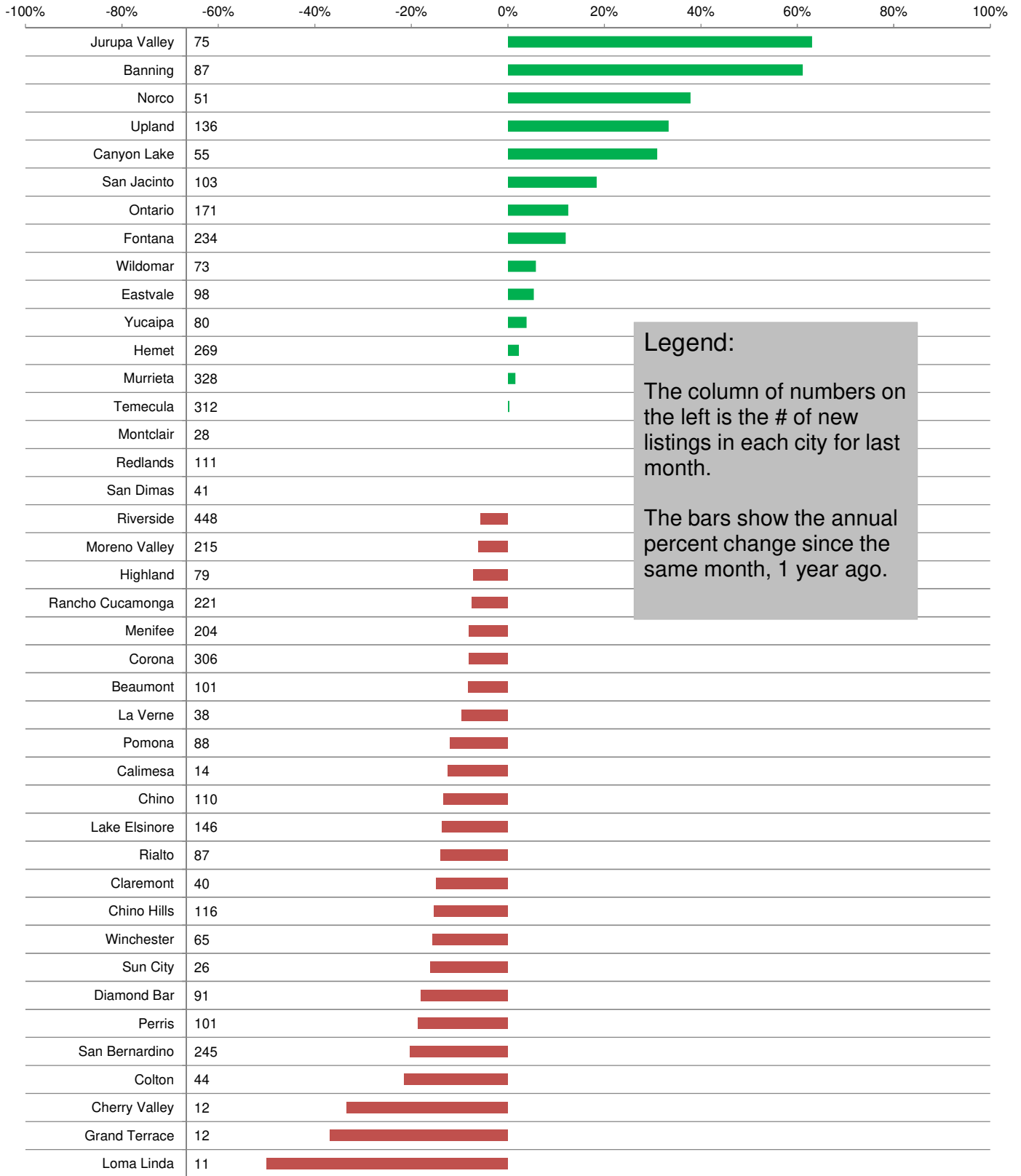
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### Apr 2019 - Top Communities with New Listings (year-over-year)

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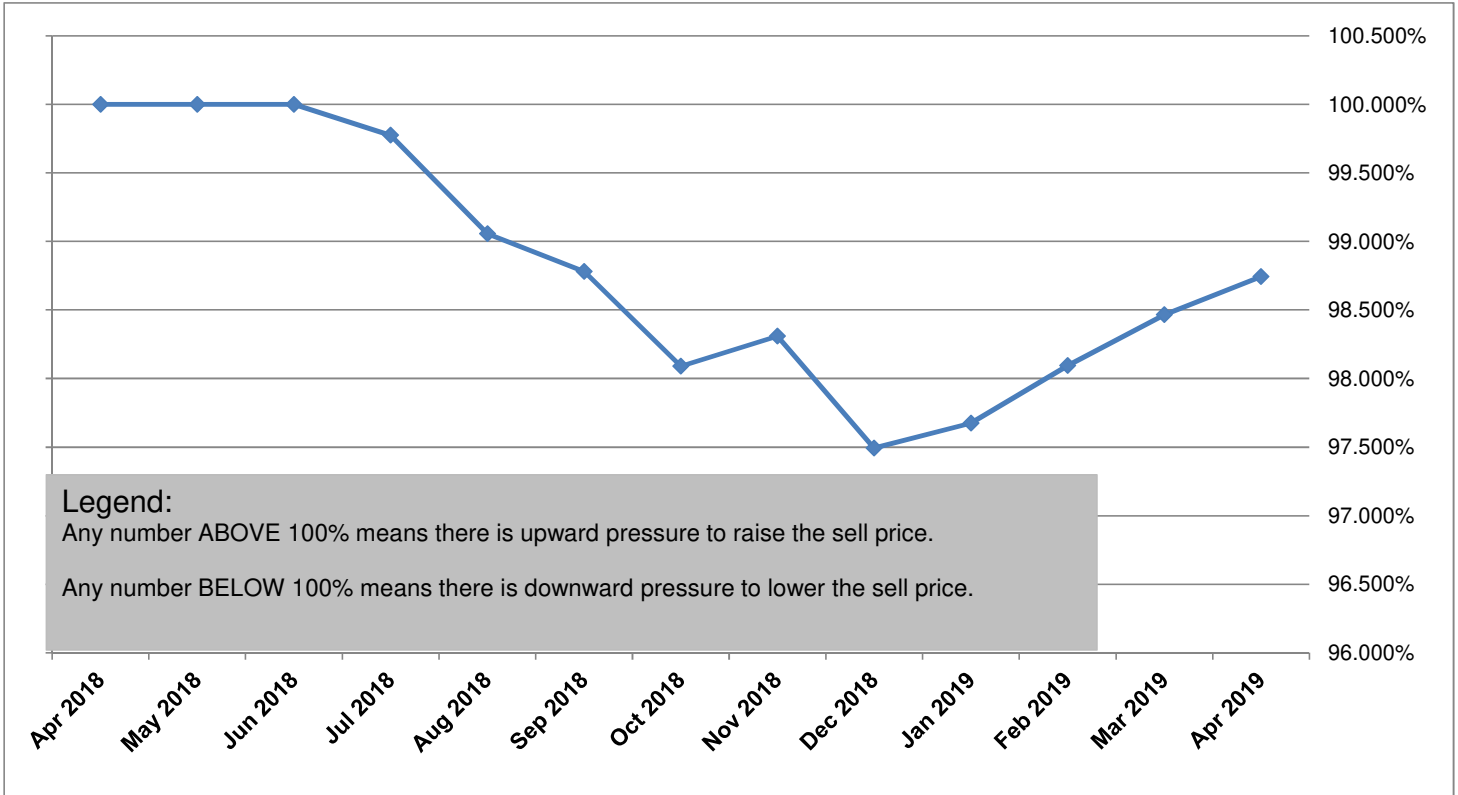
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## Sell Price vs Original List Price

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**Legend:**

Any number ABOVE 100% means there is upward pressure to raise the sell price.

Any number BELOW 100% means there is downward pressure to lower the sell price.

### 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

