

# Housing Data Report May 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)

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## May 2019 - Monthly Report

### Inland Valleys Regional Summary

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#### Mark Dowling, Chief Executive Officer

- The regional housing market for the first 5 months of 2019 reflect a steady environment. New Listings and Sold Listings were down slightly at 3.2% and 4.3% respectively, and total Sales Volume was down 2.4%.
- Median Sales Price was up 3.1% (\$402,000) in a month-over-year comparison for May.
- Reflecting a slowing, buyer's market, Combined Days on Market – up 80% for the first five months of 2019 – has increased to 36 days.

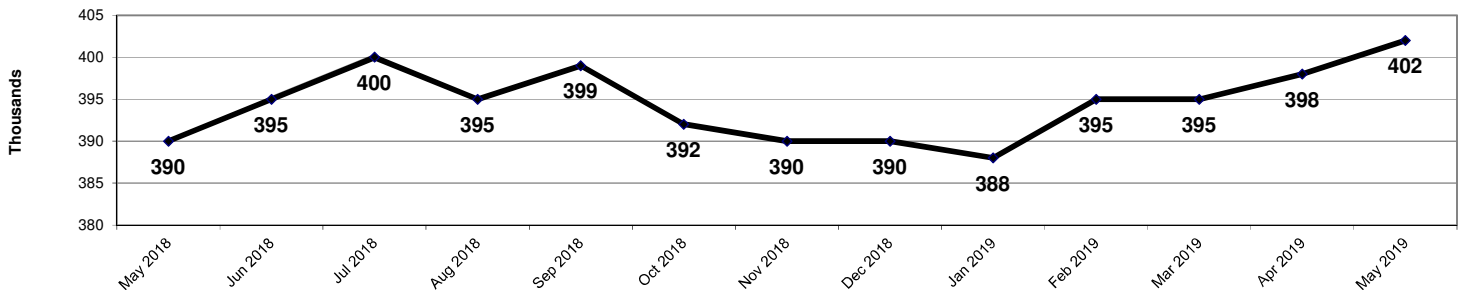


	May-2018	May-2019	Annual Change
<b>Monthly New Listings</b>			
New Listings	5,636	5,437	↓ -3.5%
Pending Sales	4,089	4,551	↑ 11.3%
Sold Listings	3,922	4,088	↑ 4.2%
Median Sales Price	\$390,000	\$402,000	↑ 3.1%
Sales Volume (\$M)	\$1,648	\$1,752	↑ 6.3%
Price/Sq.Ft.	\$220	\$224	↑ 1.6%
Sold \$/List \$	100.00%	99.06%	↓ -0.9%
Days on Market	16	21	↑ 31.3%
CDOM	17	25	↑ 47.1%

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 May 2019 - YTD Comparisons

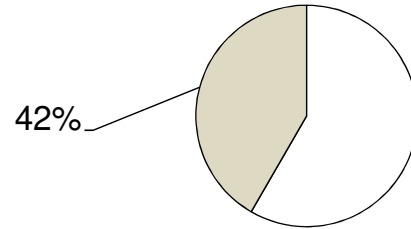
## Inland Valleys Regional Summary

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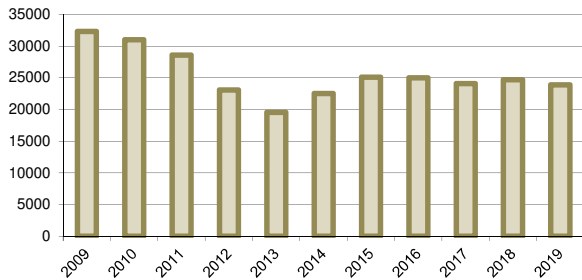
We are 5 months through the year:

The statistics shown below are for the first 5 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.



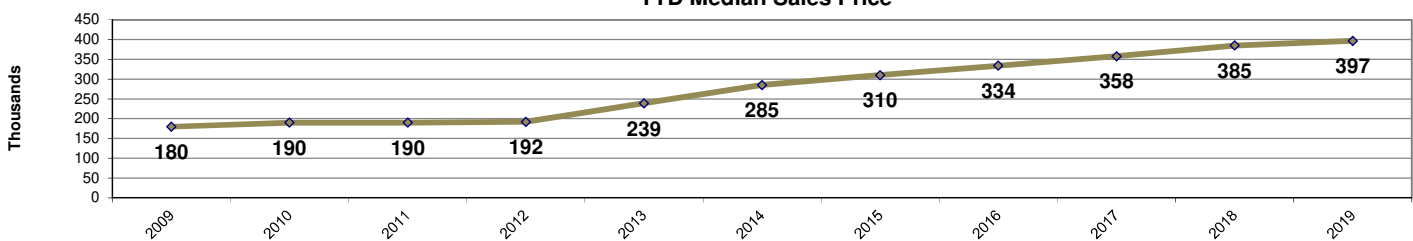
	Jan-May 2018	Jan-May 2019	Year-Over-Year Change
<b>YTD New Listings</b>	<b>24,716</b>	<b>23,922</b>	<b>↓ -3.2%</b>
<b>Pending Sales</b>	<b>18,451</b>	<b>18,866</b>	<b>↑ 2.2%</b>
<b>Sold Listings</b>	<b>16,376</b>	<b>15,680</b>	<b>↓ -4.3%</b>
<b>Median Sales Price</b>	<b>\$385,000</b>	<b>\$397,000</b>	<b>↑ 3.1%</b>
<b>Sales Volume (\$M)</b>	<b>\$6,783</b>	<b>\$6,623</b>	<b>↓ -2.4%</b>
<b>Price/Sq.Ft.</b>	<b>\$217</b>	<b>\$220</b>	<b>↑ 1.6%</b>
<b>Sold \$/List \$</b>	<b>99.99%</b>	<b>98.54%</b>	<b>↓ -1.5%</b>
<b>Days on Market</b>	<b>18</b>	<b>29</b>	<b>↑ 61.1%</b>
<b>CDOM</b>	<b>20</b>	<b>36</b>	<b>↑ 80.0%</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**May 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	↑ 50%	↓ -10%	\$ 592,500	29	\$ 325	21
Banning	↓ -33%	↑ 3%	\$ 260,000	89	\$ 177	19
Beaumont	↑ 4%	↓ -1%	\$ 345,450	112	\$ 165	40
Bloomington	↓ -38%	↓ -1%	\$ 345,000	18	\$ 251	60
Calimesa	↑ 63%	↑ 11%	\$ 333,000	22	\$ 189	37
Canyon Lake	↓ -3%	↑ 5%	\$ 461,250	48	\$ 223	40
Chino	↑ 10%	↓ -1%	\$ 478,500	131	\$ 268	28
Chino Hills	↓ -6%	↑ 1%	\$ 635,000	110	\$ 342	20
Claremont	↑ 7%	↑ 15%	\$ 706,000	33	\$ 366	28
Colton	↑ 12%	↓ -2%	\$ 293,000	50	\$ 226	12
Corona	↓ -8%	↓ -1%	\$ 489,000	314	\$ 253	28
Diamond Bar	↑ 25%	↓ -4%	\$ 610,000	83	\$ 380	37
Eastvale	⇒ 0%	↓ -4%	\$ 565,000	82	\$ 205	17
Fontana	↑ 4%	↑ 2%	\$ 430,000	266	\$ 229	22
Grand Terrace	↓ -7%	↓ 0%	\$ 370,000	12	\$ 219	28
Hemet	↓ -5%	↑ 2%	\$ 260,000	271	\$ 156	31
Highland	↑ 5%	↑ 6%	\$ 348,000	68	\$ 204	17
Jurupa Valley	↑ 63%	↑ 0%	\$ 430,000	74	\$ 232	21
La Verne	↑ 17%	↑ 3%	\$ 689,000	37	\$ 350	36
Lake Elsinore	↓ -18%	↑ 1%	\$ 368,444	133	\$ 181	35
Loma Linda	↓ -13%	↑ 9%	\$ 415,000	12	\$ 231	10
Menifee	↑ 42%	↑ 3%	\$ 375,000	231	\$ 184	30
Mentone	↑ 50%	↓ -7%	\$ 324,500	12	\$ 192	43
Montclair	↑ 71%	↑ 5%	\$ 439,999	27	\$ 304	24
Moreno Valley	↓ -5%	↑ 4%	\$ 340,000	232	\$ 200	17
Murrieta	↑ 14%	↑ 1%	\$ 430,000	271	\$ 200	19
Norco	↑ 33%	↑ 4%	\$ 557,500	38	\$ 275	27
Nuevo/Lakeview	↑ 100%	↑ 7%	\$ 387,500	22	\$ 185	19
Ontario	↑ 15%	↑ 4%	\$ 435,000	151	\$ 287	21
Perris	↑ 10%	↑ 12%	\$ 337,900	124	\$ 169	20
Pomona	↓ -3%	↑ 4%	\$ 424,500	99	\$ 306	29
Rancho Cucamonga	↓ -17%	↓ -4%	\$ 501,000	248	\$ 293	33
Redlands	↓ -5%	↑ 1%	\$ 395,000	92	\$ 268	15
Rialto	↑ 22%	↑ 2%	\$ 368,000	95	\$ 230	21
Riverside	↑ 22%	↑ 2%	\$ 412,000	559	\$ 245	26
San Bernardino	↓ -6%	↑ 9%	\$ 295,000	263	\$ 219	25
San Dimas	↓ -19%	↓ -1%	\$ 593,500	36	\$ 372	30
San Jacinto	↓ -5%	↑ 10%	\$ 307,990	102	\$ 160	32
Sun City	↑ 21%	↓ -10%	\$ 236,950	36	\$ 191	36
Temecula	↑ 1%	↑ 1%	\$ 480,000	269	\$ 223	19
Upland	↑ 13%	↓ -5%	\$ 542,000	109	\$ 302	15
Wildomar	↑ 2%	↓ -1%	\$ 368,000	46	\$ 184	15
Winchester	↑ 7%	↑ 3%	\$ 432,000	64	\$ 172	21
Yucaipa	↓ -11%	↑ 2%	\$ 385,000	74	\$ 208	24

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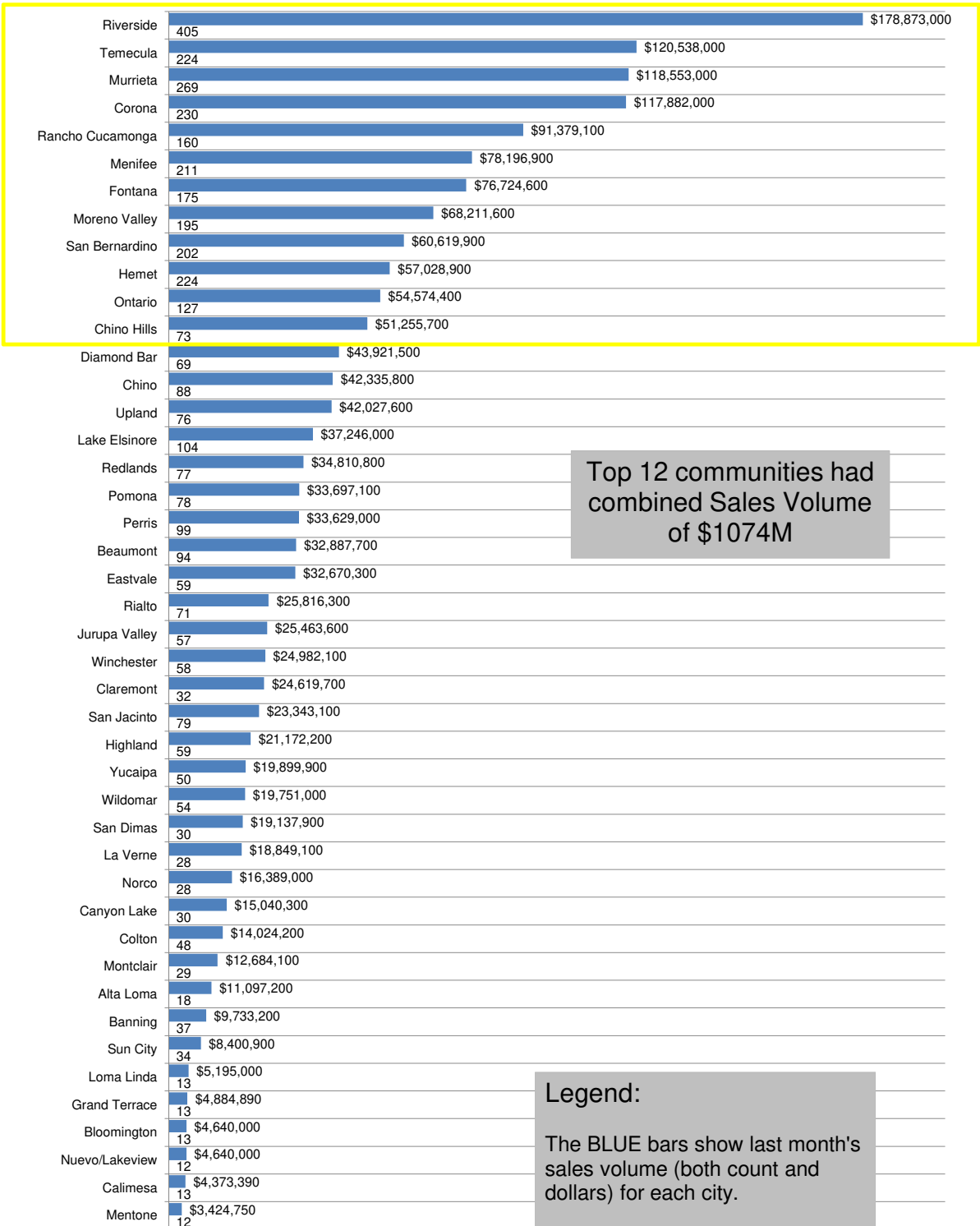
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## May 2019 - Sales Volume per City

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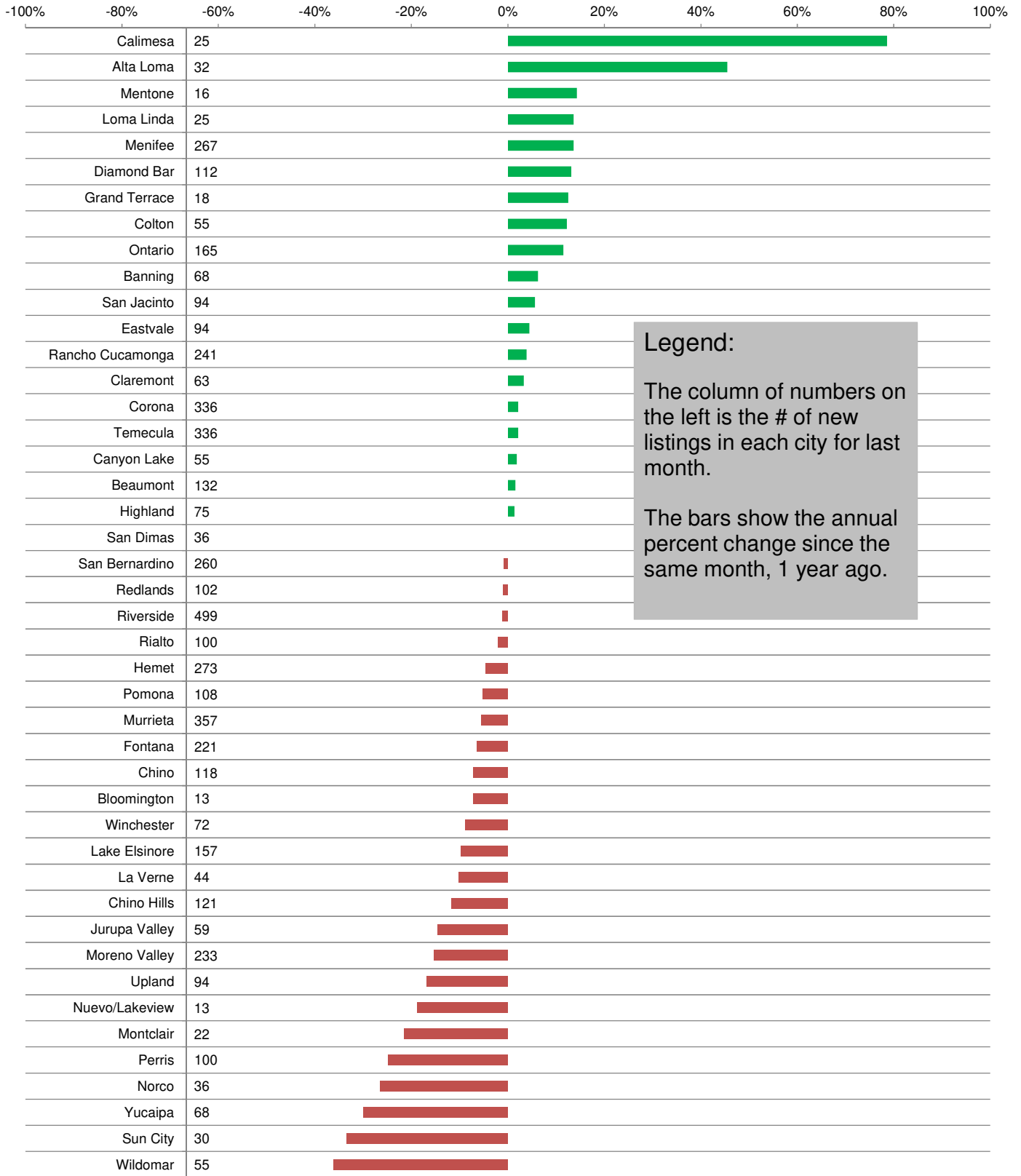
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### May 2019 - Top Communities with New Listings (year-over-year)

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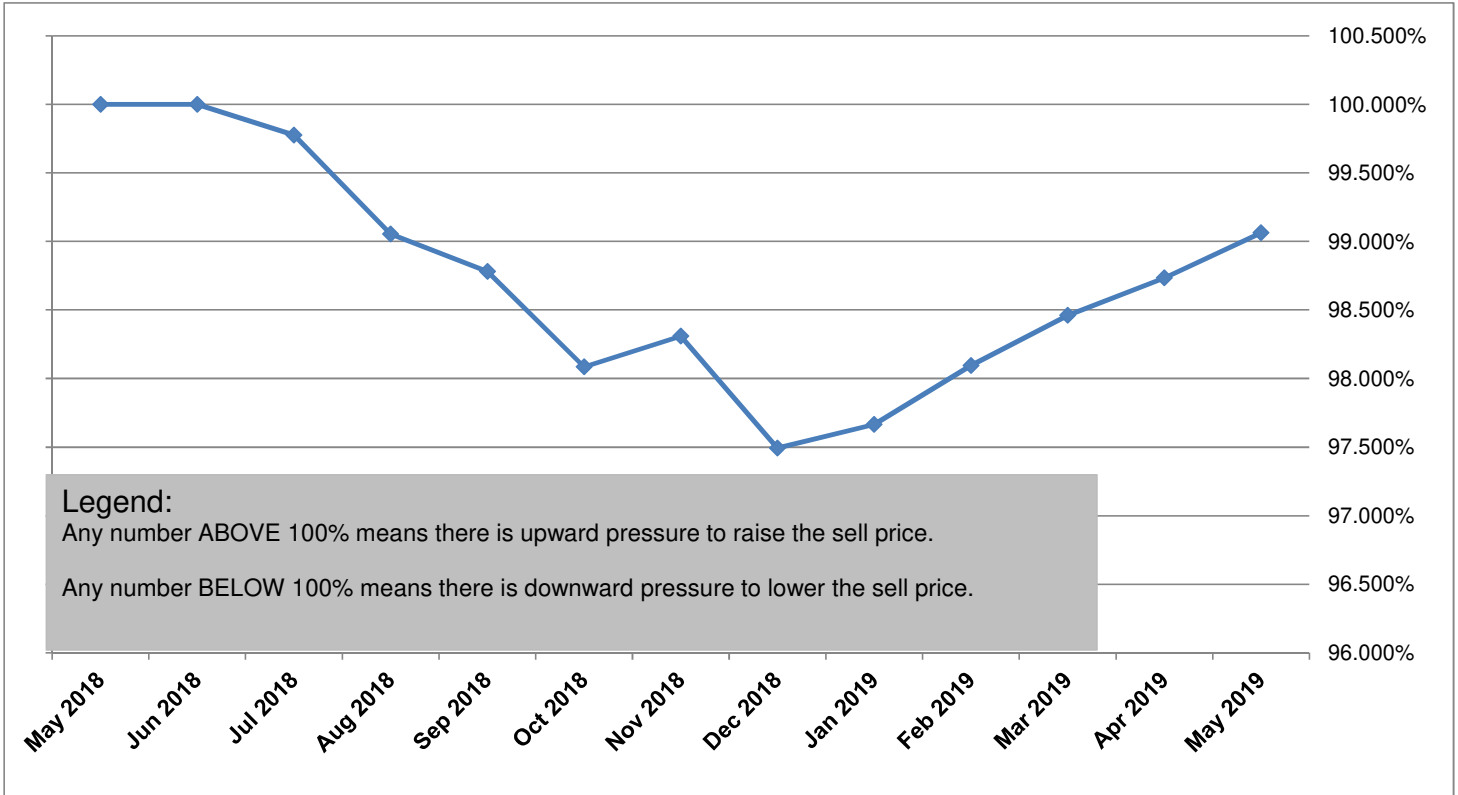
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## Sell Price vs Original List Price

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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

