

Housing Data Report October 2019

The Voice of Real Estate in the Inland EmpireSM



A report brought to you by the Inland Valleys Association of REALTORS® (IVAR)
www.ivaor.com

RIVERSIDE OFFICE
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Oct 2019 - Monthly Report

Inland Valleys Regional Summary

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Mark Dowling, Chief Executive Officer



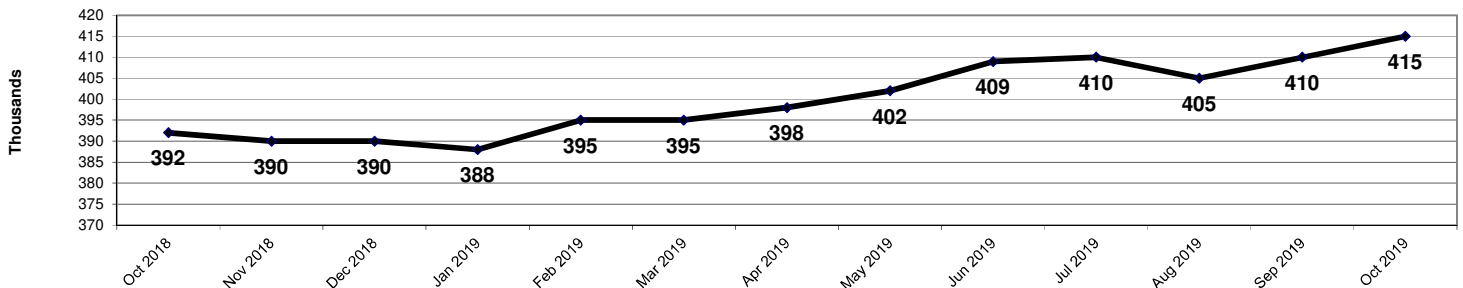
- The regional housing market for the first ten months of 2019 reflects a mostly flat sales environment. Year-to-date New Listings were down slightly at -5.4%, however Sold Listings were up slightly .9% and total Sales Volume was up 3.7%.
- Median Sales Price was up 3.1% (\$415,000) in October 2019 vs. October 2018 comparison.
- Days on Market continues to move up. However, the increased days is only up to 24 days, which is still reflective of a competitive market.

	Oct-2018	Oct-2019	Annual Change
Monthly New Listings			
New Listings	4,749	4,256	↓ -10.4%
Pending Sales	3,138	3,863	↑ 23.1%
Sold Listings	3,383	3,813	↑ 12.7%
Median Sales Price	\$392,000	\$415,000	↑ 5.9%
Sales Volume (\$M)	\$1,425	\$1,687	↑ 18.4%
Monthly Closed Listings			
Price/Sq.Ft.	\$222	\$225	↑ 1.6%
Sold \$/List \$	98.08%	98.85%	↑ 0.8%
Days on Market	27	23	↓ -14.8%
CDOM	31	26	↓ -16.1%

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 Oct 2019 - YTD Comparisons

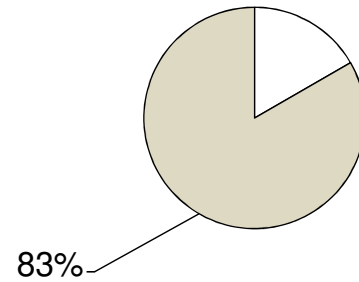
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We are 10 months through the year:

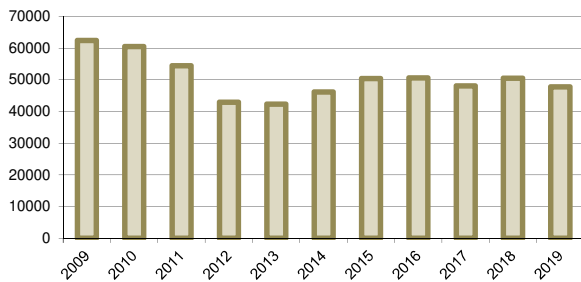
The statistics shown below are for the first 10 months of the years represented.

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.

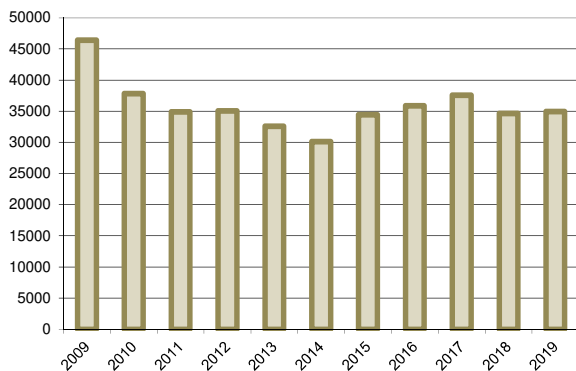


	Jan-Oct 2018	Jan-Oct 2019	Year-Over-Year Change
New Listings	50,556	47,807	↓ -5.4%
Pending Sales	35,803	37,762	↑ 5.5%
Sold Listings	34,646	34,959	↑ 0.9%
Median Sales Price	\$390,000	\$402,000	↑ 3.1%
Sales Volume (\$M)	\$14,526	\$15,060	↑ 3.7%
Price/Sq.Ft.	\$220	\$223	↑ 1.3%
Sold \$/List \$	99.36%	98.78%	↓ -0.6%
Days on Market	19	24	↑ 26.3%
CDOM	21	29	↑ 38.1%

YTD New Listings



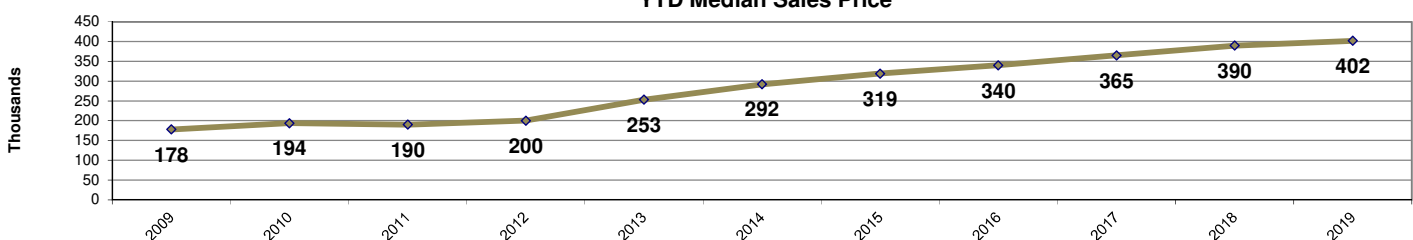
YTD Closed Listings



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YTD Median Sales Price



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Rancho Cucamonga, CA 91730

Oct 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	↓ -35%	↓ -2%	\$ 550,000	20	\$ 304	16
Banning	↑ 35%	↑ 4%	\$ 268,500	65	\$ 181	37
Beaumont	↑ 12%	↓ -1%	\$ 345,000	129	\$ 167	26
Bloomington	↓ -7%	↑ 7%	\$ 360,000	20	\$ 263	22
Calimesa	↑ 67%	↑ 19%	\$ 368,000	26	\$ 173	39
Canyon Lake	↑ 54%	↑ 11%	\$ 472,500	46	\$ 220	47
Chino	↑ 14%	↑ 2%	\$ 507,500	106	\$ 283	23
Chino Hills	↑ 14%	↓ -7%	\$ 608,000	105	\$ 340	36
Claremont	↑ 111%	↑ 9%	\$ 725,000	35	\$ 364	24
Colton	↑ 2%	↓ -6%	\$ 306,000	56	\$ 221	14
Corona	↑ 9%	↑ 4%	\$ 495,000	319	\$ 260	40
Diamond Bar	↑ 14%	↑ 3%	\$ 642,500	95	\$ 365	36
Eastvale	↑ 22%	↓ -1%	\$ 595,000	97	\$ 202	38
Fontana	↑ 12%	↑ 13%	\$ 440,000	256	\$ 240	21
Hemet	↑ 6%	↑ 6%	\$ 275,000	277	\$ 158	27
Highland	↑ 9%	↓ -2%	\$ 350,000	86	\$ 218	16
Homeland	↑ 57%	↑ 18%	\$ 265,000	15	\$ 164	28
Jurupa Valley	↑ 21%	↓ -4%	\$ 460,000	81	\$ 231	27
La Verne	↑ 76%	↑ 17%	\$ 765,500	35	\$ 369	38
Lake Elsinore	↑ 1%	↑ 2%	\$ 368,000	183	\$ 184	36
Loma Linda	↓ -31%	↓ -14%	\$ 335,000	16	\$ 275	11
Menifee	↑ 38%	↑ 1%	\$ 375,000	287	\$ 188	31
Montclair	↓ -29%	↑ 2%	\$ 450,000	12	\$ 255	23
Moreno Valley	↑ 21%	↑ 7%	\$ 359,000	264	\$ 198	15
Murrieta	↑ 4%	↑ 4%	\$ 438,500	329	\$ 191	30
Norco	↑ 38%	↓ 0%	\$ 577,000	43	\$ 279	37
Nuevo/Lakeview	↑ 367%	↓ 0%	\$ 339,000	23	\$ 218	25
Ontario	↑ 18%	↑ 1%	\$ 440,500	168	\$ 274	24
Perris	↓ -8%	↑ 11%	\$ 339,425	126	\$ 187	23
Pomona	↑ 18%	↑ 5%	\$ 435,000	104	\$ 314	20
Rancho Cucamonga	↑ 28%	↓ 0%	\$ 507,000	247	\$ 298	29
Redlands	↑ 17%	↑ 10%	\$ 440,000	88	\$ 264	18
Rialto	↓ -29%	↑ 3%	\$ 375,000	100	\$ 241	11
Riverside	↑ 2%	↑ 3%	\$ 419,500	531	\$ 251	24
San Bernardino	↑ 11%	↑ 7%	\$ 300,000	283	\$ 221	15
San Dimas	↑ 21%	↓ -4%	\$ 588,750	35	\$ 344	32
San Jacinto	↑ 5%	↑ 1%	\$ 308,116	91	\$ 175	16
Sun City	↓ -40%	↑ 1%	\$ 242,000	23	\$ 197	30
Temecula	↑ 26%	↓ 0%	\$ 475,000	264	\$ 228	31
Upland	↑ 1%	↓ -2%	\$ 549,000	123	\$ 300	36
Wildomar	↑ 23%	↑ 5%	\$ 385,000	75	\$ 169	36
Winchester	↑ 5%	↑ 2%	\$ 418,750	89	\$ 178	46
Yucaipa	↑ 17%	↑ 11%	\$ 387,475	92	\$ 205	22

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 Riverside, CA 92506

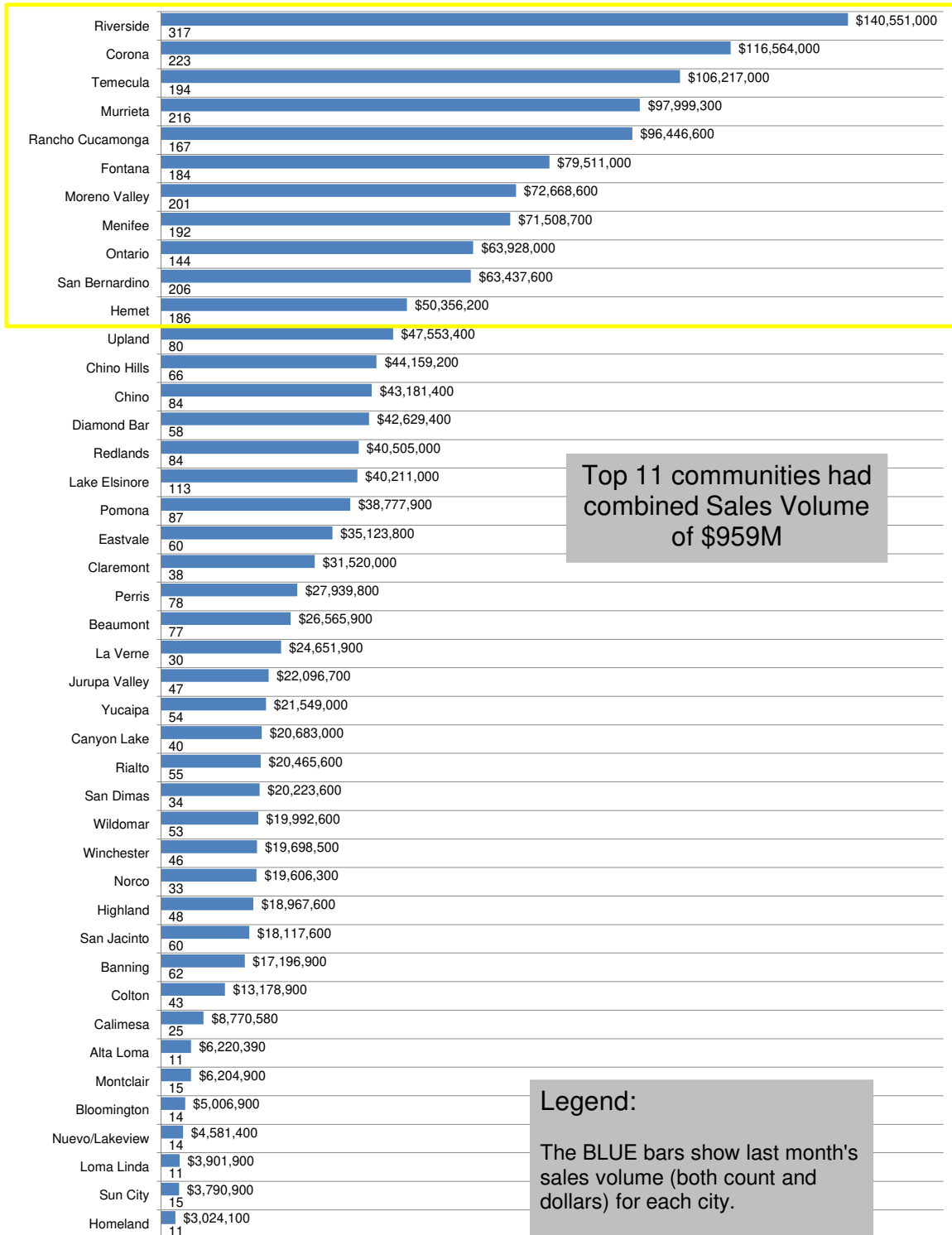
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Oct 2019 - Sales Volume per City

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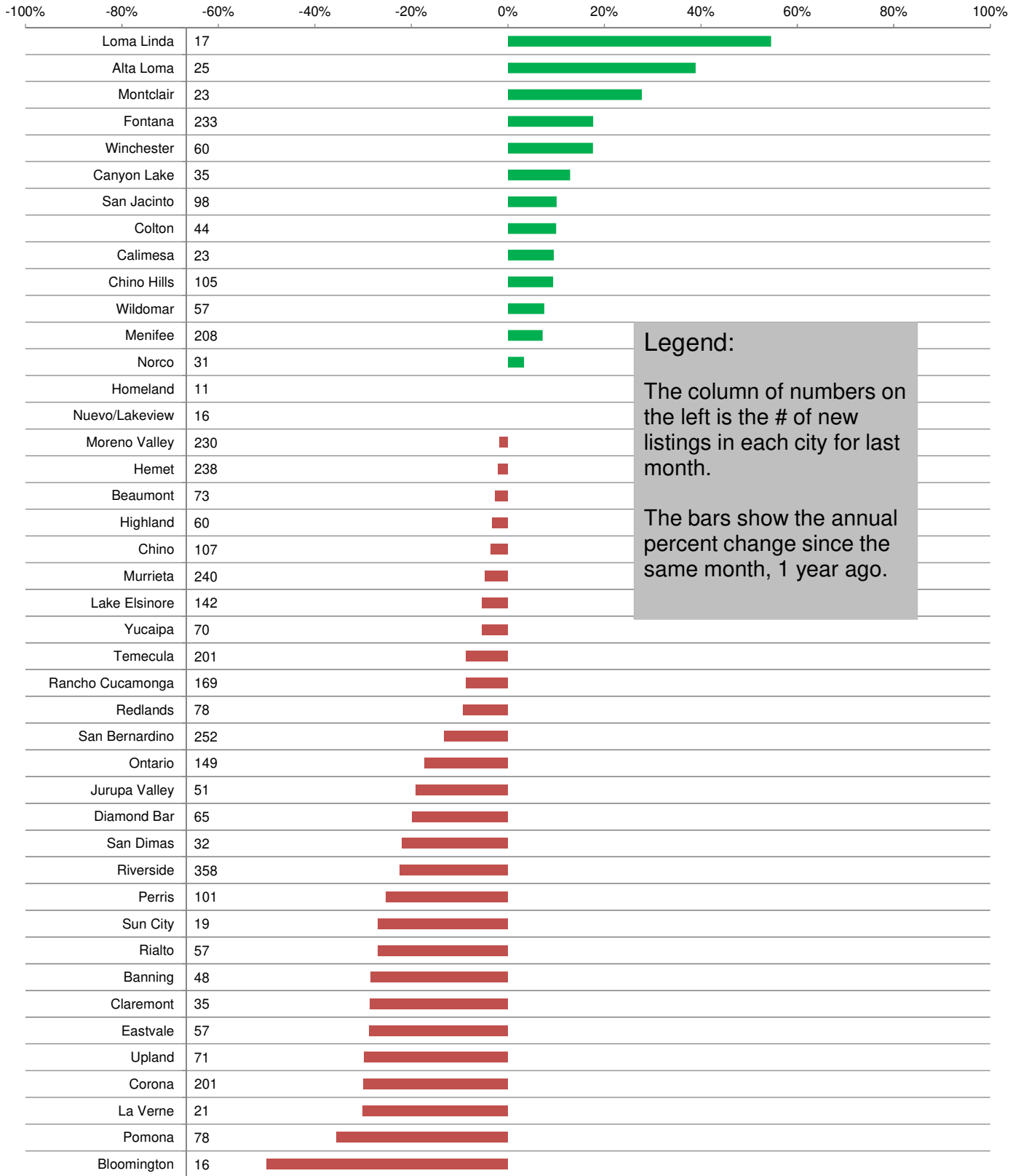
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Oct 2019 - Top Communities with New Listings (year-over-year)

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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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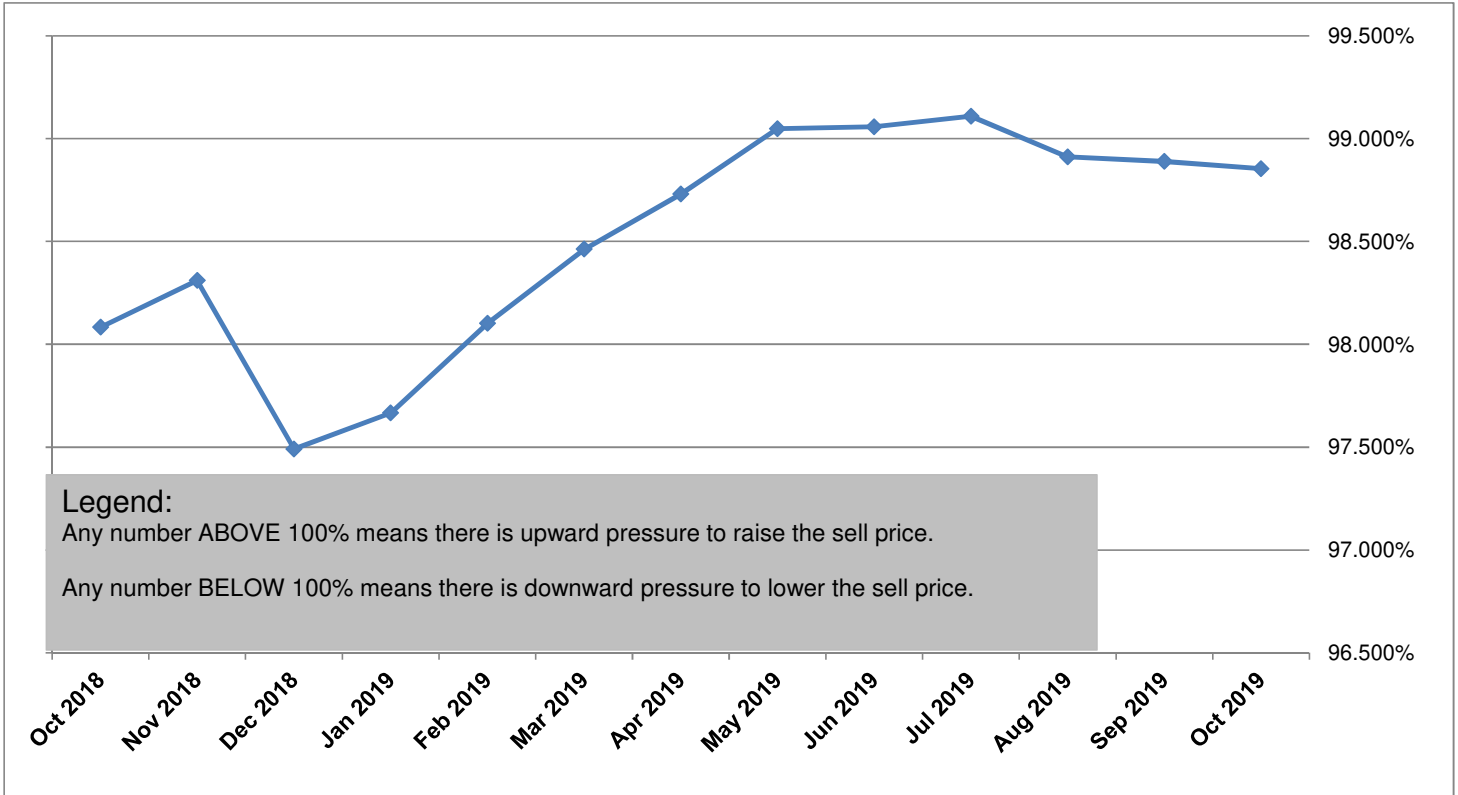
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Sell Price vs Original List Price

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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

