

Housing Data Report March 2020

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

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Mar 2020 - Monthly Report

Inland Valleys Regional Summary

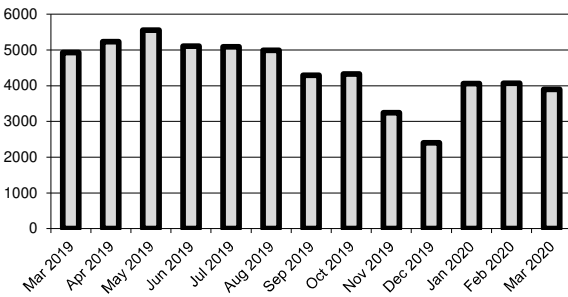
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Mark Dowling, Chief Executive Officer

- The first quarter housing market of 2020 was shaping up to be one of the strongest first quarters in years. Sold Listings were up 10%, Sales Volume was up 16.7% and Median Sales Price was up 6.1%.
- However, with the COVID-19 shutdown midway through the month of March, there was a precipitous drop in New Listings, down 20.9% for the month.
- Given the shutdown will continue at least through the month of April, there will be undoubtedly be a significant drop in New Listings, and likely Sold Listings as inventory shrinks

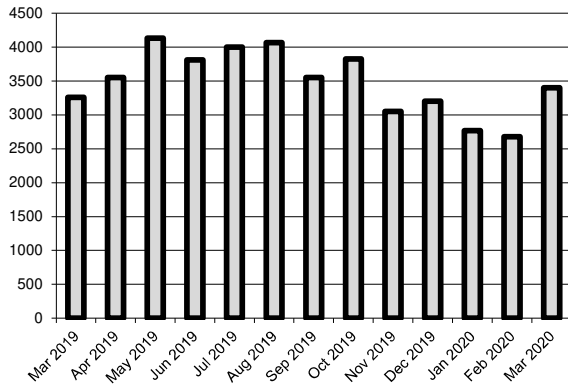


Monthly New Listings



	Mar-2019	Mar-2020	Annual Change
New Listings	4,929	3,899	↓ -20.9%
Pending Sales	3,892	3,254	↓ -16.4%
Sold Listings	3,261	3,399	↑ 4.2%
Median Sales Price	\$395,000	\$419,500	↑ 6.2%
Sales Volume (\$M)	\$1,367	\$1,526	↑ 11.6%
Price/Sq.Ft.	\$220	\$230	↑ 4.7%
Sold \$/List \$	98.46%	100.00%	↑ 1.6%
Days on Market	29	17	↓ -41.4%
CDOM	38	20	↓ -47.4%

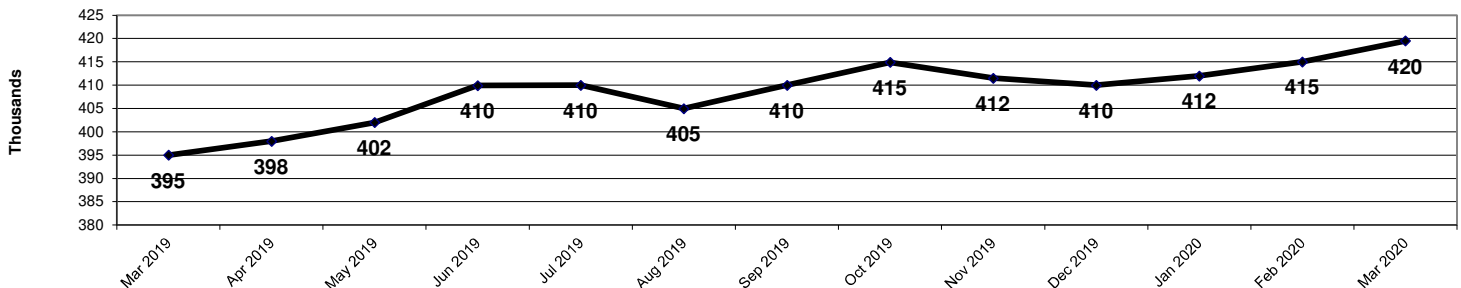
Monthly Closed Listings



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



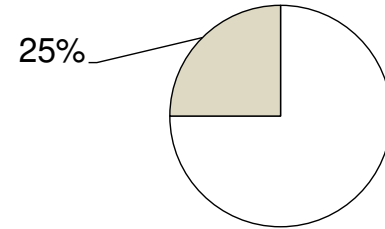
Jan through Mar 2020 - YTD Comparisons

Inland Valleys Regional Summary

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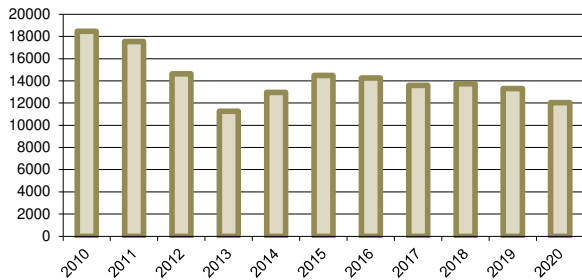
We are 3 month through the year:

The statistics shown below are for the first 3 month 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.

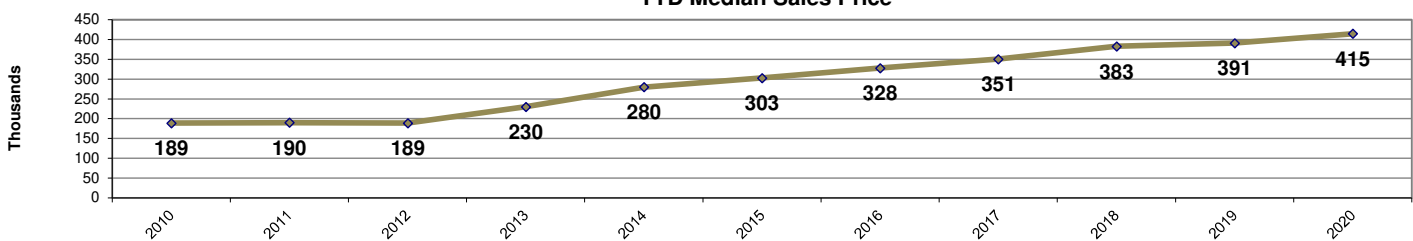
	Jan-Mar 2019	Jan-Mar 2020	Year-Over-Year Change
YTD New Listings	13,317	12,030	↓ -9.7%
Pending Sales	9,975	10,076	↑ 1.0%
Sold Listings	8,044	8,849	↑ 10.0%
Median Sales Price	\$391,249	\$415,000	↑ 6.1%
Sales Volume (\$M)	\$3,361	\$3,923	↑ 16.7%
Price/Sq.Ft.	\$219	\$228	↑ 3.9%
Sold \$/List \$	98.13%	99.24%	↑ 1.1%
Days on Market	35	23	↓ -34.3%
CDOM	43	28	↓ -34.9%



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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**Mar 2020 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 \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Alta Loma	↑ 55%	↓ -3%	\$ 630,000	14	\$ 310	30
Banning	↓ -27%	↑ 3%	\$ 267,750	68	\$ 192	33
Beaumont	↑ 42%	↑ 3%	\$ 345,000	105	\$ 178	23
Calimesa	⇒ 0%	↑ 24%	\$ 387,828	17	\$ 184	32
Canyon Lake	↑ 19%	↑ 3%	\$ 466,500	50	\$ 237	50
Cherry Valley	↑ 120%	↑ 5%	\$ 275,000	15	\$ 195	21
Chino	↑ 20%	↑ 7%	\$ 510,000	91	\$ 276	20
Chino Hills	↓ -21%	↑ 1%	\$ 614,750	97	\$ 347	19
Claremont	↓ -10%	↑ 7%	\$ 705,000	39	\$ 345	13
Colton	↑ 25%	↑ 21%	\$ 330,000	50	\$ 244	21
Corona	↓ -9%	↑ 10%	\$ 510,000	241	\$ 258	19
Diamond Bar	↑ 35%	↑ 18%	\$ 734,000	70	\$ 382	24
Eastvale	↑ 43%	↑ 10%	\$ 612,000	55	\$ 204	12
Fontana	↑ 1%	↑ 9%	\$ 435,000	175	\$ 246	17
Grand Terrace	↑ 114%	↑ 21%	\$ 425,000	17	\$ 232	31
Hemet	↑ 9%	↑ 7%	\$ 267,750	267	\$ 169	26
Highland	↓ -14%	↑ 4%	\$ 363,000	50	\$ 222	12
Jurupa Valley	↑ 20%	↑ 6%	\$ 479,000	68	\$ 257	19
La Verne	↑ 12%	↑ 16%	\$ 719,000	40	\$ 376	14
Lake Elsinore	↑ 11%	↑ 5%	\$ 375,000	166	\$ 192	23
Loma Linda	↓ -13%	↑ 29%	\$ 471,250	23	\$ 261	24
Menifee	↑ 12%	↑ 3%	\$ 387,990	252	\$ 190	37
Montclair	↑ 64%	↑ 18%	\$ 443,250	11	\$ 308	13
Moreno Valley	↑ 10%	↑ 11%	\$ 365,000	220	\$ 210	19
Murrieta	↑ 25%	↑ 6%	\$ 450,000	246	\$ 208	21
Norco	↓ -25%	↑ 17%	\$ 615,500	41	\$ 289	37
Ontario	↑ 16%	↑ 2%	\$ 455,000	114	\$ 295	19
Perris	↓ -26%	↑ 13%	\$ 357,000	111	\$ 186	21
Pomona	↓ -7%	↑ 6%	\$ 438,000	69	\$ 346	16
Rancho Cucamonga	↑ 15%	↑ 10%	\$ 530,000	214	\$ 302	13
Redlands	↓ -14%	↑ 2%	\$ 427,500	92	\$ 254	16
Rialto	↓ -21%	↑ 3%	\$ 375,000	74	\$ 224	13
Riverside	↓ -4%	↑ 8%	\$ 441,000	386	\$ 258	17
San Bernardino	↑ 6%	↑ 14%	\$ 317,800	253	\$ 229	23
San Dimas	↓ -41%	↑ 9%	\$ 677,500	26	\$ 368	8
San Jacinto	↓ -10%	↑ 6%	\$ 302,990	92	\$ 172	32
Sun City	↓ -17%	↑ 16%	\$ 280,000	16	\$ 190	23
Temecula	↑ 3%	↑ 9%	\$ 489,194	190	\$ 223	13
Upland	↑ 18%	↑ 6%	\$ 580,000	78	\$ 308	20
Wildomar	↑ 11%	↑ 8%	\$ 425,000	59	\$ 184	17
Winchester	↑ 6%	↑ 12%	\$ 459,000	56	\$ 172	40
Yucaipa	↑ 19%	↑ 4%	\$ 384,000	55	\$ 229	20

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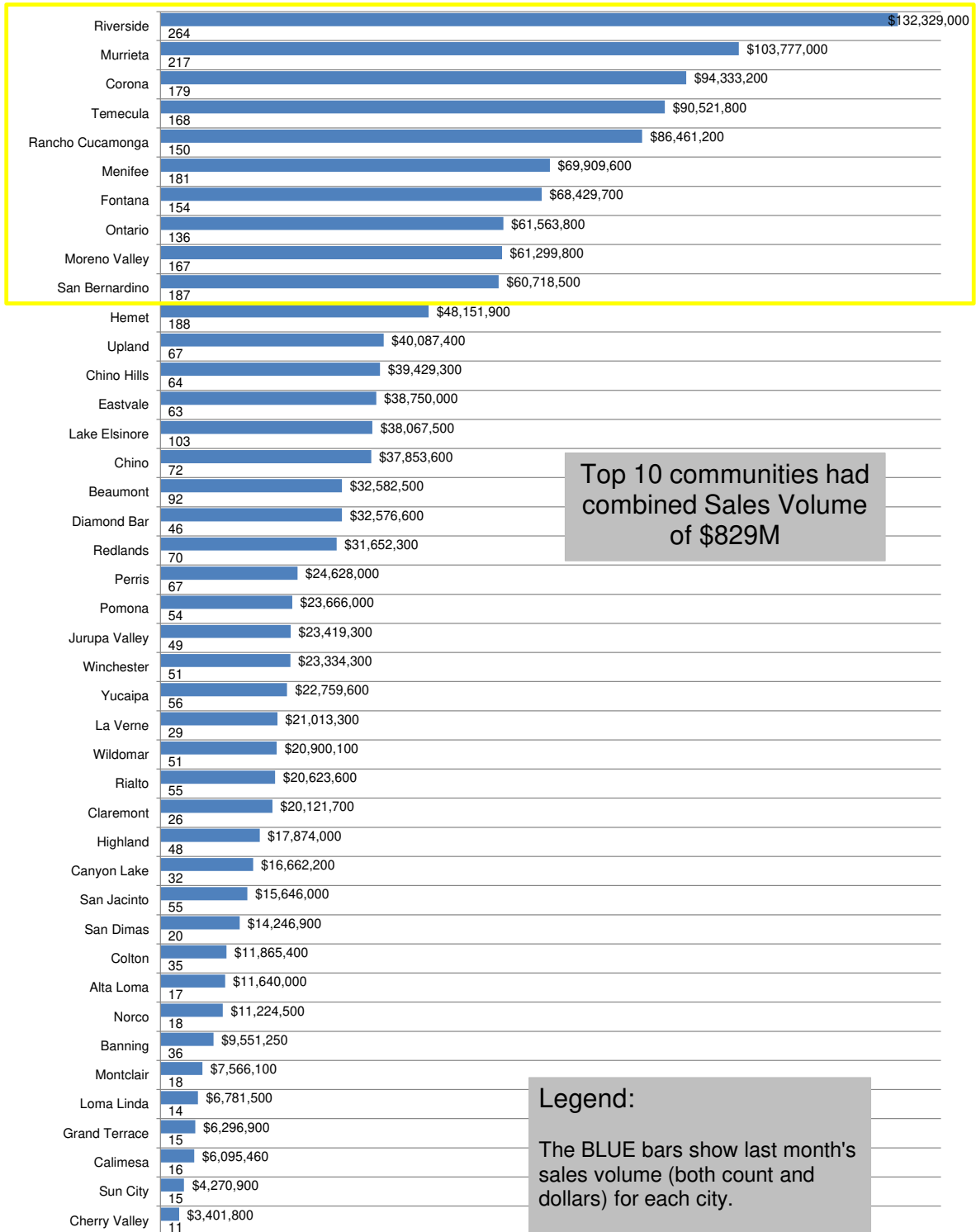
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Mar 2020 - Sales Volume per City

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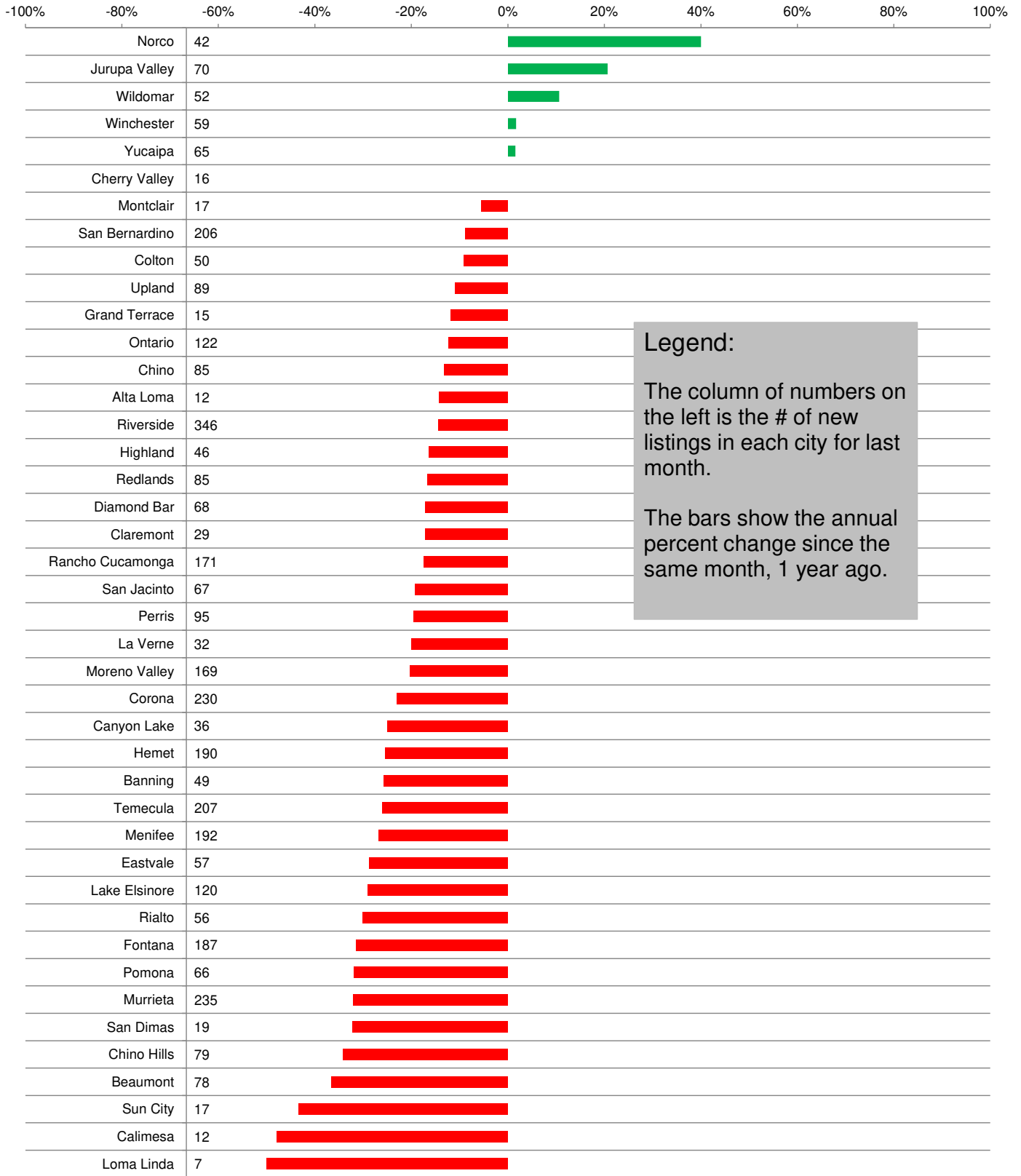
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Mar 2020 - Top Communities with New Listings (year-over-year)

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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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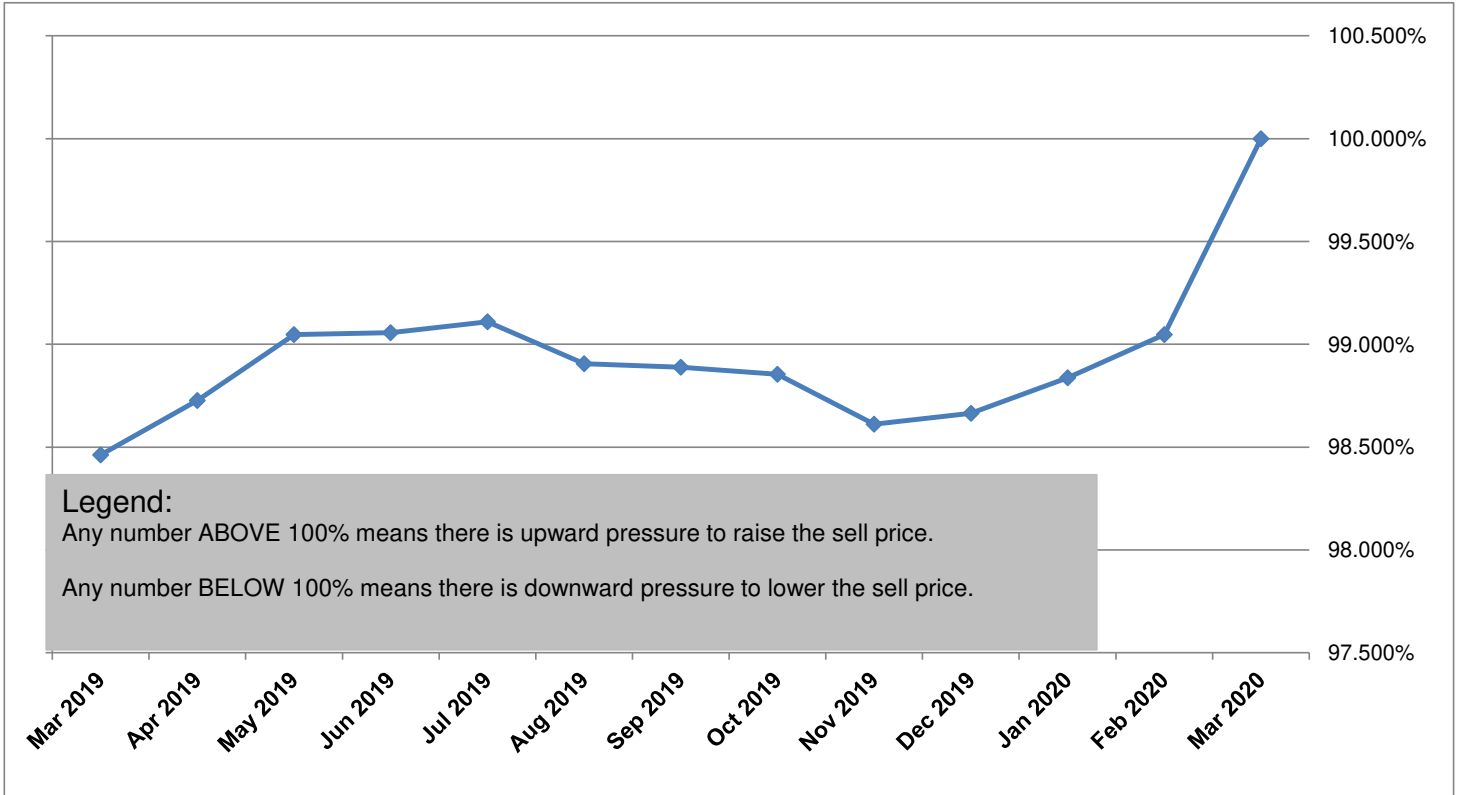
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Sell Price vs Original List Price

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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

