

Housing Data Report April 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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Apr 2020 - Monthly Report

Inland Valleys Regional Summary

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Mark Dowling, Chief Executive Officer

- Although the first quarter housing market of 2020 was shaping up to be one of the strongest first quarters in years, the “lockdown” effects of COVID-19 had a significant impact on April’s housing data. New Listings were down 41.3%, Pending Sales were down 37.6% and Sold Listings were down 25.5%. While, Median Sales Price was up 6.8% to \$425,000.
- With the lockdown standards loosening in May, and businesses beginning to open up, consumers will adopt to these social and economic changes. However, what will not change is the desire of consumers to own their own home. Survey after survey confirms the overwhelming commitment consumers have toward homeownership. The impacts of COVID -19 are real, but the demand and need for housing has not been diminished in any way.

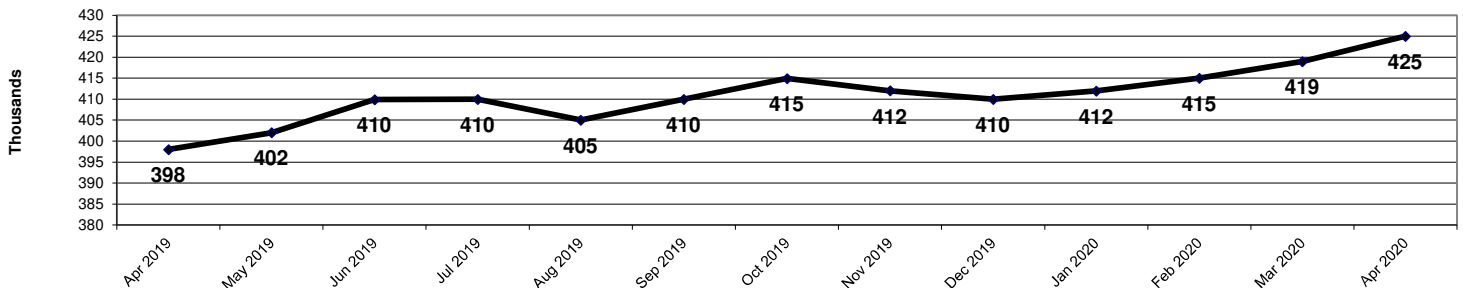


	Apr-2019	Apr-2020	Annual Change
Monthly New Listings			
New Listings	5,230	3,071	↓ -41.3%
Pending Sales	4,207	2,627	↓ -37.6%
Sold Listings	3,554	2,648	↓ -25.5%
Median Sales Price	\$398,000	\$425,000	↑ 6.8%
Sales Volume (\$M)	\$1,515	\$1,185	↓ -21.8%
Price/Sq.Ft.	\$220	\$229	↑ 3.9%
Sold \$/List \$	98.73%	100.00%	↑ 1.3%
Days on Market	27	14	↓ -48.1%
CDOM	33	16	↓ -51.5%

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



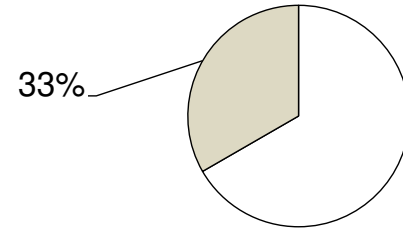
Jan through Apr 2020 - YTD Comparisons

Inland Valleys Regional Summary

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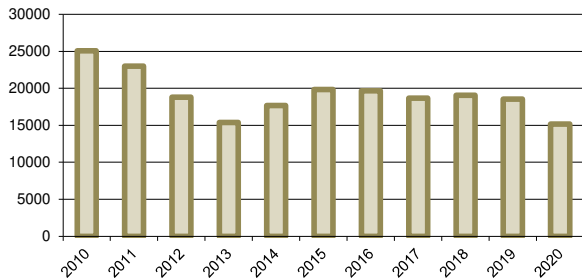
We are 4 months through the year:

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.

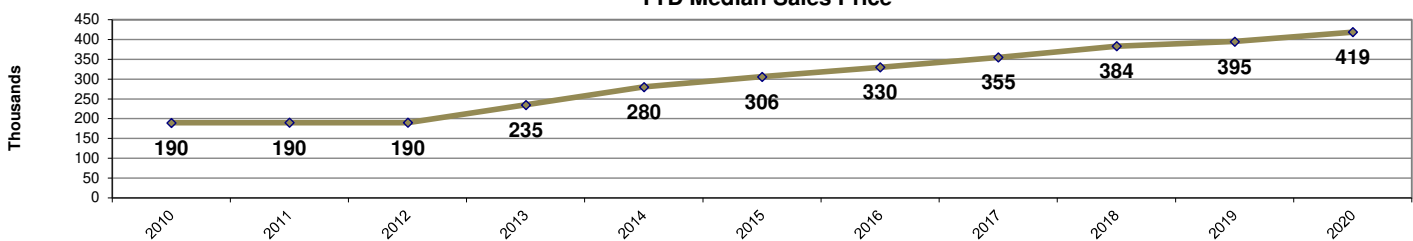
	Jan-Apr 2019	Jan-Apr 2020	Year-Over-Year Change
YTD New Listings	18,546	15,162	↓ -18.2%
Pending Sales	14,181	12,325	↓ -13.1%
Sold Listings	11,598	11,509	↓ -0.8%
Median Sales Price	\$395,000	\$419,000	↑ 6.1%
Sales Volume (\$M)	\$4,876	\$5,113	↑ 4.9%
Price/Sq.Ft.	\$219	\$228	↑ 3.9%
Sold \$/List \$	98.33%	99.49%	↑ 1.2%
Days on Market	32	21	↓ -34.4%
CDOM	41	24	↓ -41.5%



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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 2020 City Overview**

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.

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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
Banning	↓ -29%	↓ -7%	\$ 254,000	56	\$ 190	23
Beaumont	↓ -28%	↑ 2%	\$ 350,000	86	\$ 174	11
Bloomington	↑ 50%	↑ 7%	\$ 367,500	16	\$ 308	25
Calimesa	↓ -45%	↑ 8%	\$ 367,178	12	\$ 215	15
Canyon Lake	⇒ 0%	↑ 9%	\$ 455,000	42	\$ 221	28
Chino	↓ -44%	↑ 7%	\$ 535,000	85	\$ 282	18
Chino Hills	↓ -29%	↓ -6%	\$ 623,500	71	\$ 329	15
Claremont	↓ -4%	↑ 2%	\$ 675,000	20	\$ 378	10
Colton	↓ -12%	↑ 16%	\$ 346,500	49	\$ 242	22
Corona	↓ -24%	↑ 5%	\$ 510,000	208	\$ 258	19
Diamond Bar	↓ -29%	⇒ 0%	\$ 650,000	48	\$ 386	10
Eastvale	↓ -59%	↑ 8%	\$ 603,500	44	\$ 201	7
Fontana	↓ -34%	↑ 13%	\$ 462,500	189	\$ 232	16
Grand Terrace	↓ -13%	↑ 18%	\$ 419,000	11	\$ 222	10
Hemet	↓ -16%	↑ 10%	\$ 272,600	218	\$ 160	23
Highland	↓ -42%	↑ 1%	\$ 353,000	50	\$ 237	10
Jurupa Valley	↓ -24%	↑ 34%	\$ 571,222	70	\$ 227	27
La Verne	↑ 58%	↑ 12%	\$ 699,000	30	\$ 380	12
Lake Elsinore	↓ -29%	↑ 6%	\$ 400,000	113	\$ 178	23
Menifee	↓ -6%	↑ 9%	\$ 400,750	200	\$ 186	27
Montclair	↓ -22%	↑ 9%	\$ 489,000	11	\$ 275	11
Moreno Valley	↓ -32%	↑ 9%	\$ 370,000	193	\$ 200	13
Murrieta	↓ -18%	↑ 1%	\$ 446,000	211	\$ 199	14
Norco	↑ 35%	↓ -7%	\$ 555,000	44	\$ 299	10
Ontario	↓ -40%	↑ 9%	\$ 453,950	118	\$ 291	14
Perris	↓ -7%	↑ 17%	\$ 359,900	112	\$ 181	14
Pomona	↓ -34%	↑ 12%	\$ 470,000	68	\$ 323	21
Rancho Cucamonga	↓ -31%	↑ 7%	\$ 525,000	162	\$ 313	12
Redlands	↓ -23%	↓ -5%	\$ 439,500	73	\$ 269	17
Rialto	↓ -40%	↑ 7%	\$ 385,000	67	\$ 225	15
Riverside	↓ -30%	↑ 4%	\$ 427,450	377	\$ 259	14
San Bernardino	↓ -10%	↑ 10%	\$ 318,500	236	\$ 235	19
San Dimas	↓ -5%	↑ 5%	\$ 635,000	17	\$ 359	12
San Jacinto	↓ -24%	↑ 4%	\$ 310,000	77	\$ 152	17
Sun City	↓ -50%	↓ 0%	\$ 264,000	14	\$ 214	9
Temecula	↓ -30%	↑ 8%	\$ 507,000	193	\$ 224	9
Upland	↓ -41%	↑ 4%	\$ 585,061	69	\$ 284	11
Wildomar	↓ -30%	↑ 8%	\$ 413,750	49	\$ 186	9
Winchester	⇒ 0%	↑ 8%	\$ 479,699	45	\$ 175	19
Yucaipa	↓ -54%	↑ 7%	\$ 400,000	59	\$ 218	11

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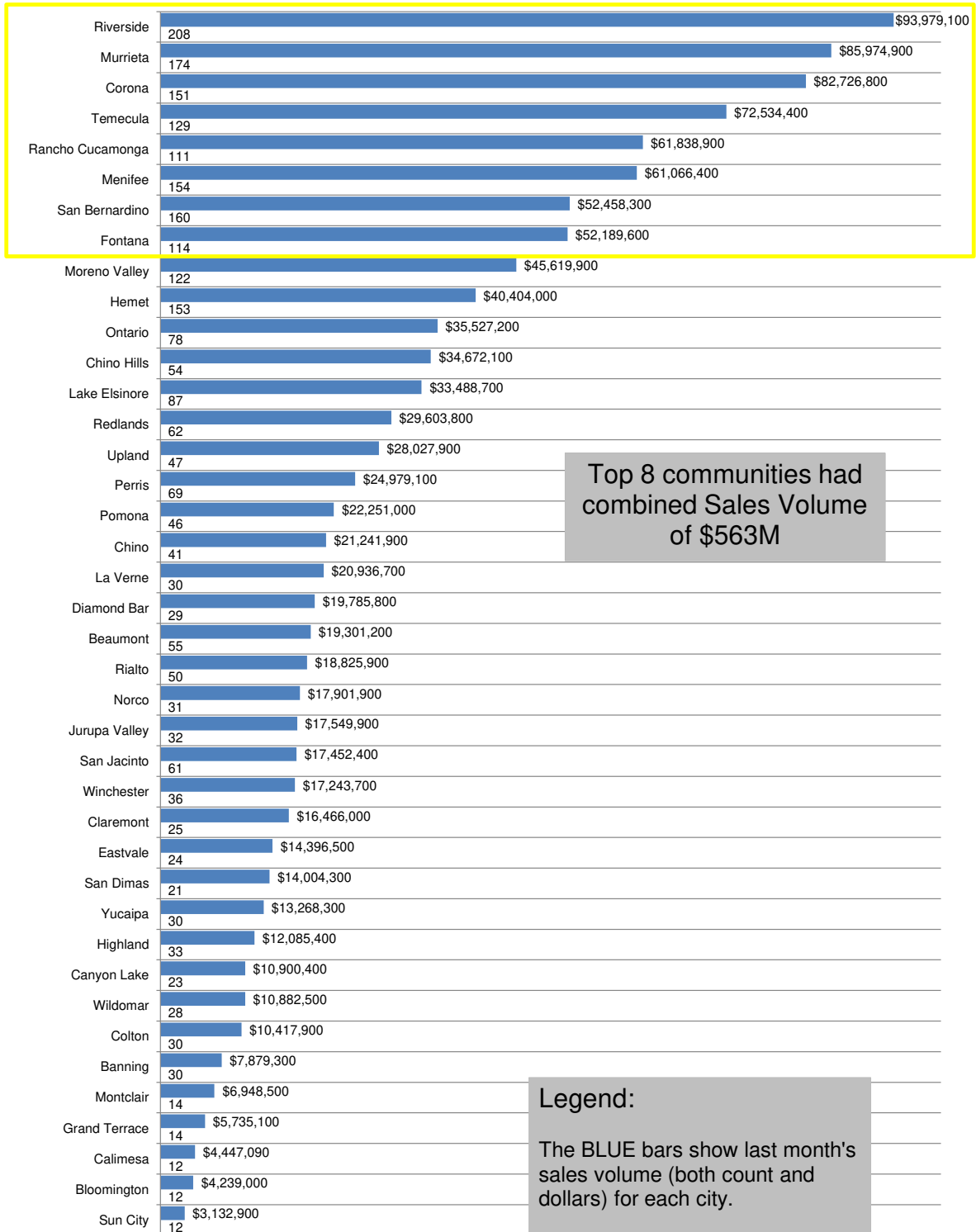
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Apr 2020 - Sales Volume per City

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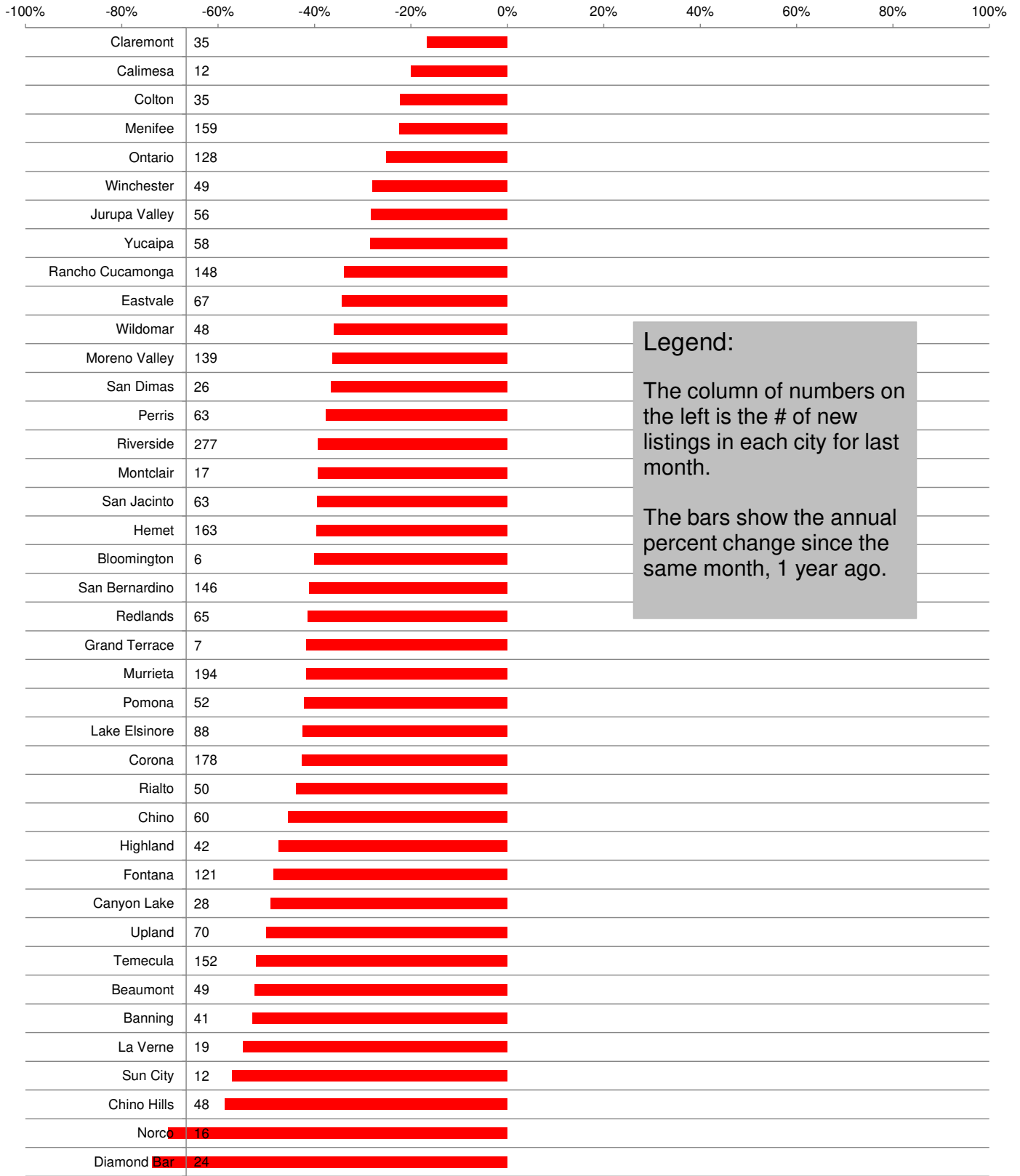
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Apr 2020 - Top Communities with New Listings (year-over-year)

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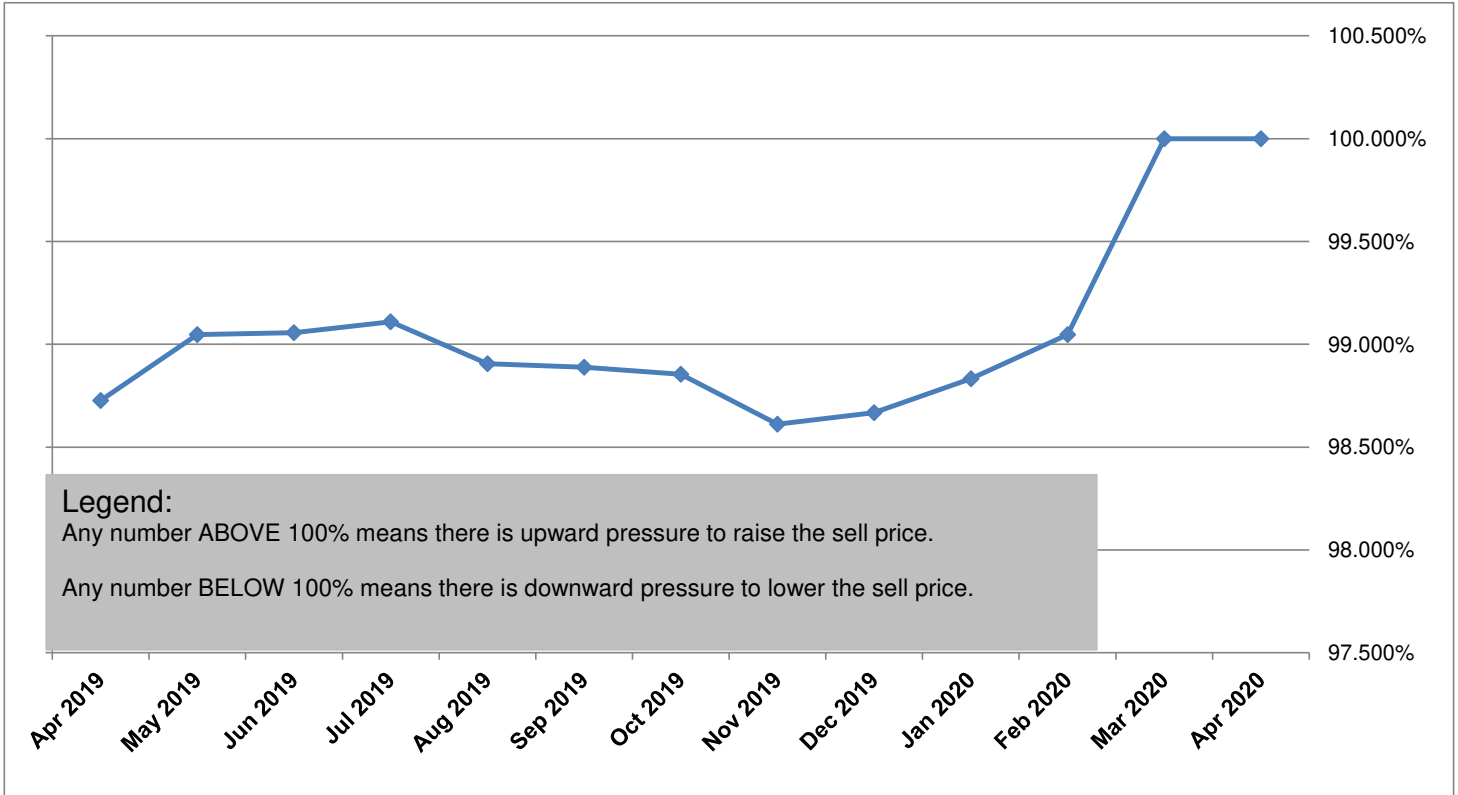
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Sell Price vs Original List Price

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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

