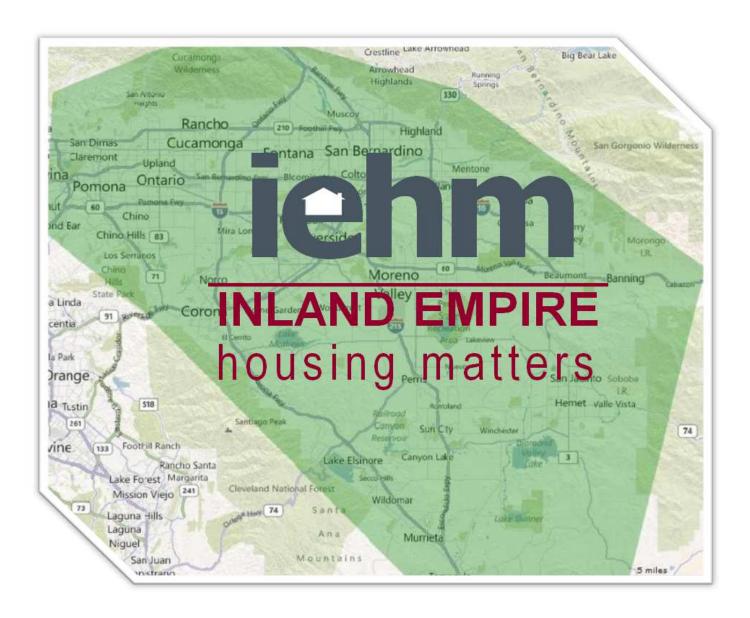
Housing Data Report April 2020

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

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 2020 - Monthly Report

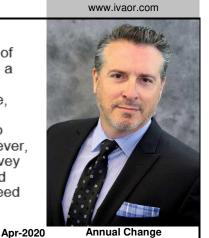
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Inland Valleys Regional Summary

Mark Dowling, Chief Executive Officer

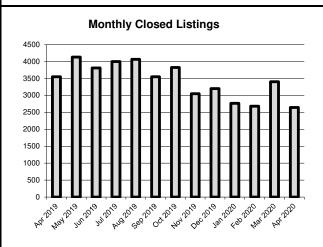
- Although the first quarter housing market of 2020 was shaping up to be one of the strongest first quarters in years, the "lockdown" effects of COVID-19 had a significant impact on April's housing data. New Listings were down 41.3%, Pending Sales were down 37.6% and Sold Listings were down 25.5%. While, 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.



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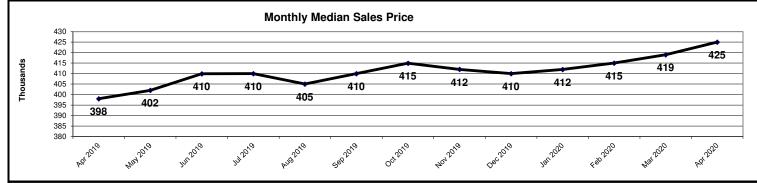
New Listings	5,230	3,071	y	-41.3%
Pending Sales	4,207	2,627	→	-37.6%
Sold Listings	3,554	2,648	•	-25.5%
Median Sales Price	\$398,000	\$425,000	1	6.8%
Sales Volume (\$M)	\$1,515	\$1,185	•	-21.8%
Price/Sq.Ft.	\$220	\$229	1	3.9%
Sold \$/List \$	98.73%	100.00%	1	1.3%
Days on Market	27	14	•	-48.1%
CDOM	33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

Apr-2019



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.







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Jan through Apr 2020 - YTD Comparisons

Inland Valleys Regional Summary

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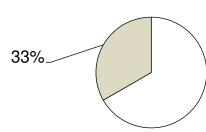
Year-Over-Year

Change



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 signifiant trends.



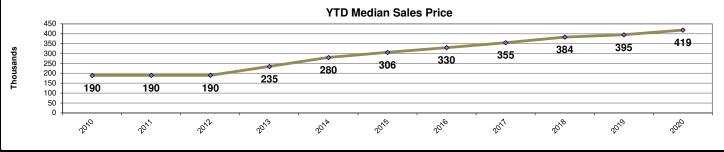
We are 4 months through the year:

New Listings	18,546	15,162	→	-18.2%
Pending Sales	14,181	12,325	y	-13.1%
Sold Listings	11,598	11,509	•	-0.8%
Median Sales Price	\$395,000	\$419,000	1	6.1%
Sales Volume (\$M)	\$4,876	\$5,113	1	4.9%
Price/Sq.Ft.	\$219	\$228	1	3.9%
Sold \$/List \$	98.33%	99.49%	1	1.2%
Days on Market	32	21	•	-34.4%
CDOM	41	24	•	-41.5%

2019 Jan-Apr

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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.

The following monthly data shows "YEAR-OVER-YEAR" (YOY) changes as well as current conditions in the real estate market

Banning Beaumont Bloomington Calimesa Canyon Lake Chino Chino Chino Hills Claremont Cotton Corona Diamond Bar Eastvale Fontana Grand Terrace Hemet Highland Jurupa Valley La Verne Lake Elsinore Menifee Montclair Moreo Ontario Perris Pomona Rancho Cucamonga Redlands Rialto San Bernardino San Dimas San Jacinto Sun City Temecula Upland Winchester Vince	YOY Median Sales Price %	Median Sales Price \$		Active Listings	Price per Sq.Ft.	Total Days on
Bloomington	-7%	\$ 2	54,000	56	\$ 190	23
Calimesa ↓ -45% Canyon Lake ○ 0% Chino ↓ -44% Chino Hills ↓ -29% Claremont ↓ -4% Colton ↓ -12% Corona ↓ -29% Diamond Bar ↓ -29% Eastvale ↓ -59% Fontana ↓ -34% Grand Terrace ↓ -16% Hemet ↓ -16% Hemet ↓ -16% Highland ↓ -42% Jurupa Valley ↓ -24% Lake Elsinore ↓ -29% Menifee ↓ -6% Montclair ↓ -22% Morrono Valley ↓ -32% Murrieta ↓ -18% Norco ↑ -18% Ontario ↓ -34% Perris ↓ -7% Pomona ↓ -34% Rancho Cucamonga ↓ -31% Ralto ↓ -40% Rialto ↓ -40% Rancho Cucamonga ↓ -31% Rancho Cucamonga ↓ -31% <t< td=""><td>2%</td><td>\$ 3</td><td>50,000</td><td>86</td><td>\$ 174</td><td>11</td></t<>	2%	\$ 3	50,000	86	\$ 174	11
Canyon Lake → 0% Chino ↓ -44% Chino Hills ↓ -29% Claremont ↓ -4% Colton ↓ -12% Corona ↓ -24% Diamond Bar ↓ -29% Eastvale ↓ -59% Fontana ↓ -34% Grand Terrace ↓ -16% Hemet ↓ -16% Highland ↓ -42% Jurupa Valley ↓ -24% La Verne ↓ 58% Lake Elsinore ↓ -24% Montclair ↓ -22% Moreno Valley ↓ -32% Murrieta ↓ -18% Norco ↑ 35% Ontario ↓ -40% Perris ↓ -7% Pomona ↓ -34% Rancho Cucamonga ↓ -31% Redlands ↓ -23% Rialto ↓ -40% Rialto ↓ -40% Rialto ↓ -40% Rialto ↓ -50% San Dimas ↓ -5% San Jacinto <td>7%</td> <td>\$ 3</td> <td>67,500</td> <td>16</td> <td>\$ 308</td> <td>25</td>	7%	\$ 3	67,500	16	\$ 308	25
Chino Chino Hills Claremont Claremont Cotton Corona Diamond Bar Eastvale Fontana Grand Terrace Hemet Highland Jurupa Valley La Verne Lake Elsinore Montclair Moreno Valley Murrieta Norco Ontario Perris Pomona Rancho Cucamonga Redlands Rialto Riverside San Bernardino San Dimas San Jacinto Sun City Temecula Upland Valey V	8%	\$ 3	67,178	12	\$ 215	15
Chino Hills Claremont Colton U -4% Corona Diamond Bar Eastvale Fontana Grand Terrace Hemet Highland Jurupa Valley La Verne Lake Elsinore Montclair Moreno Valley Murrieta Norco Ontario Perris Pomona Rancho Cucamonga Redlands Rialto Riverside San Bernardino San Dimas San Jacinto Sun City Temecula U -24% Diamond Bar -24% Pomona Pomo	9%	\$ 4	55,000	42	\$ 221	28
Claremont Colton Corona Diamond Bar Eastvale Fontana Grand Terrace Hemet Highland Jurupa Valley La Verne Lake Elsinore Montclair Moreno Valley Murrieta Norco Ontario Perris Pomona Rancho Cucamonga Redlands Rialto Riverside San Bernardino San Dimas San Jacinto Sun City Temecula Upland Upland Valve V	7%	\$ 5	35,000	85	\$ 282	18
Colton Corona Diamond Bar Eastvale Fontana Grand Terrace Hemet Highland Jurupa Valley La Verne Lake Elsinore Montclair Moreno Valley Murrieta Norco Ontario Perris Pomona Rancho Cucamonga Redlands Rialto San Dimas San Jacinto Sun City Temecula Uianda Diamond Bar -24% 1-12% 1-12% 1-12% 1-12% 1-12% 1-12% 1-12% 1-12% 1-12% 1-12% 1-12% 1-12% 1-12% 1-12% 1-12% 1-12% 1-12% 1-13% 1-14% 1-14% 1-18% 1-14% 1-18%	-6%	\$ 6	23,500	71	\$ 329	15
Corona	2%	\$ 6	75,000	20	\$ 378	10
Diamond Bar Eastvale Fontana Grand Terrace Hemet Highland Jurupa Valley La Verne Lake Elsinore Montclair Moreno Valley Murrieta Norco Ontario Perris Pomona Rancho Cucamonga Redlands Rialto Riverside San Bernardino San Dimas San Jacinto Sun City Temecula Upland Winchester Posson Posson Posson San Pacinto San Pimas San Jacinto Upland Winchester	16%	\$ 3	46,500	49	\$ 242	22
Eastvale Fontana Fonta	5%	\$ 5	10,000	208	\$ 258	19
Fontana Grand Terrace Hemet Highland Jurupa Valley La Verne Lake Elsinore Montclair Moreno Valley Murrieta Norco Ontario Perris Pomona Rancho Cucamonga Redlands Rialto Riverside San Bernardino San Dimas San Jacinto Valley Lase Sun City Temecula Upland Winchester Vales Jurupa Valley Jurupa Va	> 0%	\$ 6	50,000	48	\$ 386	10
Fontana	8%	\$ 6	03,500	44	\$ 201	7
Hemet Highland Jurupa Valley La Verne Lake Elsinore Menifee Montclair Moreno Valley Murrieta Norco Ontario Perris Pomona Rancho Cucamonga Redlands Rialto Riverside San Bernardino San Dimas San Jacinto Sun City Temecula Upland Winchester Norco 1-24% 1-24% 1-24% 1-30% 1-40% 1-40% 1-40% 1-40% 1-40% 1-50% 1-50% 1-40%	13%	\$ 4	62,500	189	\$ 232	16
Highland Jurupa Valley La Verne Lake Elsinore Menifee Montclair Moreno Valley Murrieta Norco Ontario Perris Pomona Rancho Cucamonga Redlands Rialto Riverside San Bernardino San Dimas San Jacinto Sun City Temecula Upland Winchester Norco 1	18%	\$ 4	19,000	11	\$ 222	10
Jurupa Valley	10%		72,600	218	\$ 160	23
La Verne ↑ 58% Lake Elsinore ↓ -29% Menifee ↓ -6% Montclair ↓ -32% Moreno Valley ↓ -32% Murrieta ↓ -18% Norco ↑ 35% Ontario ↓ -40% Perris ↓ -7% Pomona ↓ -34% Rancho Cucamonga ↓ -31% Redlands ↓ -23% Rialto ↓ -40% San Bernardino ↓ -30% San Dimas ↓ -5% San Jacinto ↓ -5% Sun City ↓ -50% Temecula ↓ -30% Upland ↓ -41% Wildomar ↓ -30% Winchester ○ %	1%	\$ 3	53,000	50	\$ 237	10
La Verne ↑ 58% Lake Elsinore ↓ -29% Menifee ↓ -6% Montclair ↓ -32% Moreno Valley ↓ -32% Murrieta ↓ -18% Norco ↑ 35% Ontario ↓ -40% Perris -7% Pomona ↓ -34% Rancho Cucamonga ↓ -31% Redlands ↓ -23% Rialto ↓ -40% San Bernardino ↓ -30% San Dimas ↓ -5% San Jacinto ↓ -5% Sun City ↓ -50% Temecula ↓ -30% Upland ↓ -41% Winchester ○%	34%		71,222	70	\$ 227	27
Menifee ↓ -6% Montclair ↓ -22% Moreno Valley ↓ -32% Murrieta ↓ -18% Norco ↓ -40% Ontario ↓ -40% Perris ↓ -7% Pomona ↓ -34% Rancho Cucamonga ↓ -31% Redlands ↓ -23% Rialto ↓ -40% Riverside ↓ -30% San Bernardino ↓ -10% San Jacinto ↓ -24% San Jacinto ↓ -24% Sun City ↓ -50% Temecula ↓ -30% Upland ↓ -41% Wildomar ↓ -30% Winchester ○ 0%			99,000	30	\$ 380	12
Montclair ↓ -22% Moreno Valley ↓ -32% Murrieta ↓ -18% Norco ♠ 35% Ontario ↓ -40% Perris ↓ -7% Pomona ↓ -34% Rancho Cucamonga ↓ -31% Redlands ↓ -23% Rialto ↓ -40% Riverside ↓ -30% San Bernardino ↓ -10% San Jacinto ↓ -5% San Jacinto ↓ -24% Sun City ↓ -50% Temecula ↓ -30% Upland ↓ -41% Wildomar ↓ -30% Winchester ○ %	6%	\$ 4	00,000	113	\$ 178	23
Montclair ↓ -22% Moreno Valley ↓ -32% Murrieta ↓ -18% Norco ↑ 35% Ontario ↓ -40% Perris ↓ -7% Pomona ↓ -34% Rancho Cucamonga ↓ -31% Redlands ↓ -23% Rialto ↓ -40% Riverside ↓ -30% San Bernardino ↓ -5% San Jacinto ↓ -5% San Jacinto ↓ -50% Temecula ↓ -30% Upland ↓ -41% Wildomar ↓ -30% Winchester ○ %	9%		00,750	200	\$ 186	27
Moreno Valley			89,000	11	\$ 275	11
Murrieta ↓ -18% Norco ↑ 35% Ontario ↓ -40% Perris ↓ -7% Pomona ↓ -34% Rancho Cucamonga ↓ -31% Redlands ↓ -23% Rialto ↓ -40% Riverside ↓ -30% San Bernardino ↓ -10% San Jacinto ↓ -5% San Jacinto ↓ -24% Sun City ↓ -50% Temecula ↓ -30% Upland ↓ -41% Wildomar ↓ -30% Winchester ○ ♠			70,000	193	\$ 200	13
Norco 35% Ontario ↓ -40% Perris ↓ -7% Pomona ↓ -34% Rancho Cucamonga ↓ -31% Redlands ↓ -23% Rialto ↓ -40% Riverside ↓ -30% San Bernardino ↓ -10% San Jacinto ↓ -5% San Jacinto ↓ -24% Sun City ↓ -30% Temecula ↓ -30% Upland ↓ -41% Wildomar ↓ -30% Winchester ○ %	1%		46,000	211	\$ 199	14
Ontario	-7%		55,000	44	\$ 299	10
Perris -7% Pomona -34% Rancho Cucamonga -31% Redlands -23% Rialto -40% Riverside -30% San Bernardino -10% San Dimas -5% San Jacinto -24% Sun City -50% Temecula -30% Upland -41% Wildomar -30% Winchester 0%			53,950	118	\$ 291	14
Pomona Rancho Cucamonga Redlands Rialto Riverside San Bernardino San Dimas San Jacinto Sun City Temecula Upland Wildomar Winchester -34% -31% -40	17%		59,900	112	\$ 181	14
Rancho Cucamonga Redlands Rialto Riverside San Bernardino San Jacinto Sun City Temecula Upland Wildomar Winchester -31% -23% -40%			70,000	68	\$ 323	21
Redlands □ -23% □ -40% □ -40% □ -30% □ -30% □ -10% □ -10% □ -10% □ -24% □ -24% □ -24% □ -24% □ -30% □ -30% □ -41% □ -41% □ -30% □	7%		25,000	162	\$ 313	12
Rialto ↓ -40% Riverside ↓ -30% San Bernardino ↓ -10% San Dimas ↓ -5% San Jacinto ↓ -24% Sun City ↓ -50% Temecula ↓ -30% Upland ↓ -41% Wildomar ↓ -30% Winchester ○ %		\$ 4	39,500	73	\$ 269	17
Riverside San Bernardino San Dimas San Jacinto Sun City Temecula Upland Upland Wildomar Winchester -30% -30% Winchester -30% Winchester -30% Winchester	7%		85,000	67	\$ 225	15
San Bernardino	4%		27,450	377	\$ 259	14
San Jacinto	10%	\$ 3	18,500	236	\$ 235	19
San Jacinto	5%	\$ 6	35,000	17	\$ 359	12
Sun City □ -50% □ □ -30% □ □ -30% □ □ -41% □ □ Wildomar □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ □ -30% □ □ □ -30% □ □ □	4%		10,000	77	\$ 152	17
Temecula □ -30% □ □ □ Upland □ -41% □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ -30% □ □ □ -30% □ □ □			64,000	14	\$ 214	9
Upland			07,000	193	\$ 224	9
Wildomar Winchester → 0% ↑			85,061	69	\$ 284	11
Winchester © 0%			13,750	49	\$ 186	
			79,699	45	\$ 175	
			00,000	59	\$ 218	11
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Riverside: 951.684.1221	Rancho Cucamo			FAX: 951.684.045		

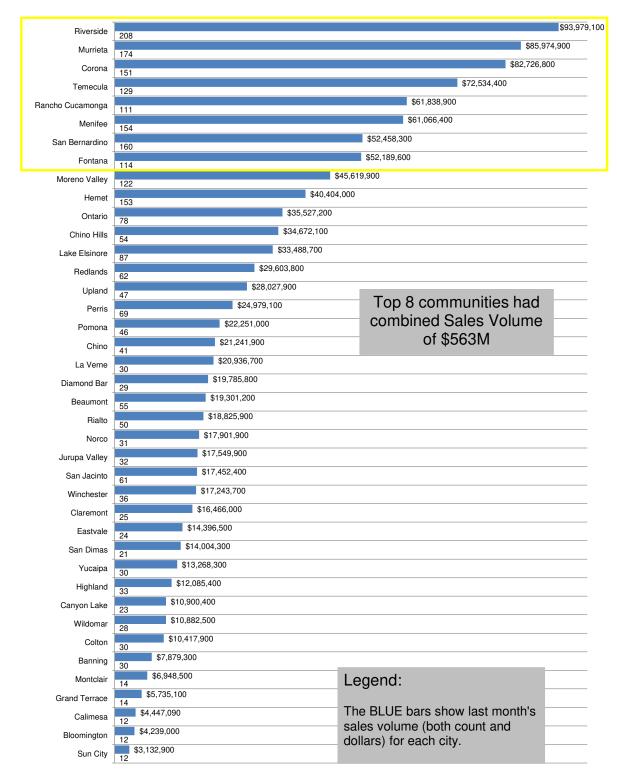
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Apr 2020 - Sales Volume per City

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

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0% 80% -100% -80% -60% -40% -20% 20% 40% 60% 100% Claremont 35 Calimesa 12 Colton 35 Menifee 159 Ontario 128 Winchester Jurupa Valley 56 Yucaipa 58 Rancho Cucamonga 148 Eastvale 67 Wildomar 48 Legend: 139 Moreno Valley San Dimas The column of numbers on the left is the # of new Perris 63 listings in each city for last Riverside 277 month. Montclair San Jacinto 63 The bars show the annual Hemet 163 percent change since the Bloomington same month, 1 year ago. San Bernardino 146 Redlands **Grand Terrace** Murrieta 194 Pomona 52 Lake Elsinore 88 Corona 178 Rialto 50 Chino 60 Highland 42 121 Fontana Canyon Lake 28 70 Upland Temecula 152 Beaumont 49 Banning 41 La Verne 19 Sun City Chino Hills 48 Diamond B

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Rancho Cucamonga Office:

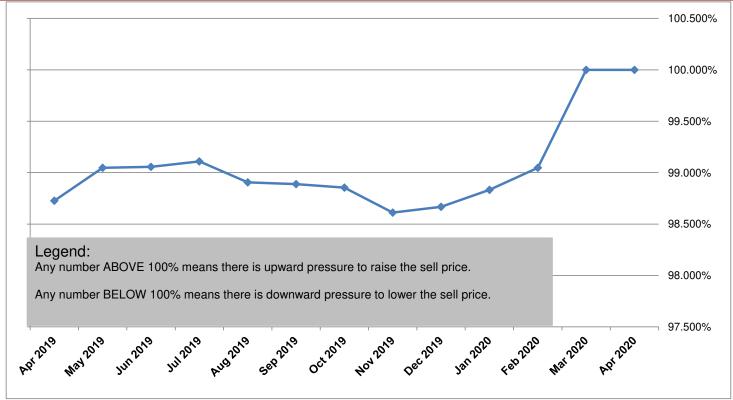
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Sell Price vs Original List Price

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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.

