

Housing Data Report June 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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Jun 2020 - Monthly Report

Inland Valleys Regional Summary

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Mark Dowling, Chief Executive Officer

- Although COVID-19 has been a disruptive force at all levels of the economy, the Inland Empire housing market bounced back slightly in June. Whereas New Listings were down 41.3% in April, 30.3% in May and then down 20% in June. Compared to the month of May when Sold Listings were down 42.3%, June Sold Listings were down a modest 11.5%. Moreover, Pending Sales were **up** 24% in June!
- With a significant decrease in New Listings for four consecutive months, housing inventory remains very limited.
- Linked to tight inventory, Days on Market has decreased, and the Median Sales Price continues to rise to the highest level since 2006 at \$432,000.

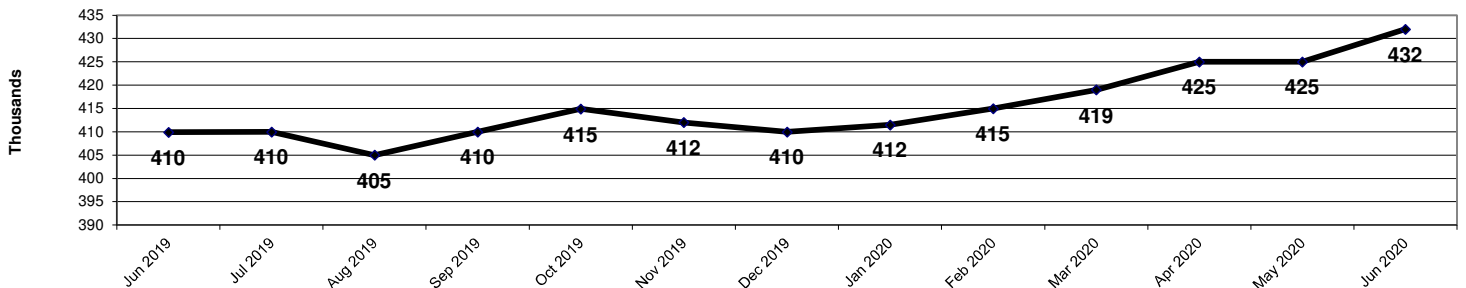


	Jun-2019	Jun-2020	Annual Change
Monthly New Listings			
New Listings	5,112	4,088	↓ -20.0%
Pending Sales	3,931	4,875	↑ 24.0%
Sold Listings	3,814	3,377	↓ -11.5%
Median Sales Price	\$409,900	\$432,000	↑ 5.4%
Sales Volume (\$M)	\$1,666	\$1,548	↓ -7.0%
Price/Sq.Ft.	\$224	\$235	↑ 4.9%
Sold \$/List \$	99.06%	100.00%	↑ 1.0%
Days on Market	20	18	↓ -10.0%
CDOM	23	20	↓ -13.0%

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 Jun 2020 - YTD Comparisons

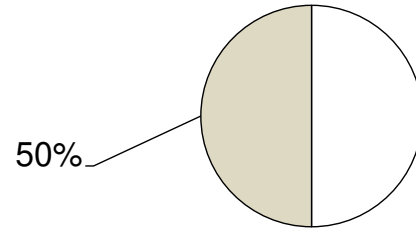
Inland Valleys Regional Summary

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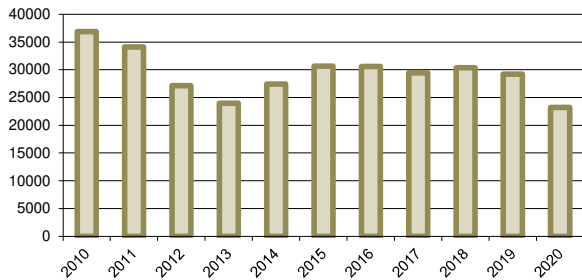
We are 6 months through the year:

The statistics shown below are for the first 6 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.



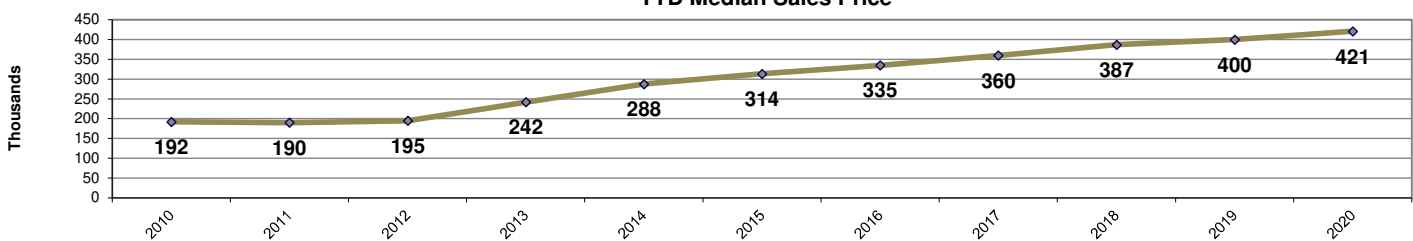
	Jan-Jun 2019	Jan-Jun 2020	Year-Over-Year Change
YTD New Listings	29,215	23,213	↓ -20.5%
Pending Sales	22,319	20,755	↓ -7.0%
Sold Listings	19,545	17,281	↓ -11.6%
Median Sales Price	\$399,900	\$420,930	↑ 5.3%
Sales Volume (\$M)	\$8,315	\$7,739	↓ -6.9%
Price/Sq.Ft.	\$221	\$229	↑ 3.8%
Sold \$/List \$	98.64%	99.83%	↑ 1.2%
Days on Market	27	20	↓ -25.9%
CDOM	33	22	↓ -33.3%



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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
Hancho Cucamonga, CA 91730**Jun 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	↓ -7%	↑ 1%	\$ 581,500	14	\$ 323	19
Banning	↓ -24%	↑ 5%	\$ 270,000	61	\$ 185	48
Beaumont	↓ -35%	↑ 4%	\$ 365,000	78	\$ 178	36
Calimesa	↑ 60%	↑ 3%	\$ 380,125	11	\$ 197	26
Canyon Lake	↑ 38%	↑ 16%	\$ 520,000	62	\$ 231	82
Chino	↓ -7%	↑ 5%	\$ 517,500	94	\$ 276	16
Chino Hills	↓ -36%	↑ 0%	\$ 646,500	84	\$ 352	33
Claremont	⇒ 0%	↓ -10%	\$ 634,000	34	\$ 348	11
Colton	↓ -16%	↑ 1%	\$ 323,000	59	\$ 232	20
Corona	↓ -11%	↑ 5%	\$ 518,000	258	\$ 265	21
Diamond Bar	↓ -59%	↓ -4%	\$ 617,500	61	\$ 356	13
Eastvale	↓ -3%	↑ 2%	\$ 596,250	70	\$ 223	15
Fontana	↓ -5%	↑ 5%	\$ 446,000	187	\$ 253	17
Hemet	↓ -16%	↓ -1%	\$ 270,000	231	\$ 166	20
Highland	↓ -25%	↑ 8%	\$ 371,500	68	\$ 217	19
Jurupa Valley	↑ 38%	↓ -8%	\$ 451,250	80	\$ 266	27
La Verne	↓ -45%	↓ 0%	\$ 697,000	31	\$ 397	9
Lake Elsinore	↓ -19%	↑ 3%	\$ 385,000	138	\$ 197	35
Loma Linda	↓ -12%	↑ 6%	\$ 430,000	18	\$ 243	74
Menifee	↑ 3%	↑ 7%	\$ 404,900	235	\$ 194	19
Montclair	↓ -18%	↑ 7%	\$ 440,000	13	\$ 299	19
Moreno Valley	↓ -19%	↑ 2%	\$ 357,500	182	\$ 207	16
Murrieta	↓ -7%	↑ 5%	\$ 455,000	269	\$ 214	15
Norco	↓ -9%	↓ -6%	\$ 549,500	39	\$ 345	40
Ontario	↓ -12%	↑ 7%	\$ 468,990	174	\$ 277	22
Perris	↓ -3%	↑ 8%	\$ 355,000	115	\$ 185	22
Pomona	↓ -37%	↑ 6%	\$ 446,000	78	\$ 356	25
Rancho Cucamonga	↓ -17%	↑ 3%	\$ 528,000	206	\$ 299	22
Redlands	↓ -27%	↑ 16%	\$ 502,500	94	\$ 264	27
Rialto	↓ -31%	↑ 10%	\$ 395,000	60	\$ 251	9
Riverside	↓ -13%	↑ 6%	\$ 445,000	434	\$ 254	19
San Bernardino	↓ -24%	↑ 11%	\$ 320,000	209	\$ 235	19
San Dimas	↓ -26%	↑ 33%	\$ 720,000	40	\$ 368	15
San Jacinto	↓ -21%	↑ 4%	\$ 315,000	56	\$ 159	15
Sun City	↑ 13%	↑ 17%	\$ 300,000	19	\$ 191	42
Temecula	↑ 11%	↑ 11%	\$ 515,000	210	\$ 226	12
Upland	↑ 6%	↓ -2%	\$ 562,500	87	\$ 310	19
Wildomar	↑ 46%	↓ -2%	\$ 414,500	61	\$ 201	23
Winchester	↑ 92%	↑ 2%	\$ 455,000	53	\$ 186	18
Yucaipa	↑ 15%	↑ 8%	\$ 400,500	81	\$ 231	20

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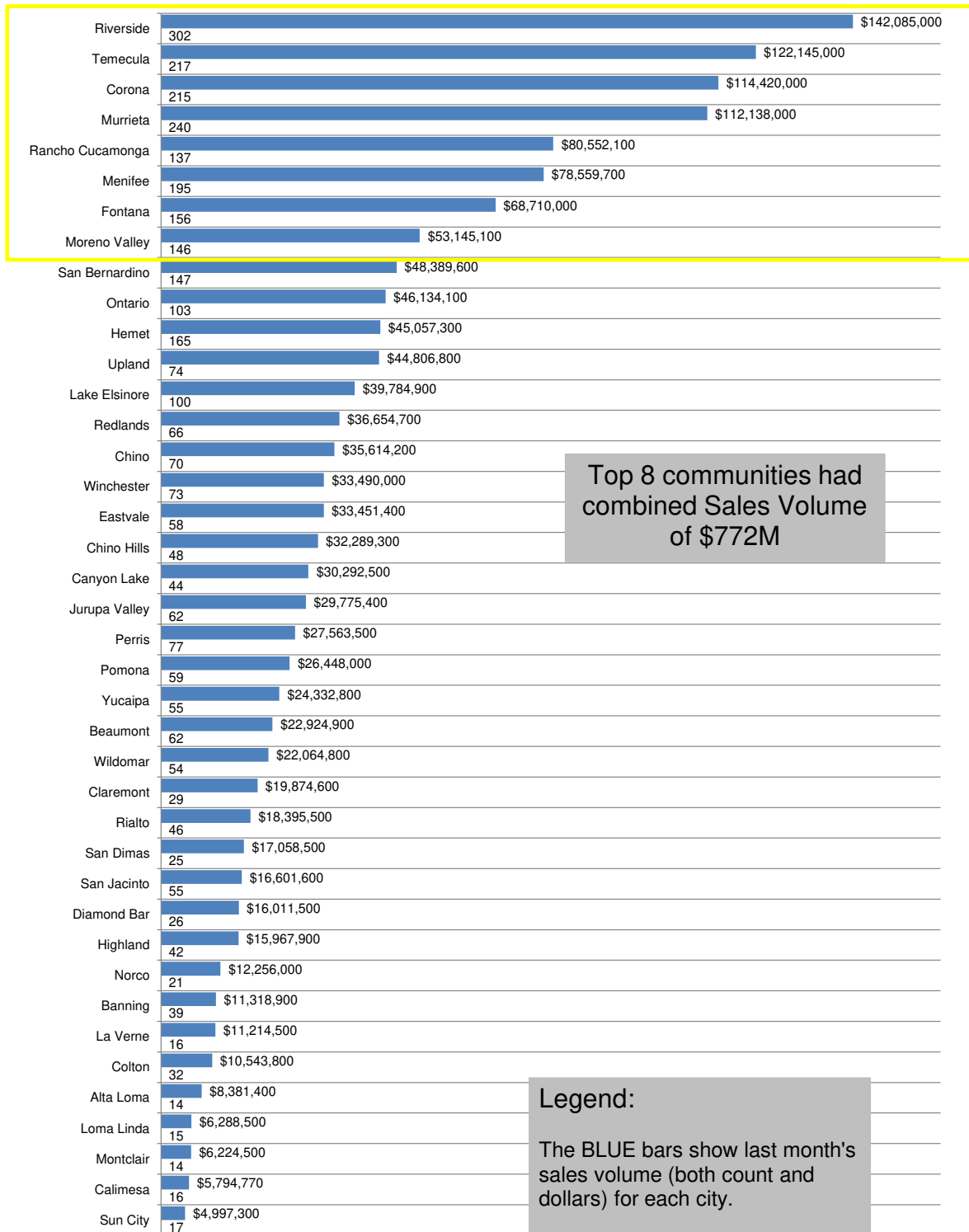
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Jun 2020 - Sales Volume per City

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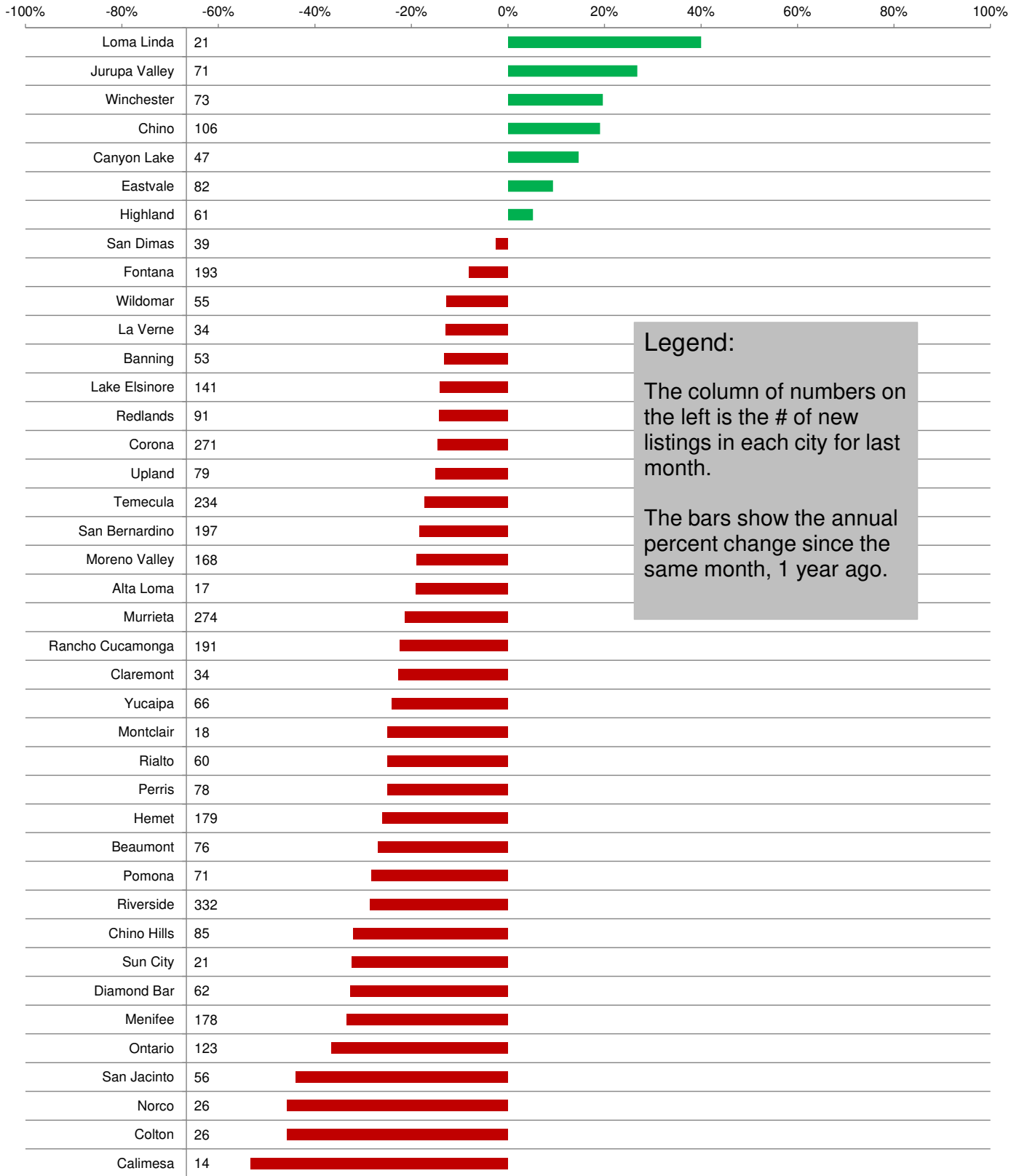
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Jun 2020 - Top Communities with New Listings (year-over-year)

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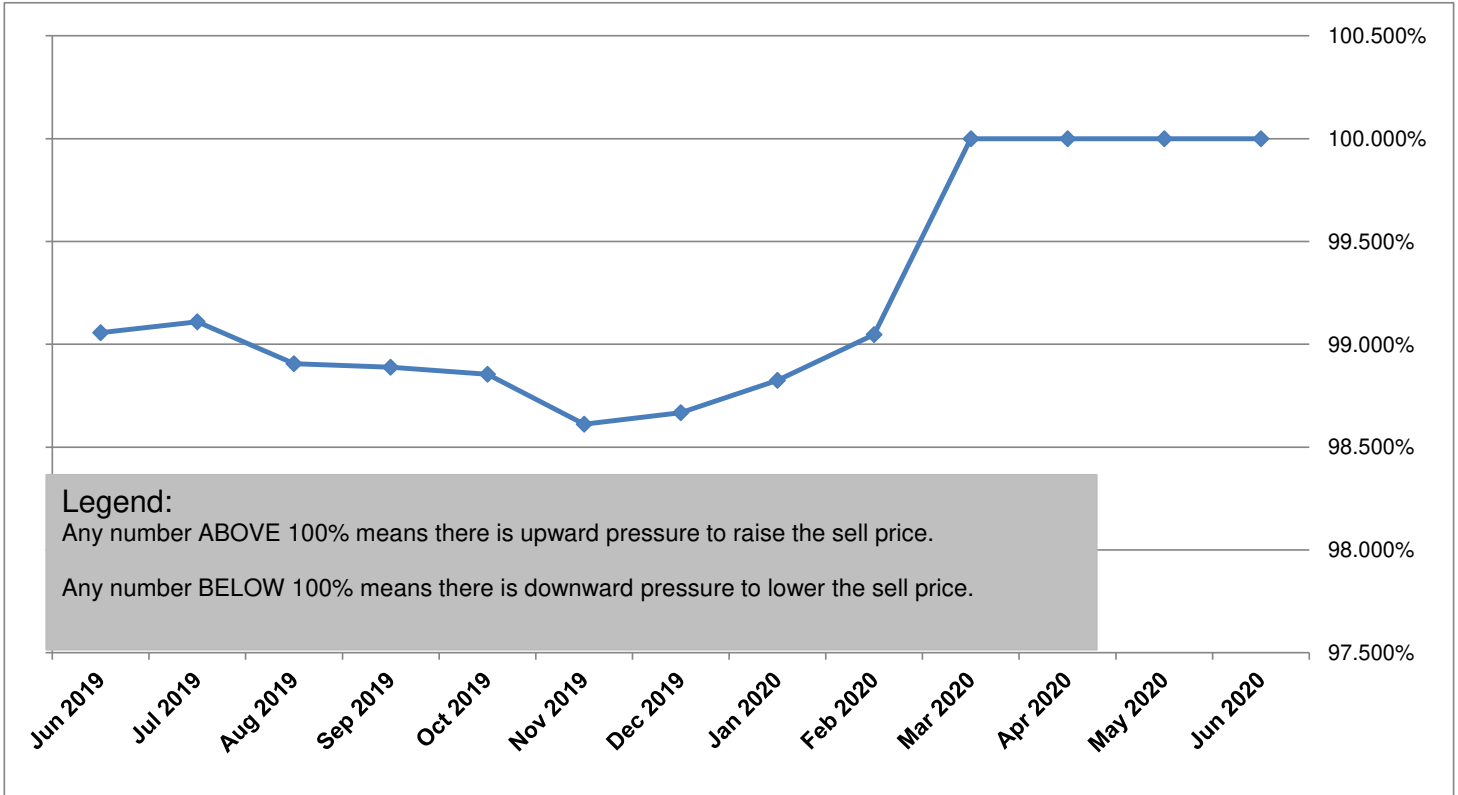
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Sell Price vs Original List Price

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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

