

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

INLAND EMPIRE

— BOARD OF —

REAL ESTATE

A division of IVAR

Housing Data Report

JULY 2020

RIVERSIDE OFFICE: 951-684-1221
3690 Elizabeth St. Riverside, CA 92506

RANCHO OFFICE: 909-527-2133
10574 Acacia St. D-7 Rancho Cucamonga, CA 91730

Jul 2020 - Monthly Summary Report

Mark Dowling, Chief Executive Officer

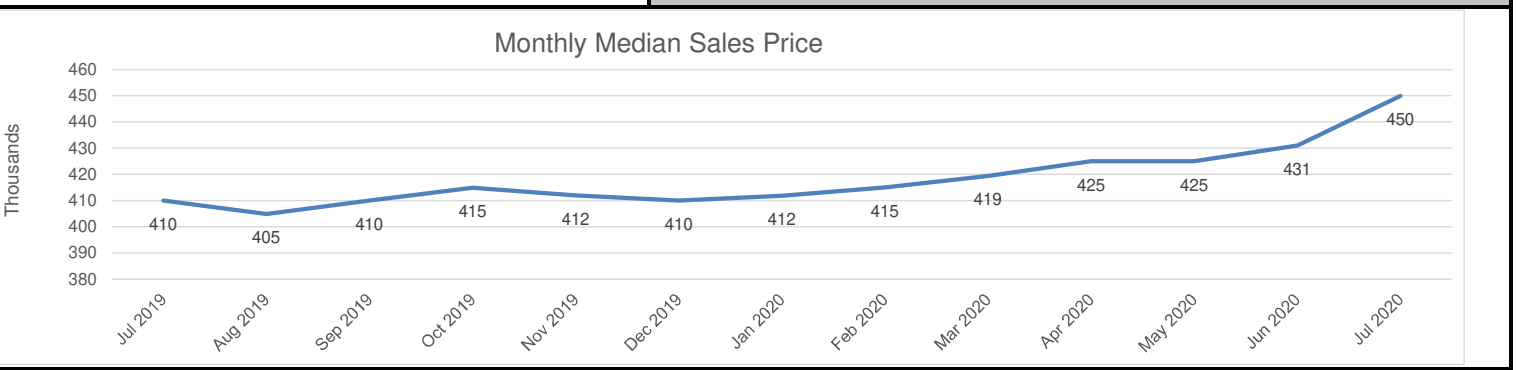
- Although COVID-19 has been a disruptive force at all levels of the economy, the Inland Empire housing market bounced back with a strong month in July. Whereas New Listings were down -30.3% in May, and -42.3% in April, they were only down -10% in July. Compared to the month of May when Sold Listings were down 42.3%, July Sold Listings were **up** 5.6%, and Pending Sales were **up** 18.2% for the month.
- With a significant decrease in New Listings for five consecutive months, housing inventory remains very limited.
- Linked to tight inventory, Days on Market has decreased to a stunning 13 Days, and Median Sales Price continues to rise at an accelerated rate, increasing 6.8% since March to \$450,000.



	Jul-2019	Jul-2020	Annual Change
New Listings	5,094	4,584	↓ -10.0%
Pending Sales	4,065	4,806	↑ 18.2%
Sold Listings	4,000	4,225	↑ 5.6%
Median Sales Price	\$410,000	\$450,000	↑ 9.8%
Sales Volume (\$M)	\$1,745	\$1,999	↑ 14.5%
Price/Sq.Ft.	\$224	\$237	↑ 5.5%
Sold \$/List \$	99.11%	100.00%	↑ 0.9%
Days on Market	21	13	↓ -38.1%
CDOM	24	14	↓ -41.7%



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.

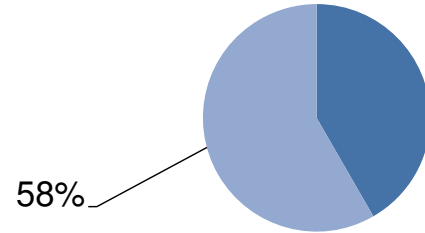


2020 - Year to Date Report

We are 7 months through the year:

The statistics shown below are for the first 7 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.

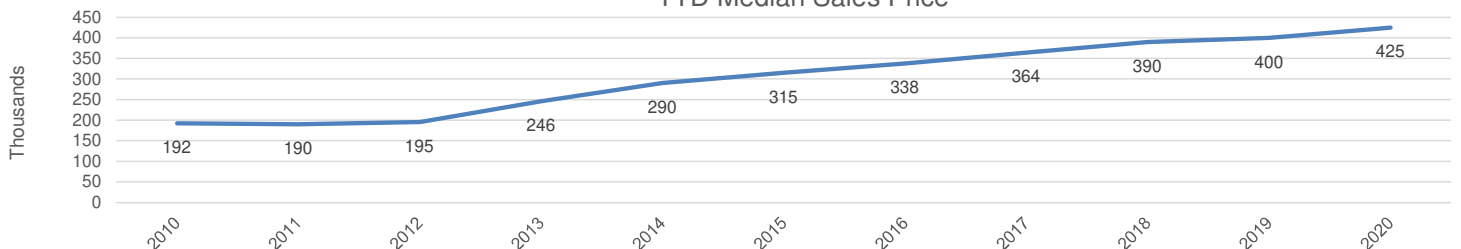


	Jan-Jul 2019	Jan-Jul 2020	Year-Over-Year Change
YTD New Listings	34,307	27,862	↓ -18.8%
Pending Sales	26,382	25,191	↓ -4.5%
Sold Listings	23,543	21,510	↓ -8.6%
Median Sales Price	\$400,000	\$425,309	↑ 6.3%
Sales Volume (\$M)	\$10,059	\$9,740	↓ -3.2%
Price/Sq.Ft.	\$221	\$231	↑ 4.3%
Sold \$/List \$	98.73%	100.00%	↑ 1.3%
Days on Market	26	18	↓ -30.8%
CDOM	31	21	↓ -32.3%

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.



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



Jul 2020 City Overview

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

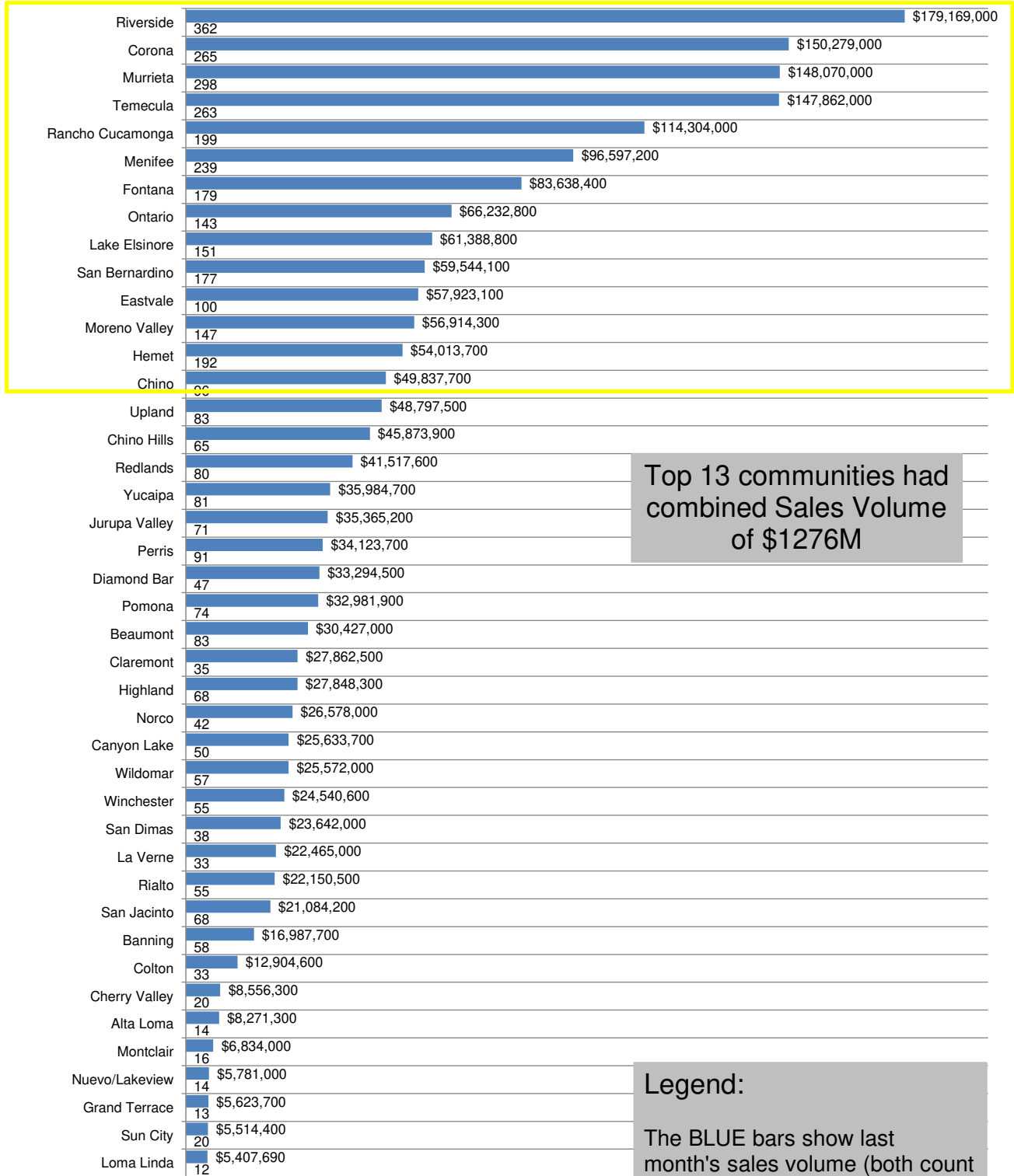
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Alta Loma	↓ -26%	↓ -11%	\$ 542,500	13	\$ 332	32
Banning	↓ -12%	↓ -1%	\$ 270,500	66	\$ 197	29
Beaumont	↓ -12%	↑ 5%	\$ 365,900	79	\$ 176	17
Canyon Lake	↑ 67%	↓ -1%	\$ 475,000	54	\$ 241	30
Cherry Valley	↑ 150%	↑ 53%	\$ 377,000	19	\$ 217	25
Chino	↑ 23%	↑ 4%	\$ 510,000	88	\$ 292	12
Chino Hills	↑ 2%	↑ 3%	\$ 670,000	80	\$ 338	18
Claremont	↓ -3%	↑ 15%	\$ 730,000	31	\$ 346	20
Colton	↓ -23%	↑ 19%	\$ 375,000	39	\$ 228	29
Corona	↑ 25%	↑ 8%	\$ 540,000	233	\$ 265	12
Diamond Bar	↓ -6%	↑ 0%	\$ 687,000	60	\$ 374	21
Eastvale	↑ 39%	↑ 3%	\$ 588,000	82	\$ 218	18
Fontana	↓ -2%	↑ 13%	\$ 474,900	152	\$ 236	10
Grand Terrace	↑ 44%	↑ 35%	\$ 445,000	11	\$ 230	34
Hemet	↓ -10%	↑ 9%	\$ 290,000	193	\$ 172	21
Highland	↑ 26%	↑ 10%	\$ 400,000	54	\$ 230	8
Jurupa Valley	↑ 61%	↑ 12%	\$ 499,900	74	\$ 265	18
La Verne	↑ 14%	↑ 6%	\$ 695,000	29	\$ 385	10
Lake Elsinore	↑ 35%	↑ 4%	\$ 407,000	108	\$ 201	12
Loma Linda	↓ -48%	↑ 33%	\$ 465,000	12	\$ 238	21
Menifee	↑ 24%	↑ 9%	\$ 412,140	195	\$ 191	16
Montclair	↓ -38%	↑ 1%	\$ 445,000	17	\$ 370	16
Moreno Valley	↓ -22%	↑ 10%	\$ 375,000	160	\$ 213	11
Murrieta	↑ 10%	↑ 7%	\$ 470,000	220	\$ 206	10
Norco	↑ 91%	↓ -5%	\$ 575,000	36	\$ 314	24
Nuevo/Lakeview	⇒ 0%	↑ 26%	\$ 434,000	20	\$ 213	17
Ontario	↑ 6%	↑ 8%	\$ 475,000	128	\$ 287	18
Perris	↑ 10%	↑ 7%	\$ 360,000	89	\$ 196	12
Pomona	↓ -10%	↓ -2%	\$ 439,500	56	\$ 353	11
Rancho Cucamonga	↑ 27%	↑ 2%	\$ 535,000	197	\$ 302	23
Redlands	↓ -14%	↑ 4%	\$ 467,500	87	\$ 258	12
Rialto	↓ -23%	↑ 7%	\$ 402,000	57	\$ 268	9
Riverside	↓ -8%	↑ 10%	\$ 455,000	351	\$ 258	14
San Bernardino	↓ -17%	↑ 9%	\$ 332,000	178	\$ 233	13
San Dimas	↑ 100%	↓ -11%	\$ 615,000	34	\$ 371	10
San Jacinto	↓ -4%	↑ 11%	\$ 334,000	53	\$ 165	17
Sun City	↓ -5%	↑ 6%	\$ 278,800	17	\$ 211	9
Temecula	↑ 16%	↑ 8%	\$ 515,000	203	\$ 230	10
Upland	↑ 20%	↓ -1%	\$ 570,000	72	\$ 314	17
Wildomar	↑ 16%	↑ 6%	\$ 440,000	55	\$ 178	13
Winchester	↑ 10%	↑ 3%	\$ 439,990	49	\$ 196	12
Yucaipa	↑ 59%	↑ 2%	\$ 408,000	62	\$ 242	10

Riverside Office:
 3690 Elizabeth Street
 Riverside, CA 92506

Rancho Cucamonga Office:
 10574 Acacia St, Suite #D-7
 Rancho Cucamonga, CA 91730



Jul 2020 - Sales Volume per City

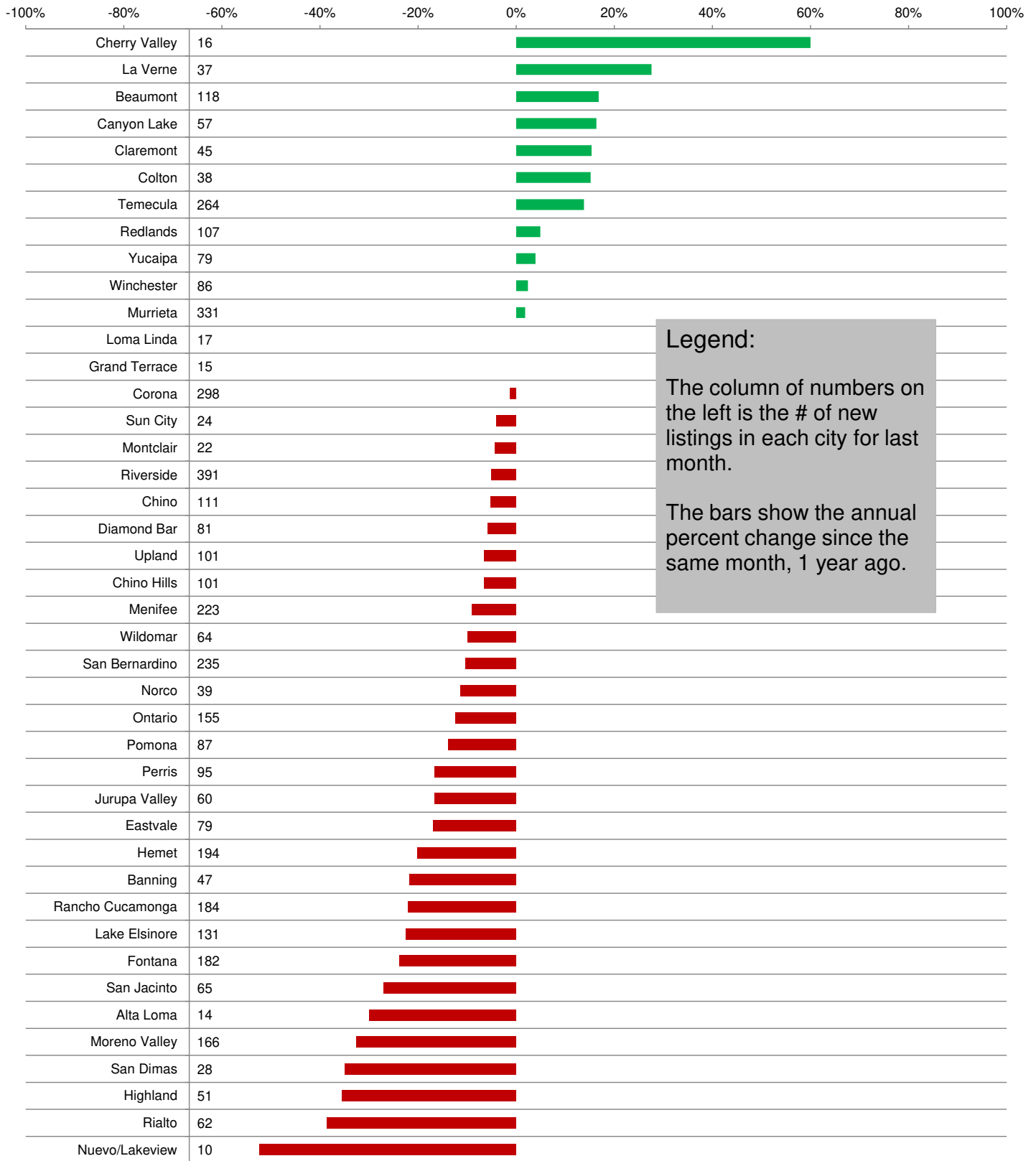


Riverside Office:
3690 Elizabeth Street
Riverside, CA 92506

Rancho Cucamonga Office:
10574 Acacia St, Suite #D-7
Rancho Cucamonga, CA 91730



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

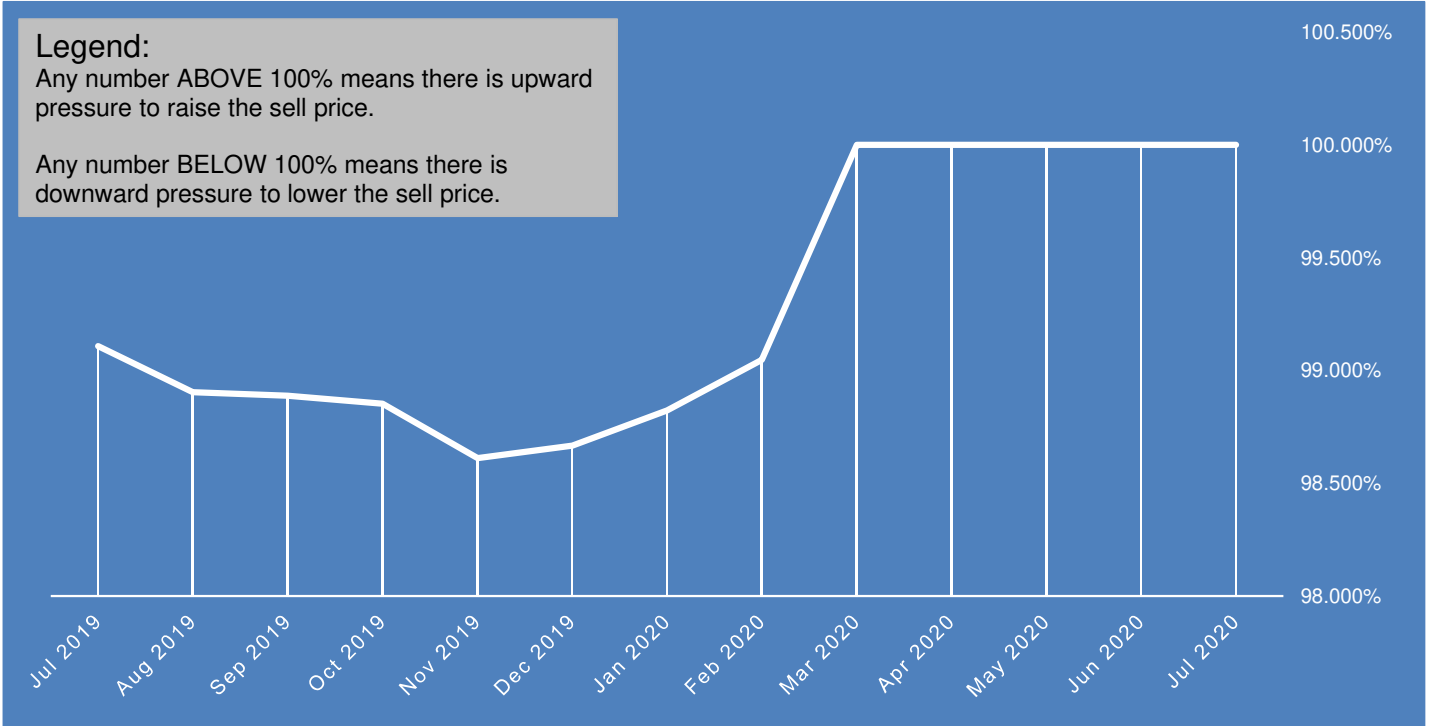


Riverside Office:
 3690 Elizabeth Street
 Riverside, CA 92506

Rancho Cucamonga Office:
 10574 Acacia St, Suite #D-7
 Rancho Cucamonga, CA 91730



Sell Price vs Original List Price



2020 INLAND EMPIRE LISTINGS OVERVIEW

	New	Pending	Closed
March	-20.9%	-16.4%	4.2%
April	-41.3%	-37.6%	-25.5%
May	-30.3%	-3.1%	-42.3%
June	-20.0%	24.0%	-11.5%
July	-10.0%	18.2%	5.6%

MONTHLY FINANCING TYPES

