

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

# INLAND EMPIRE

— BOARD OF —

## REAL ESTATE

A division of IVAR

Housing Data Report

**September 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

## Sep 2020 - Monthly Summary Report

### Mark Dowling, Chief Executive Officer

- Rebounding from the adverse COVID-19 housing market impacts in the months of March, April and May, in the last few months the Inland Empire housing market has shown tremendous resiliency. September was the strongest housing market month of 2020, with New Listings up 5.7%, Pending Listings up a whopping 31.2% and Sold Listings up 13.3% for the month. Additionally, the Median Sales Prices was up 12.2% in September, to \$460,000.
- However, due to the decrease in New Listings earlier this year, the overall housing inventory continues to remain limited, resulting in a very competitive market.
- Linked to tight inventory, Days on Market for September decreased to a stunning 8 Days.

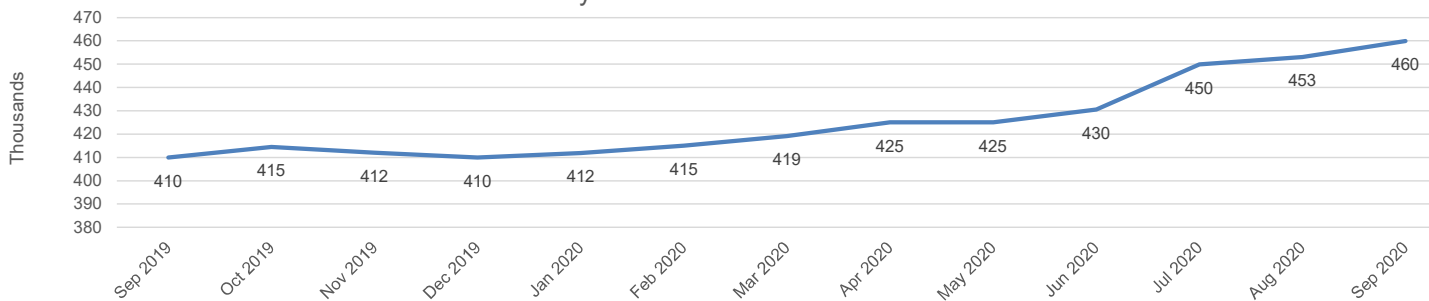


	Sep-2019	Sep-2020	Annual Change
<b>New Listings</b>	<b>4,296</b>	<b>4,540</b>	<b>↑ 5.7%</b>
<b>Pending Sales</b>	<b>3,413</b>	<b>4,478</b>	<b>↑ 31.2%</b>
<b>Sold Listings</b>	<b>3,550</b>	<b>4,021</b>	<b>↑ 13.3%</b>
<b>Median Sales Price</b>	<b>\$410,000</b>	<b>\$460,000</b>	<b>↑ 12.2%</b>
<b>Sales Volume (\$M)</b>	<b>\$1,550</b>	<b>\$1,988</b>	<b>↑ 28.3%</b>
<b>Price/Sq.Ft.</b>	<b>\$227</b>	<b>\$246</b>	<b>↑ 8.5%</b>
<b>Sold \$/List \$</b>	<b>98.89%</b>	<b>100.57%</b>	<b>↑ 1.7%</b>
<b>Days on Market</b>	<b>22</b>	<b>8</b>	<b>↓ -63.6%</b>
<b>CDOM</b>	<b>24</b>	<b>8</b>	<b>↓ -66.7%</b>

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

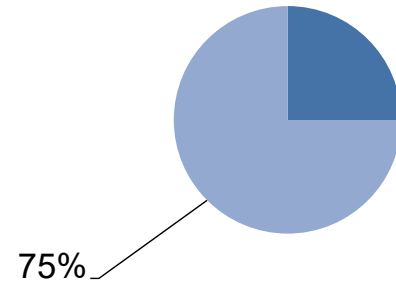


## 2020 - Year to Date Report

We are 9 months through the year:

The statistics shown below are for the first 9 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.

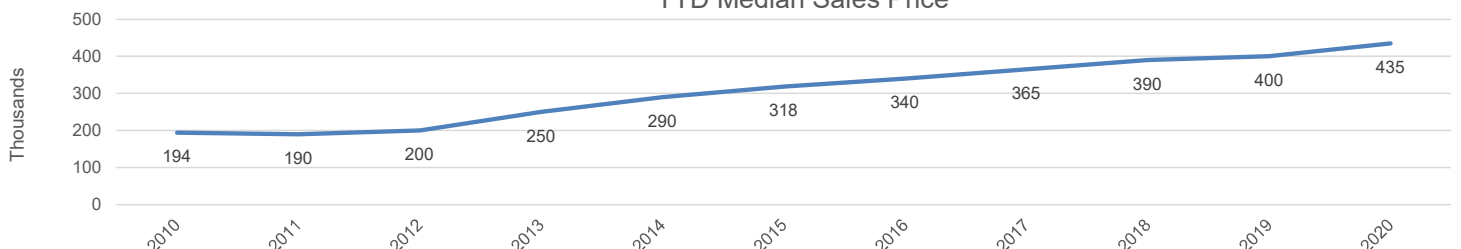


	Jan-Sep 2019	Jan-Sep 2020	Year-Over-Year Change
<b>YTD New Listings</b>	<b>43,602</b>	<b>37,235</b>	<b>↓ -14.6%</b>
<b>Pending Sales</b>	<b>33,764</b>	<b>33,543</b>	<b>↓ -0.7%</b>
<b>Sold Listings</b>	<b>31,154</b>	<b>29,475</b>	<b>↓ -5.4%</b>
<b>Median Sales Price</b>	<b>\$400,000</b>	<b>\$435,000</b>	<b>↑ 8.8%</b>
<b>Sales Volume (\$M)</b>	<b>\$13,379</b>	<b>\$13,650</b>	<b>↑ 2.0%</b>
<b>Price/Sq.Ft.</b>	<b>\$222</b>	<b>\$234</b>	<b>↑ 5.3%</b>
<b>Sold \$/List \$</b>	<b>98.78%</b>	<b>100.00%</b>	<b>↑ 1.2%</b>
<b>Days on Market</b>	<b>25</b>	<b>15</b>	<b>↓ -40.0%</b>
<b>CDOM</b>	<b>29</b>	<b>17</b>	<b>↓ -41.4%</b>

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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

## Sep 2020 City Overview

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

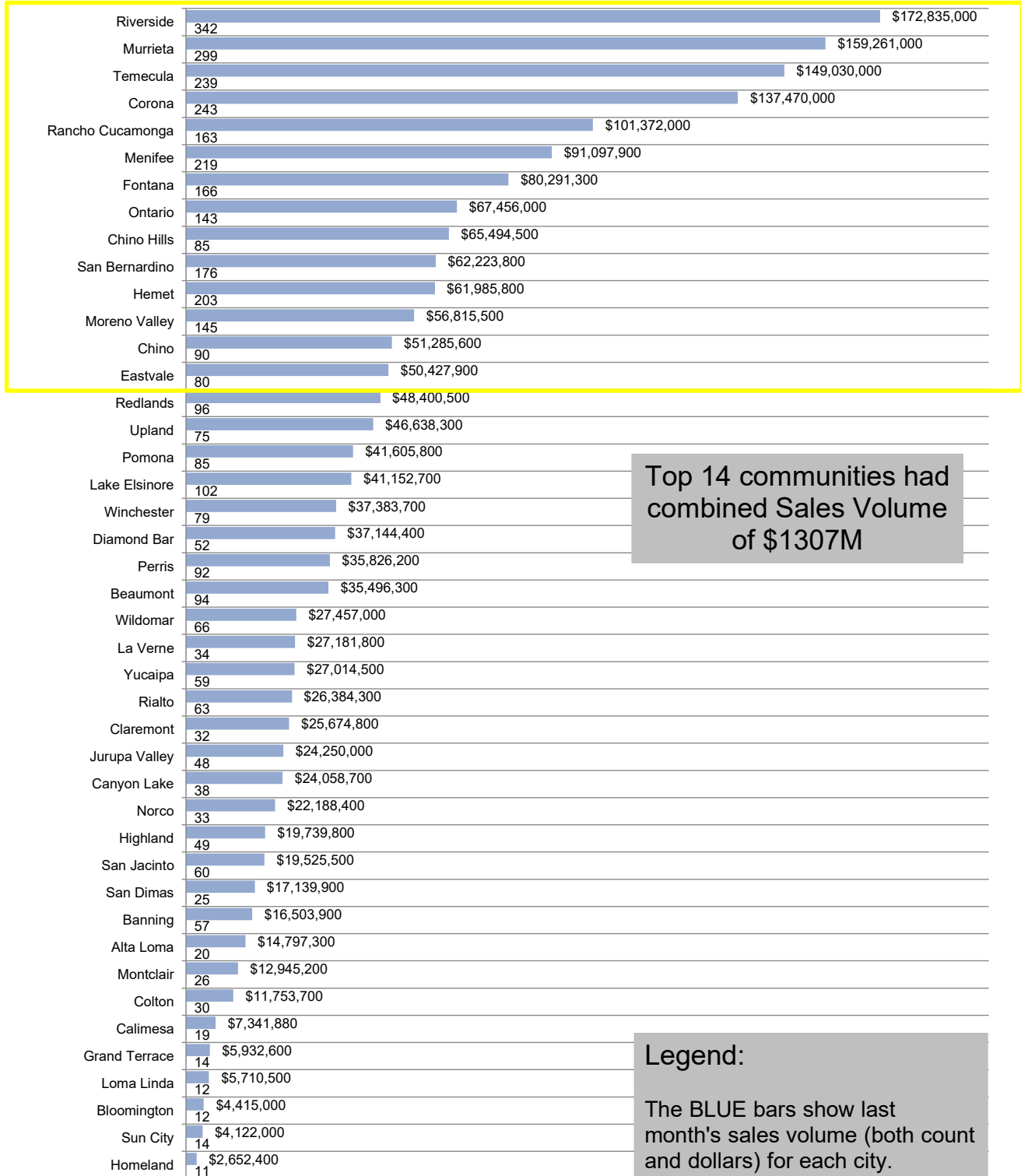
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Alta Loma	↑ 82%	↓ -1%	\$ 685,000	19	\$ 323	10
Banning	↑ 21%	↑ 19%	\$ 286,500	53	\$ 194	24
Beaumont	↑ 31%	↑ 7%	\$ 375,000	73	\$ 190	6
Bloomington	↑ 140%	↓ -7%	\$ 348,500	15	\$ 316	7
Calimesa	⇒ 0%	↑ 11%	\$ 395,000	9	\$ 211	7
Canyon Lake	↓ -5%	↑ 12%	\$ 565,000	51	\$ 255	11
Chino	↑ 27%	↑ 8%	\$ 538,000	103	\$ 284	10
Chino Hills	↑ 18%	↑ 7%	\$ 710,000	99	\$ 349	21
Claremont	↑ 28%	↑ 7%	\$ 751,150	30	\$ 411	10
Colton	⇒ 0%	↑ 20%	\$ 382,750	39	\$ 256	8
Corona	↑ 18%	↑ 9%	\$ 545,000	207	\$ 290	7
Diamond Bar	⇒ 0%	↑ 8%	\$ 665,000	68	\$ 381	13
Eastvale	↑ 18%	↑ 13%	\$ 640,000	65	\$ 218	9
Fontana	↓ -10%	↑ 14%	\$ 485,000	161	\$ 246	7
Grand Terrace	↑ 8%	↑ 15%	\$ 426,000	11	\$ 257	6
Hemet	↑ 22%	↑ 10%	\$ 308,000	195	\$ 174	10
Highland	↑ 11%	↑ 5%	\$ 390,000	48	\$ 225	6
Homeland	↑ 175%	↑ 37%	\$ 250,000	10	\$ 112	48
Jurupa Valley	↑ 9%	↑ 5%	\$ 495,000	61	\$ 265	8
La Verne	↑ 48%	↑ 30%	\$ 812,500	32	\$ 395	12
Lake Elsinore	↓ -9%	↑ 10%	\$ 415,500	97	\$ 206	9
Loma Linda	↓ -8%	↑ 26%	\$ 461,000	17	\$ 249	14
Menifee	↑ 18%	↑ 18%	\$ 429,000	157	\$ 201	6
Montclair	↑ 37%	↑ 7%	\$ 492,500	17	\$ 288	15
Moreno Valley	↓ -18%	↑ 10%	\$ 385,000	138	\$ 210	8
Murrieta	↑ 32%	↑ 9%	\$ 475,000	231	\$ 220	5
Norco	↓ -8%	↑ 3%	\$ 625,000	39	\$ 334	13
Ontario	↑ 4%	↑ 8%	\$ 485,000	144	\$ 287	10
Perris	↑ 24%	↑ 11%	\$ 372,500	81	\$ 208	6
Pomona	↑ 15%	↑ 10%	\$ 475,000	65	\$ 344	10
Rancho Cucamonga	↑ 9%	↑ 16%	\$ 575,000	146	\$ 307	10
Redlands	↑ 12%	↑ 14%	\$ 470,000	78	\$ 274	11
Rialto	⇒ 0%	↑ 14%	\$ 429,000	52	\$ 260	7
Riverside	↑ 11%	↑ 9%	\$ 468,750	347	\$ 273	7
San Bernardino	↑ 2%	↑ 13%	\$ 341,500	174	\$ 246	7
San Dimas	↑ 9%	↑ 17%	\$ 680,000	25	\$ 380	12
San Jacinto	↓ -21%	↑ 11%	\$ 343,000	53	\$ 167	8
Sun City	↓ -18%	↑ 12%	\$ 302,500	10	\$ 197	17
Temecula	↑ 41%	↑ 13%	\$ 535,000	178	\$ 242	6
Upland	↑ 3%	↑ 3%	\$ 600,000	83	\$ 319	13
Wildomar	↑ 74%	↑ 13%	\$ 422,500	46	\$ 205	7
Winchester	↑ 103%	↑ 17%	\$ 485,000	50	\$ 188	8
Yucaipa	↑ 13%	↑ 5%	\$ 407,000	64	\$ 237	9

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## Sep 2020 - Sales Volume per City

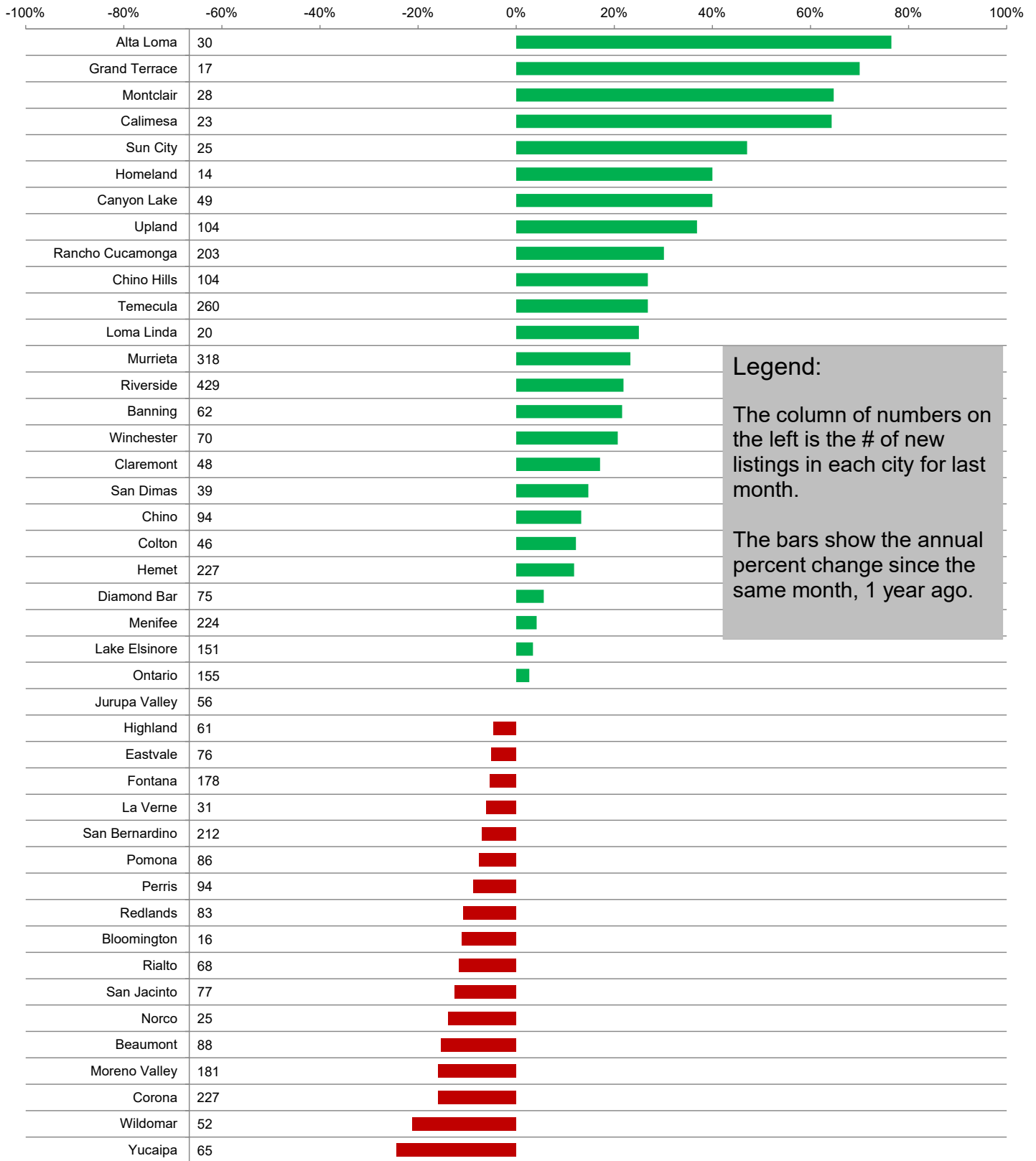


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### Sep 2020 - Top Communities with New Listings (year-over-year)



**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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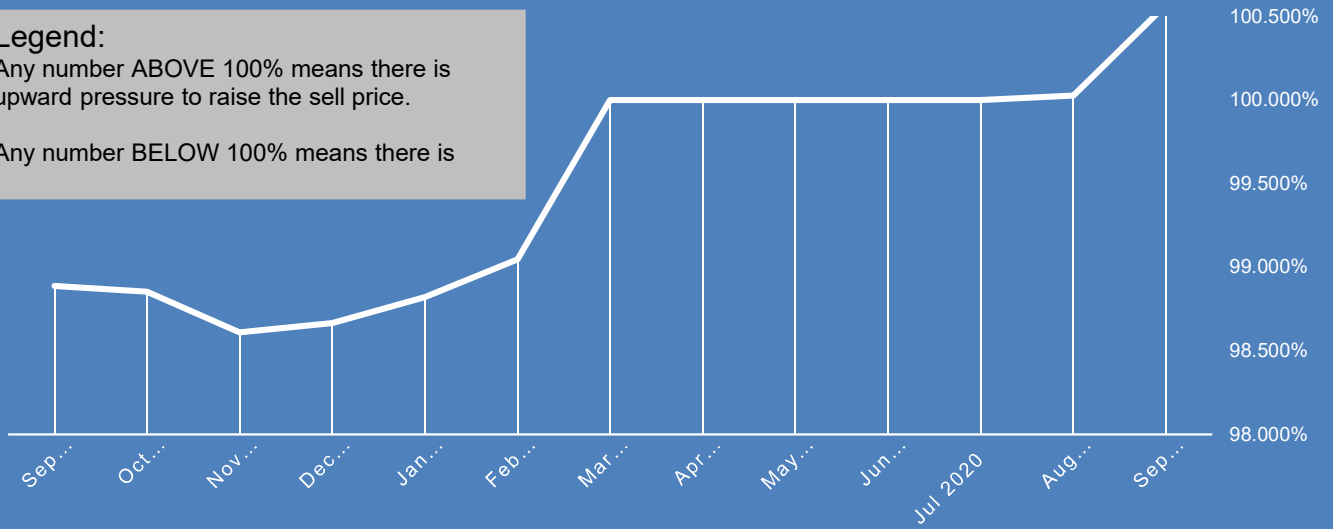


## Sell Price vs Original List Price

**Legend:**

Any number ABOVE 100% means there is upward pressure to raise the sell price.

Any number BELOW 100% means there is



## 2020 INLAND EMPIRE LISTINGS OVERVIEW

	New	Pending	Closed
<b>April</b>	<b>-41.3%</b>	<b>-37.6%</b>	<b>-25.5%</b>
May	-30.3%	-3.1%	-42.3%
June	-20.0%	24.0%	-11.5%
July	-10.0%	18.2%	5.6%
August	-7.1%	15.0%	-4.6%
<b>September</b>	<b>5.7%</b>	<b>31.2%</b>	<b>13.3%</b>

## MONTHLY FINANCING TYPES

