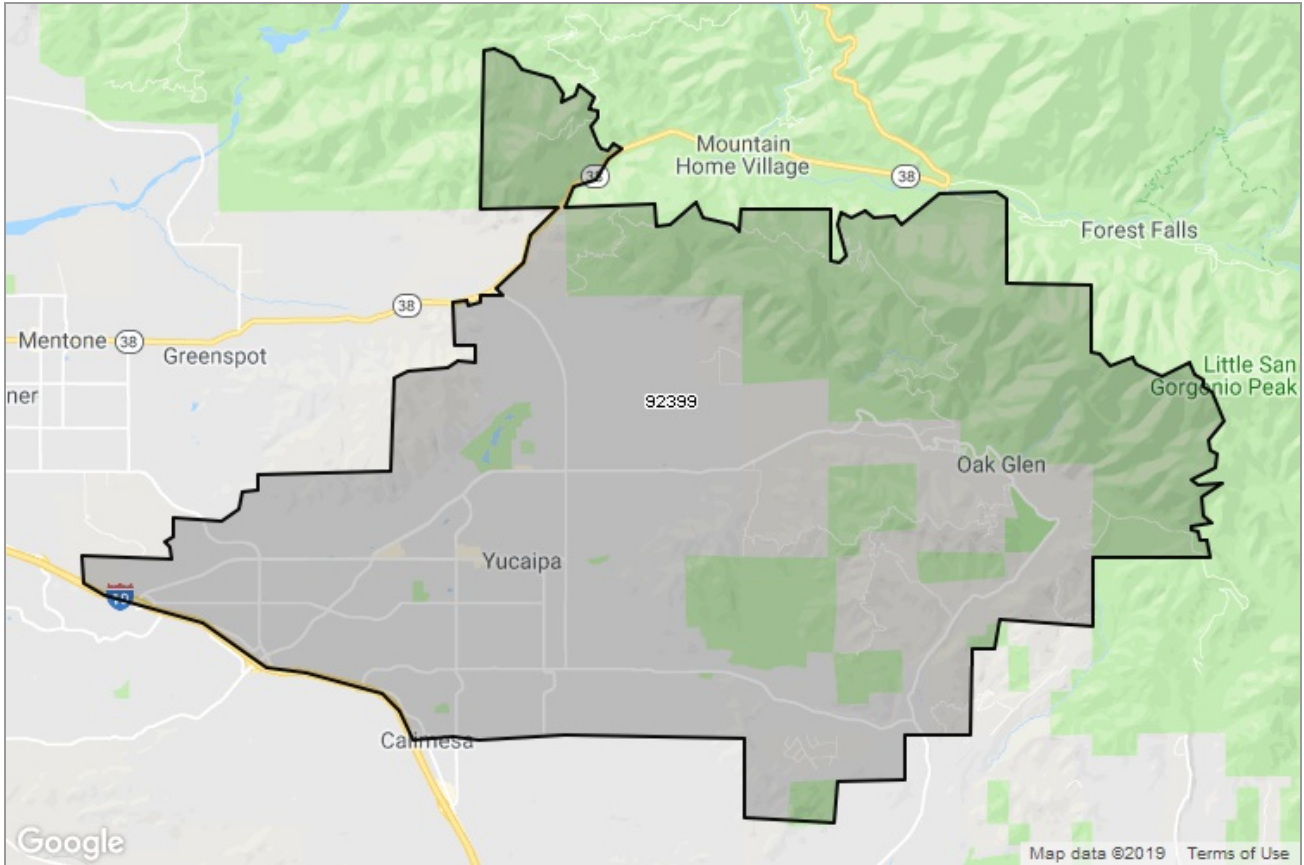


Yucaipa Housing Report: August 2019



Report Characteristics

Report Name:
Yucaipa Housing Report: August 2019

Report Date Range:
8/2018 – 8/2019

Filters Used:
MLS, Property Type, Location

Avg/Med: Both

Include Metrics By: County

Run Date: 09/18/2019

Scheduled: No

Presented by

**East Valley Association of
REALTORS®**

(909) 792-4818

Other: <http://www.eastvalleyaor.org/index.php>

820 West Colton Ave.
Redlands, CA 92374

Summary of Key Listing and Sales Metrics

A summary of the key metrics selected to be included in the report. MLS sources where licensed.

Key Metrics	Aug 2019	Aug 2018	+ / -	YTD 2019	YTD 2018	+ / -
Listing Activity Charts Metrics						
New Listing Count	76	69	+10.1%	537	555	-3.2%
New Listing Volume	\$34,126,088	\$29,891,382	+14.2%	\$241,256,077	\$242,217,465	-0.4%
Average Listing Price	\$619,919	\$508,380	+21.9%	\$574,739	\$495,362	+16%
Median Listing Price	\$470,000	\$402,500	+16.8%	\$427,866	\$422,223	+1.3%
Average Listing Price per Sq Ft	\$238	\$225	+5.9%	\$230	\$217	+6.2%
Median Listing Price per Sq Ft	\$216	\$213	+1.2%	\$212	\$209	+1.5%
Median Days in RPR	47.5	49	-3.1%	56.47	44.85	+25.9%
Months of Inventory	2.9	2.6	+13.7%	2.8	2.4	+17.7%
Sales Activity Charts Metrics						
Pending Sales Count	91	56	+62.5%	N/A	N/A	
Pending Sales Volume	\$38,971,175	\$21,973,187	+77.4%	N/A	N/A	
Closed Sales Count	67	56	+19.6%	396	421	-5.9%
Closed Sales Volume	\$26,946,540	\$23,049,218	+16.9%	\$159,624,725	\$168,714,975	-5.4%
Average Sales Price	\$402,187	\$411,593	-2.3%	\$403,093	\$400,748	+0.6%
Median Sales Price	\$370,000	\$393,440	-6%	\$377,389	\$378,683	-0.3%

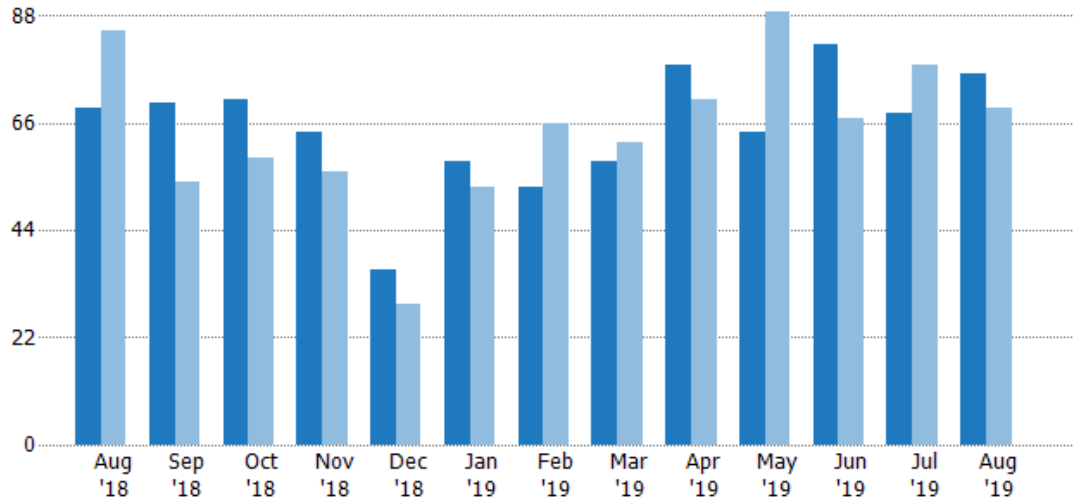
New Listings

The number of new residential listings that were added each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Aug '19	76	10.1%
Aug '18	69	-18.8%
Aug '17	85	-7.1%



Current Year	69	70	71	64	36	58	53	58	78	64	82	68	76
Prior Year	85	54	59	56	29	53	66	62	71	89	67	78	69
Percent Change from Prior Year	-19%	30%	20%	14%	24%	9%	-20%	-6%	10%	-28%	22%	-13%	10%

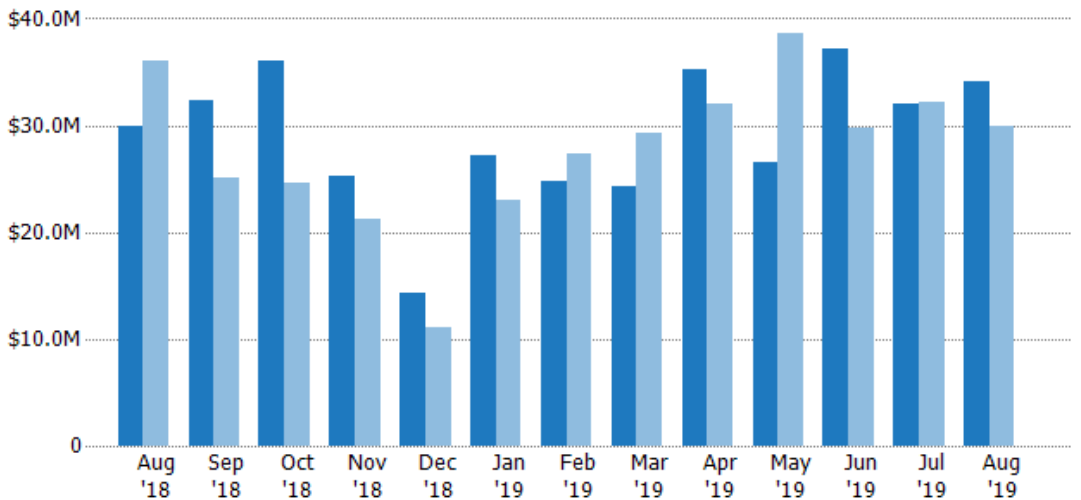
New Listing Volume

The sum of the listing price of residential listings that were added each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Aug '19	\$34.1M	14.2%
Aug '18	\$29.9M	-16.9%
Aug '17	\$36M	-9.4%



Current Year	\$29.9M	\$32.4M	\$36M	\$25.3M	\$14.2M	\$27.3M	\$24.7M	\$24.2M	\$35.2M	\$26.5M	\$37.2M	\$32M	\$34.1M
Prior Year	\$36M	\$25M	\$24.6M	\$21.2M	\$11.1M	\$23M	\$27.4M	\$29.2M	\$32.1M	\$38.6M	\$29.8M	\$32.2M	\$29.9M
Percent Change from Prior Year	-17%	29%	46%	20%	29%	18%	-10%	-17%	10%	-31%	25%	-1%	14%

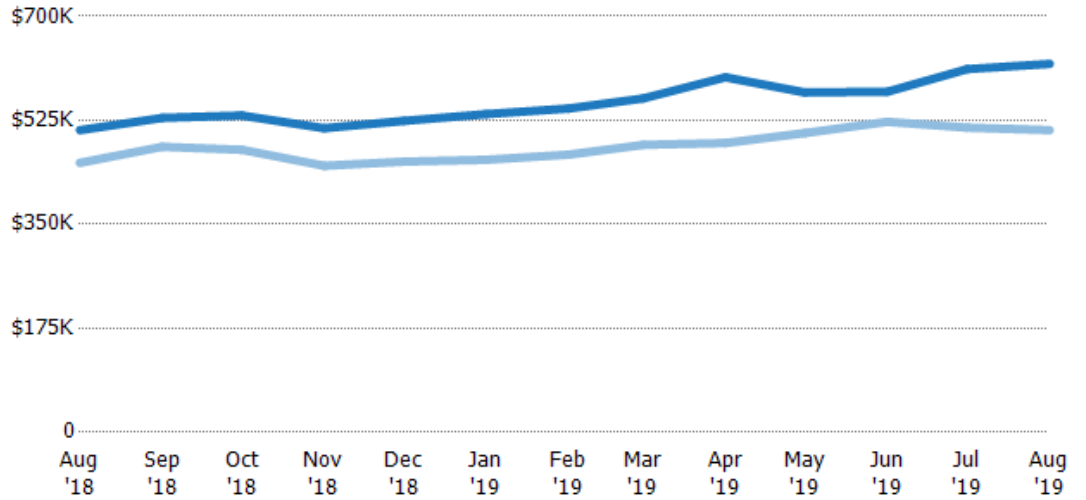
Average Listing Price

The average listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Aug '19	\$620K	21.9%
Aug '18	\$508K	12.1%
Aug '17	\$453K	5%



Current Year	\$508K	\$529K	\$533K	\$512K	\$524K	\$535K	\$545K	\$562K	\$597K	\$572K	\$573K	\$611K	\$620K
Prior Year	\$453K	\$480K	\$475K	\$448K	\$455K	\$459K	\$467K	\$484K	\$487K	\$504K	\$522K	\$513K	\$508K
Percent Change from Prior Year	12%	10%	12%	14%	15%	17%	17%	16%	23%	14%	10%	19%	22%

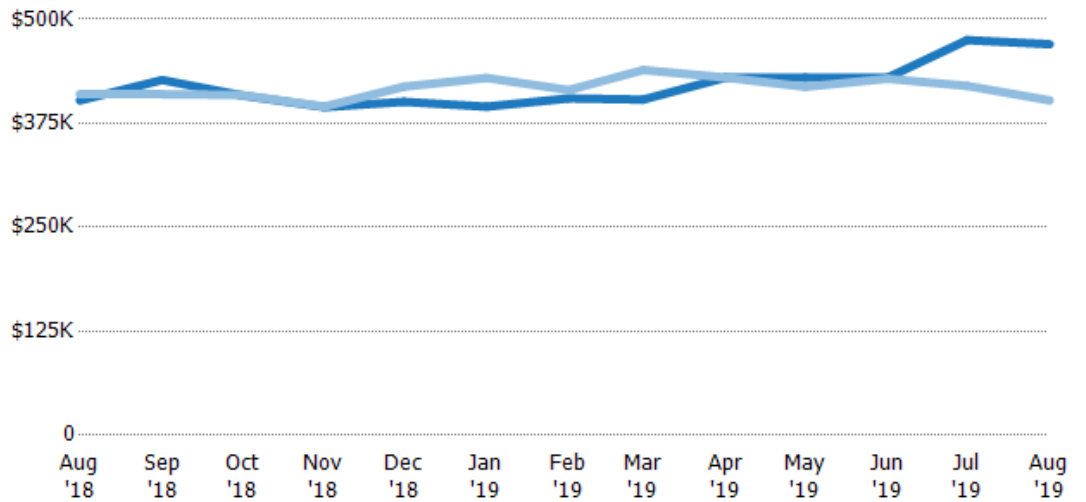
Median Listing Price

The median listing price of active residential listings at the end of each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Aug '19	\$470K	16.8%
Aug '18	\$402K	-1.8%
Aug '17	\$410K	-6.1%



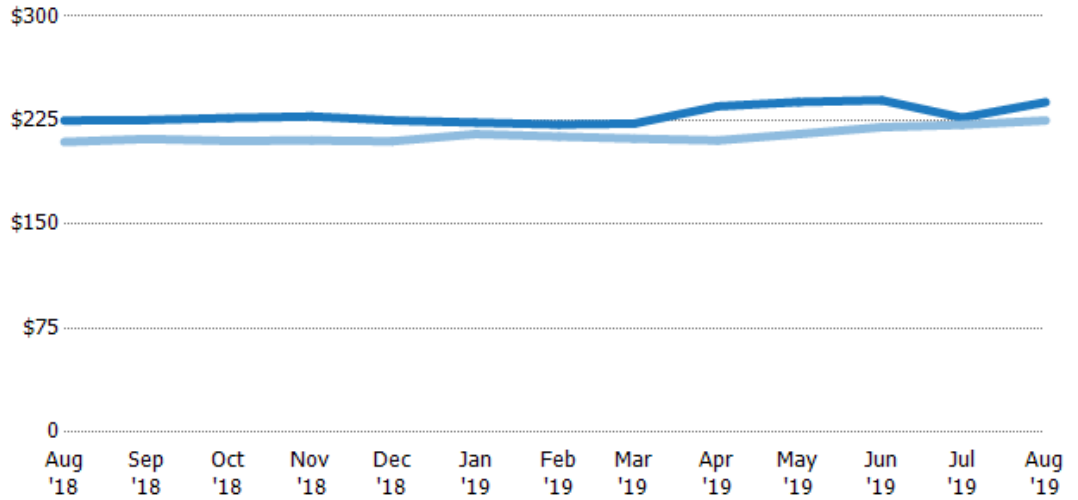
Current Year	\$402K	\$427K	\$409K	\$395K	\$401K	\$395K	\$405K	\$403K	\$430K	\$430K	\$430K	\$475K	\$470K
Prior Year	\$410K	\$410K	\$409K	\$395K	\$419K	\$430K	\$415K	\$439K	\$430K	\$419K	\$429K	\$420K	\$402K
Percent Change from Prior Year	-2%	4%	0%	0%	-4%	-8%	-2%	-8%	0%	3%	0%	13%	17%

Average Listing Price per Sq Ft

The average of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



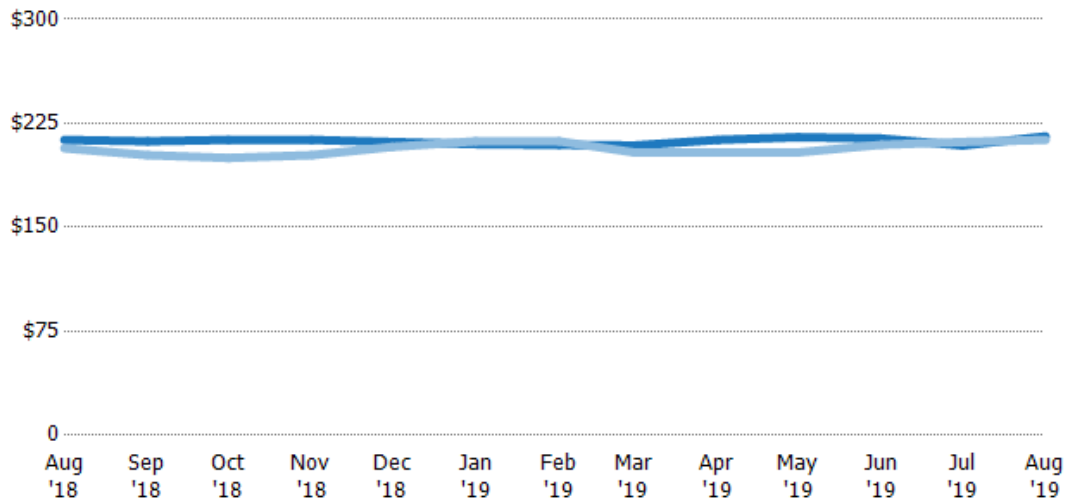
Current Year	\$225	\$225	\$227	\$228	\$225	\$223	\$222	\$223	\$235	\$238	\$239	\$227	\$238
Prior Year	\$209	\$212	\$210	\$210	\$210	\$215	\$213	\$212	\$210	\$215	\$220	\$222	\$225
Percent Change from Prior Year	7%	6%	8%	8%	7%	4%	4%	5%	12%	11%	9%	2%	6%

Median Listing Price per Sq Ft

The median of listing prices divided by the living area of homes on market at the end of each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



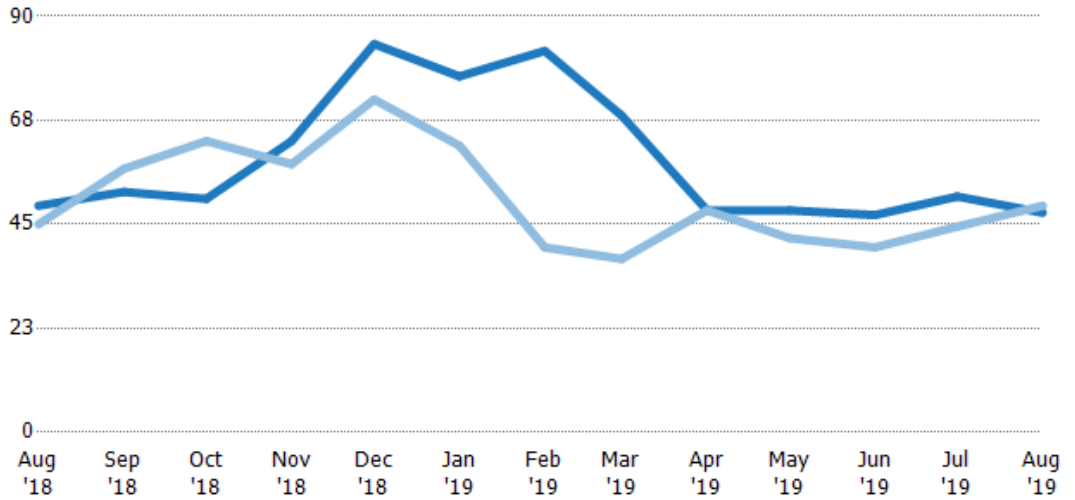
Current Year	\$213	\$212	\$213	\$213	\$212	\$210	\$210	\$209	\$213	\$215	\$214	\$209	\$216
Prior Year	\$207	\$202	\$200	\$202	\$208	\$212	\$212	\$204	\$204	\$204	\$210	\$212	\$213
Percent Change from Prior Year	3%	5%	7%	5%	2%	-1%	-1%	2%	4%	5%	2%	-1%	1%

Median Days in RPR

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single Family Residence

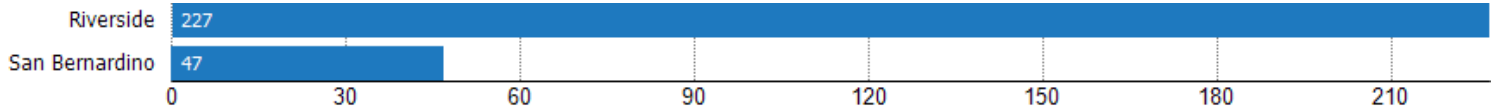


	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	49	52	50.5	63	84	77	82.5	68.5	48	48	47	51	47.5
Prior Year	45	57	63	58	72	62	40	37.5	48	42	40	44.5	49
Percent Change from Prior Year	9%	-9%	-20%	9%	17%	24%	106%	83%	0%	14%	18%	15%	-3%

Median Days in RPR (By County)

The median number of days between when residential properties are first displayed as active listings in RPR and when accepted offers have been noted in RPR by county.

Filters Used: Custom Area: Yucaipa, CA 92399 Saved Area; Property Type: Condo/Townhouse/Apt, Single Family Residence



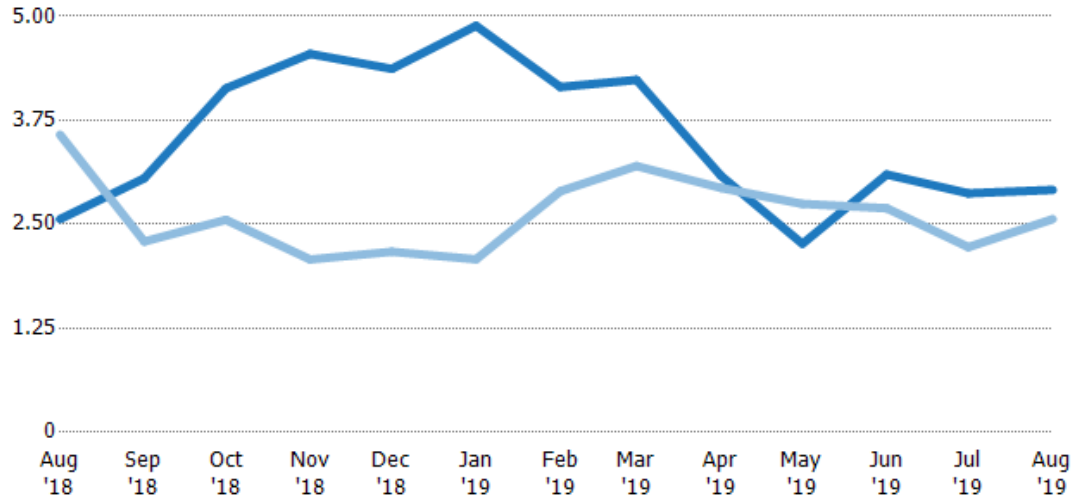
Months of Inventory

The number of months it would take to exhaust active listings at the current sales rate.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Months	% Chg.
Aug '19	2.91	13.7%
Aug '18	2.56	-28.4%
Aug '17	3.58	-30.7%



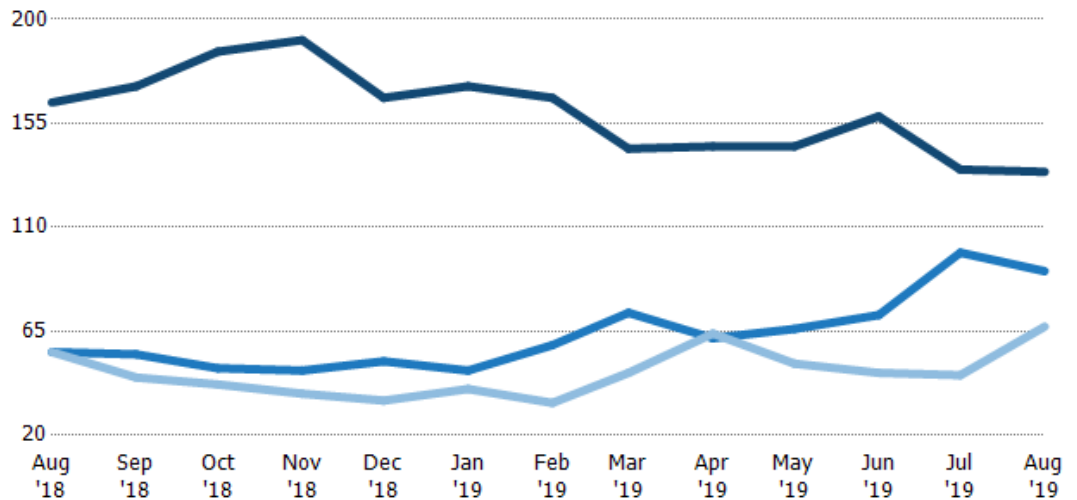
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	2.56	3.05	4.13	4.55	4.37	4.89	4.15	4.24	3.09	2.27	3.1	2.87	2.91
Prior Year	3.58	2.29	2.55	2.08	2.17	2.08	2.9	3.2	2.94	2.75	2.69	2.23	2.56
Percent Change from Prior Year	-28%	33%	62%	119%	101%	135%	43%	32%	5%	-17%	15%	29%	14%

Active/Pending/Sold Units

The number of residential properties that were Active, Pending and Sold each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Active	164	171	186	191	166	171	166	144	145	145	158	135	134
Pending	56	55	49	48	52	48	59	73	62	66	72	99	91
Sold	56	45	42	38	35	40	34	47	64	51	47	46	67

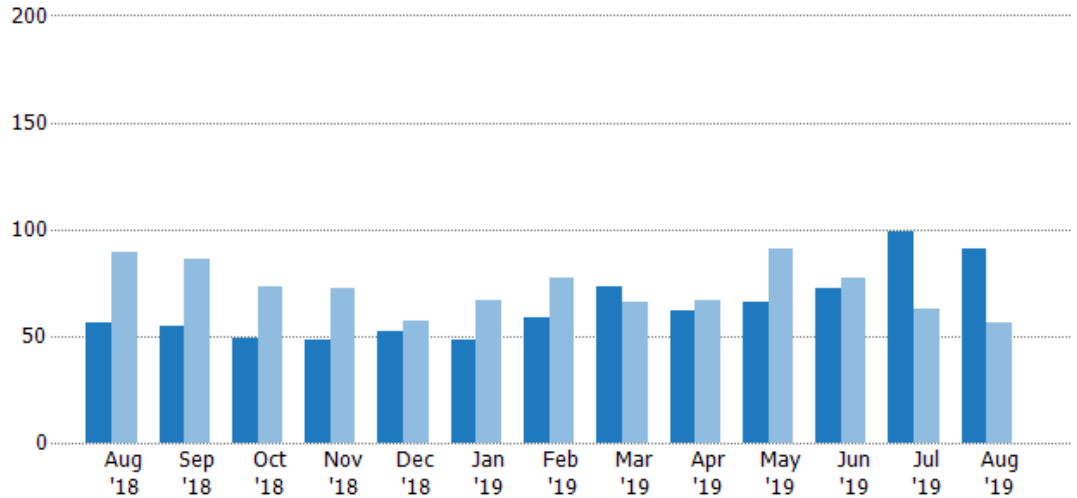
Pending Sales

The number of residential properties with accepted offers that were available at the end each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Count	% Chg.
Aug '19	91	62.5%
Aug '18	56	-37.1%
Aug '17	89	14.6%



Current Year	56	55	49	48	52	48	59	73	62	66	72	99	91
Prior Year	89	86	73	72	57	67	77	66	67	91	77	63	56
Percent Change from Prior Year	-37%	-36%	-33%	-33%	-9%	-28%	-23%	11%	-7%	-27%	-6%	57%	63%

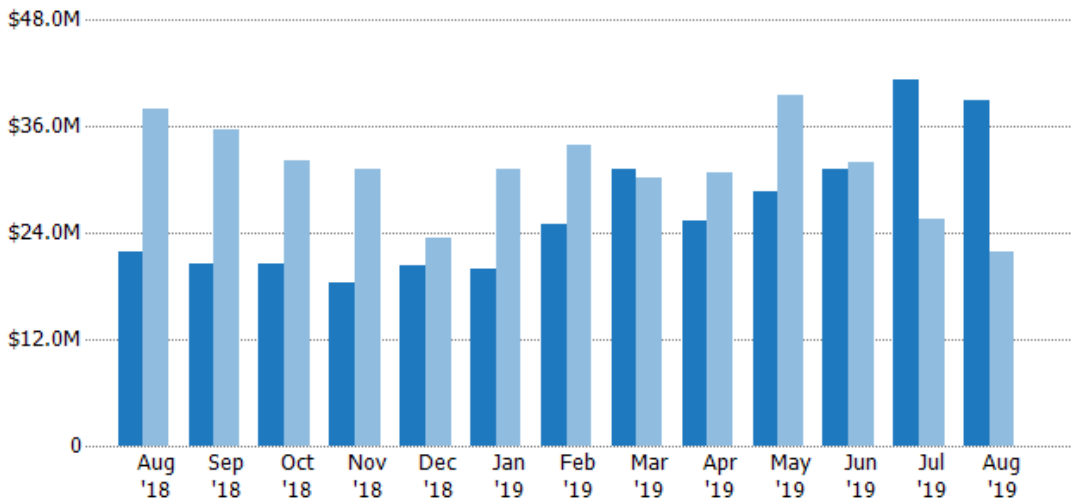
Pending Sales Volume

The sum of the sales price of residential properties with accepted offers that were available at the end of each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/Year	Volume	% Chg.
Aug '19	\$39M	77.4%
Aug '18	\$22M	-42.3%
Aug '17	\$38.1M	1.2%



Current Year	\$22M	\$20.6M	\$20.5M	\$18.5M	\$20.4M	\$20M	\$25M	\$31.2M	\$25.4M	\$28.7M	\$31.1M	\$41.3M	\$39M
Prior Year	\$38.1M	\$35.7M	\$32.2M	\$31.2M	\$23.5M	\$31.1M	\$33.9M	\$30.2M	\$30.8M	\$39.6M	\$32M	\$25.6M	\$22M
Percent Change from Prior Year	-42%	-42%	-36%	-41%	-13%	-36%	-26%	3%	-17%	-27%	-3%	61%	77%

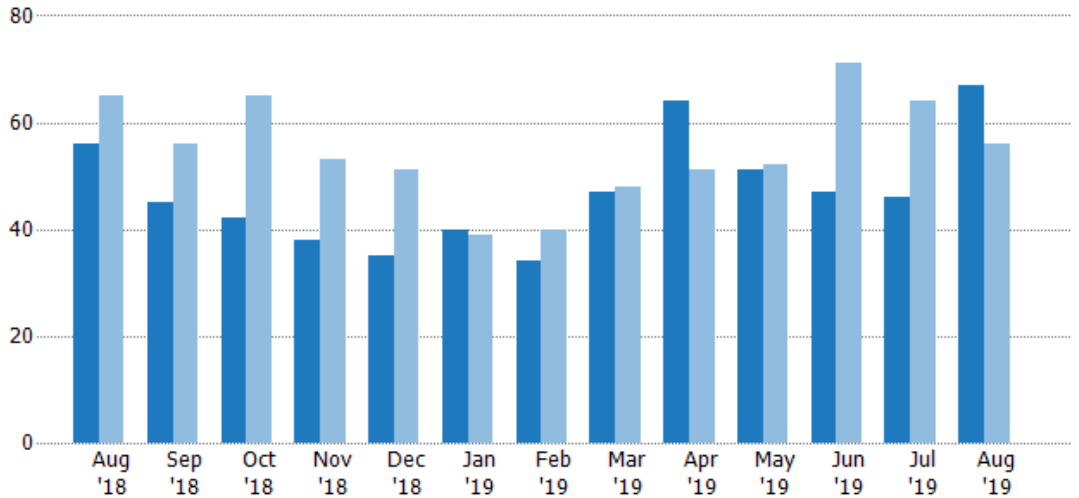
Closed Sales

The total number of residential properties sold each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Count	% Chg.
Aug '19	67	19.6%
Aug '18	56	-13.8%
Aug '17	65	4.6%



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	56	45	42	38	35	40	34	47	64	51	47	46	67
Prior Year	65	56	65	53	51	39	40	48	51	52	71	64	56
Percent Change from Prior Year	-14%	-20%	-35%	-28%	-31%	3%	-15%	-2%	25%	-2%	-34%	-28%	20%

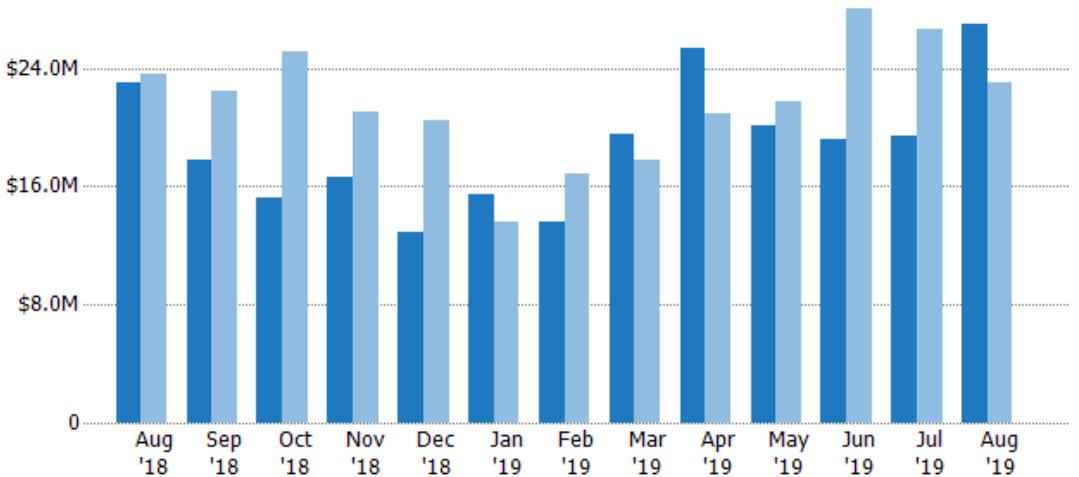
Closed Sales Volume

The sum of the sales price of residential properties sold each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Volume	% Chg.
Aug '19	\$26.9M	16.9%
Aug '18	\$23M	-2.5%
Aug '17	\$23.7M	1.4%



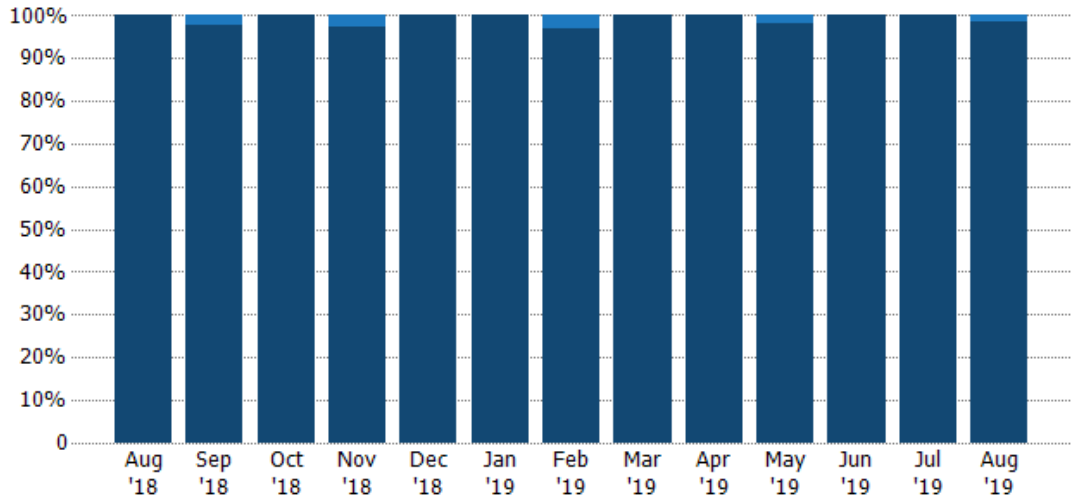
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Current Year	\$23M	\$17.7M	\$15.3M	\$16.6M	\$12.9M	\$15.4M	\$13.6M	\$19.5M	\$25.3M	\$20.2M	\$19.2M	\$19.4M	\$26.9M
Prior Year	\$23.7M	\$22.5M	\$25.1M	\$21.1M	\$20.5M	\$13.6M	\$16.8M	\$17.8M	\$20.9M	\$21.8M	\$28M	\$26.7M	\$23M
Percent Change from Prior Year	-3%	-21%	-39%	-21%	-37%	14%	-19%	9%	21%	-8%	-32%	-27%	17%

Closed Sales by Property Type

The percentage of residential properties sold each month by property type.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



Property Type	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Condo/Townhouse	-	2%	-	3%	-	-	3%	-	-	2%	-	-	1%
Single Family Residence	100%	98%	100%	97%	100%	100%	97%	100%	100%	98%	100%	100%	99%

Closed Sales (By County)

The total number of residential properties sold during the last month by county.

Filters Used: Custom Area: Yucaipa, CA 92399 Saved Area; Property Type: Condo/Townhouse/Apt, Single Family Residence



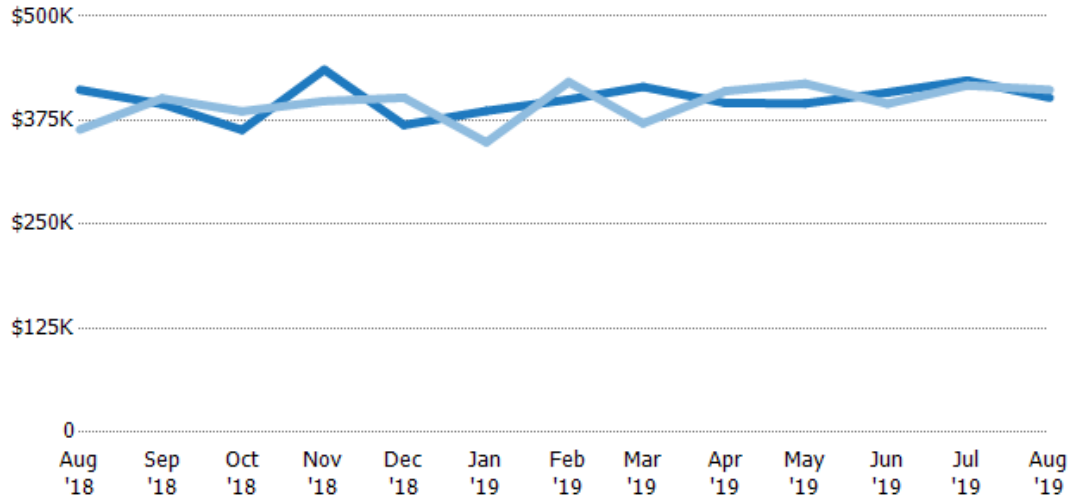
Average Sales Price

The average sales price of the residential properties sold each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Aug '19	\$402K	-2.3%
Aug '18	\$412K	13.1%
Aug '17	\$364K	-3%



Current Year	\$412K	\$394K	\$363K	\$436K	\$369K	\$386K	\$400K	\$415K	\$396K	\$395K	\$408K	\$423K	\$402K
Prior Year	\$364K	\$401K	\$386K	\$398K	\$402K	\$348K	\$421K	\$371K	\$410K	\$419K	\$395K	\$417K	\$412K
Percent Change from Prior Year	13%	-2%	-6%	10%	-8%	11%	-5%	12%	-3%	-6%	3%	1%	-2%

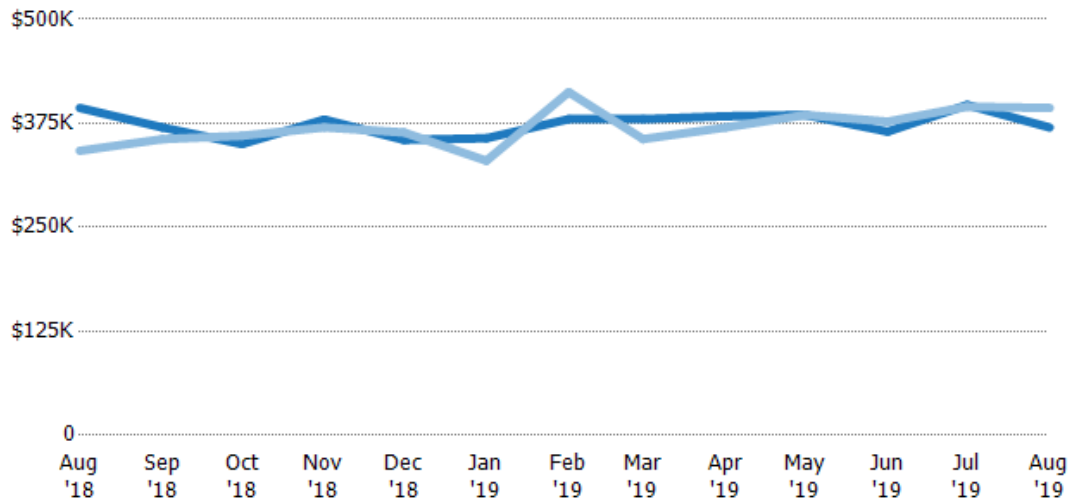
Median Sales Price

The median sales price of the residential properties sold each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence

Month/ Year	Price	% Chg.
Aug '19	\$370K	-6%
Aug '18	\$393K	15.1%
Aug '17	\$342K	-3.9%



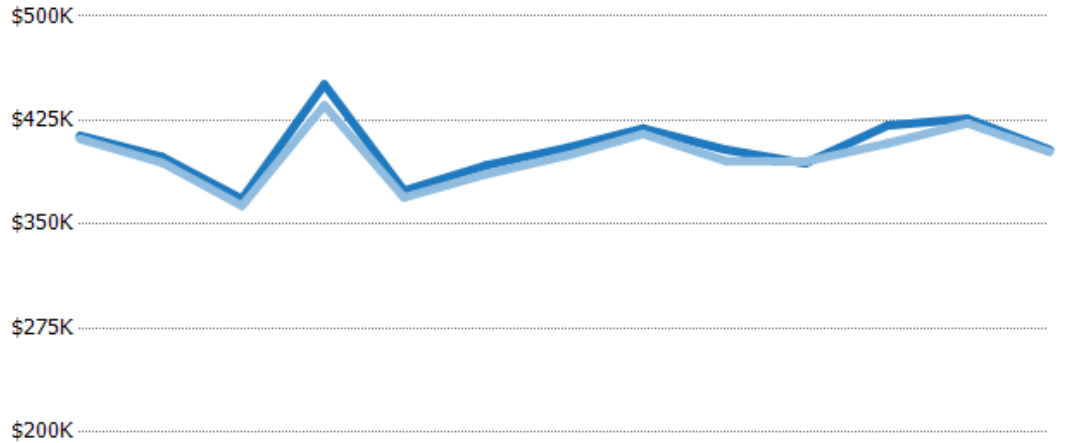
Current Year	\$393K	\$370K	\$350K	\$380K	\$355K	\$357K	\$380K	\$380K	\$384K	\$385K	\$365K	\$397K	\$370K
Prior Year	\$342K	\$356K	\$360K	\$370K	\$364K	\$330K	\$412K	\$356K	\$370K	\$385K	\$377K	\$395K	\$393K
Percent Change from Prior Year	15%	4%	-3%	3%	-2%	8%	-8%	7%	4%	0%	-3%	1%	-6%

Average Sales Price vs Average Listing Price

The average sales price as a percentage of the average listing price for properties sold each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



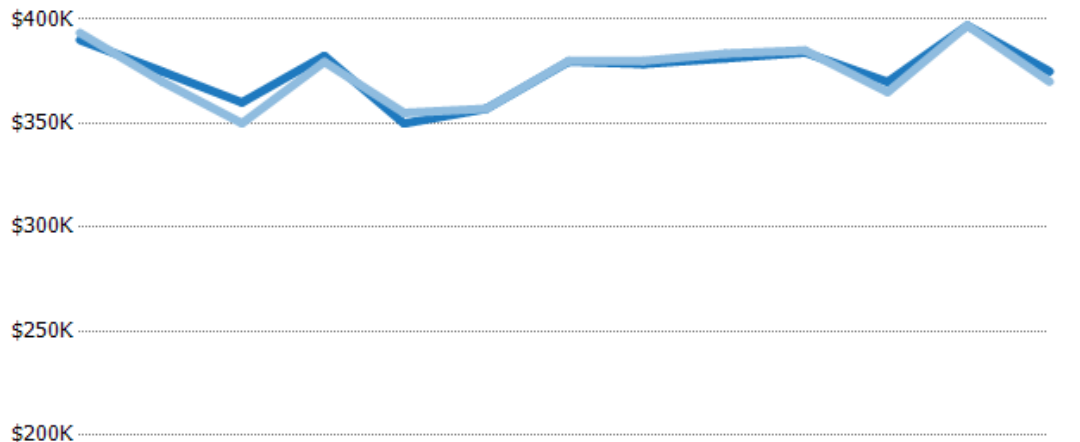
	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Avg List Price	\$414K	\$399K	\$368K	\$451K	\$374K	\$393K	\$405K	\$419K	\$404K	\$394K	\$421K	\$426K	\$404K
Avg Sales Price	\$412K	\$394K	\$363K	\$436K	\$369K	\$386K	\$400K	\$415K	\$396K	\$395K	\$408K	\$423K	\$402K
Avg Sales Price as a % of Avg List Price	99%	99%	99%	97%	99%	98%	99%	99%	98%	100%	97%	99%	100%

Median Sales Price vs Median Listing Price

The median sales price as a percentage of the median listing price for properties sold each month.

Filters Used

Custom Area: Yucaipa, CA 92399
 Saved Area
 Property Type:
 Condo/Townhouse/Apt, Single
 Family Residence



	Aug '18	Sep '18	Oct '18	Nov '18	Dec '18	Jan '19	Feb '19	Mar '19	Apr '19	May '19	Jun '19	Jul '19	Aug '19
Median List Price	\$390K	\$375K	\$360K	\$382K	\$350K	\$357K	\$380K	\$379K	\$381K	\$384K	\$370K	\$397K	\$375K
Median Sales Price	\$393K	\$370K	\$350K	\$380K	\$355K	\$357K	\$380K	\$380K	\$384K	\$385K	\$365K	\$397K	\$370K
Med Sales Price as a % of Med List Price	101%	99%	97%	99%	101%	100%	100%	100%	101%	100%	99%	100%	99%