Reports on HOUSING
Your Local Real Estate Snapshot

THE
SAN BERNARDINO COUNTY
HOUSING REPORT

THE TIME IS NOW

WRITTEN BY
STEVEN THOMAS

DESPITE MORTGAGE RATES ECLIPSING 7%, THERE ARE VERY FEW AVAILABLE HOMES, MULTIPLE OFFERS ARE THE NORM, AND HOME VALUES ARE ON THE RISE.

WAITING IS RISKY

AS THE ECONOMY EVENTUALLY COOLS, MORTGAGE RATES WILL DROP, FUELING DEMAND AND LEADING TO AN EVEN HOTTER HOUSING MARKET.

Reports on HOUSING
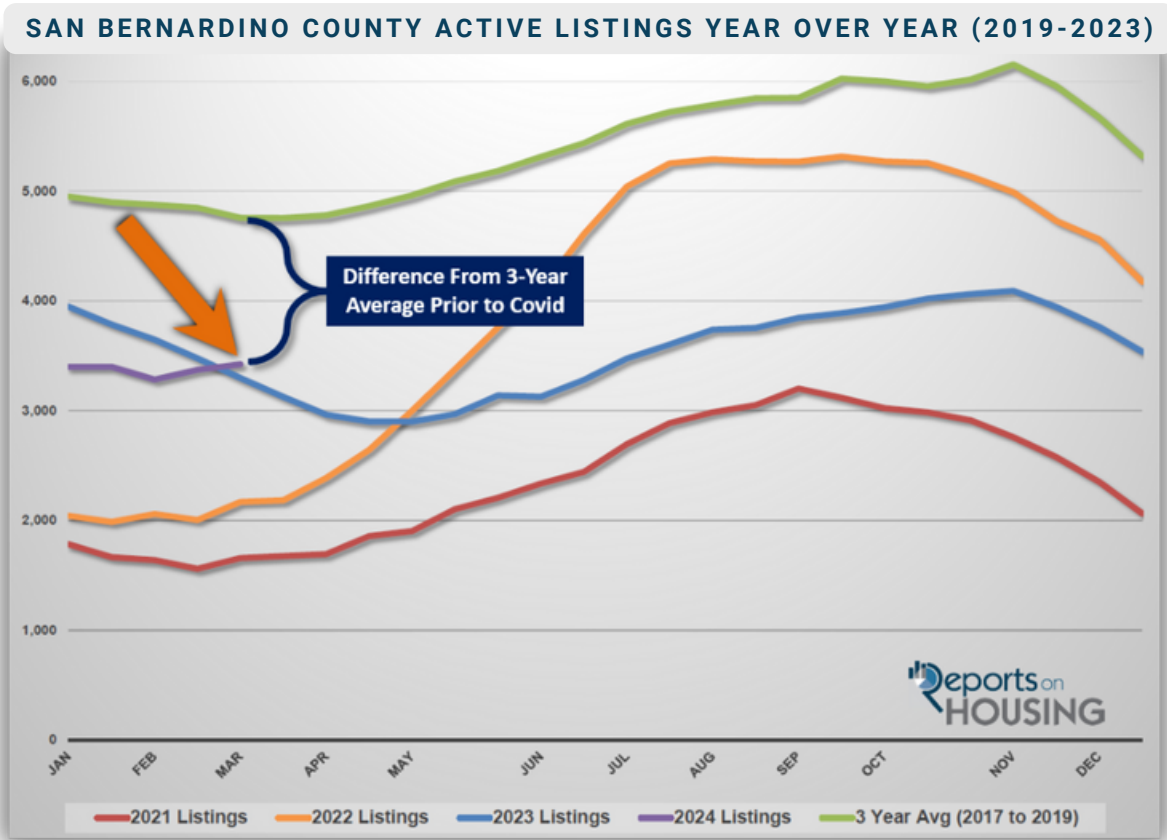Your Local Real Estate Snapshot

Many potential buyers are sitting on the sidelines, waiting for the market to become more affordable. Combining high home values and significantly higher mortgage rates, the expectation was for home values to plunge. Home affordability has collapsed due to rates rising from 3.25% in January 2022 to over 7% earlier this month. Purchasing a home is out of reach for so many Americans. The logic is simple: either incomes rise substantially, interest rates significantly fall, or home values tumble. They believe that the only proper solution is for home values to collapse.

Yet, the housing market has proven to be exceedingly resilient despite higher rates and low home affordability. Incomes have not suddenly spiked, mortgage rates have not plunged, and home values have risen year over year. Housing has played out much differently than expected. Buyers new to the housing arena are shocked to find tremendous competition. Jam-packed open houses, multiple offer bidding wars, and sales prices at or above the asking prices are the norm, especially in the lower price ranges.

It is best to look at supply and demand to understand why home values have not collapsed. Before and during the Great Recession, there was a glut of homes available across the U.S. Before 1995, the inventory averaged 2,250,000 homes, according to the National Association of REALTORS® (1982 to 2005). From 2006 to 2010, it averaged 3,430,000, 52% higher, and even eclipsed 4,000,000 homes in July 2007. During the Great Recession, demand plunged. With a glut of homes available and very low demand, home values crashed. Yet, since 2021, the U.S. inventory has averaged 1,100,000. In January, it was at 1,010,000. There is a scarcity of homes available to purchase. With higher rates, demand has plunged once again. This time, low demand is matched up against a chronically low inventory. This has resulted in rising home values.

United States Total Housing Inventory
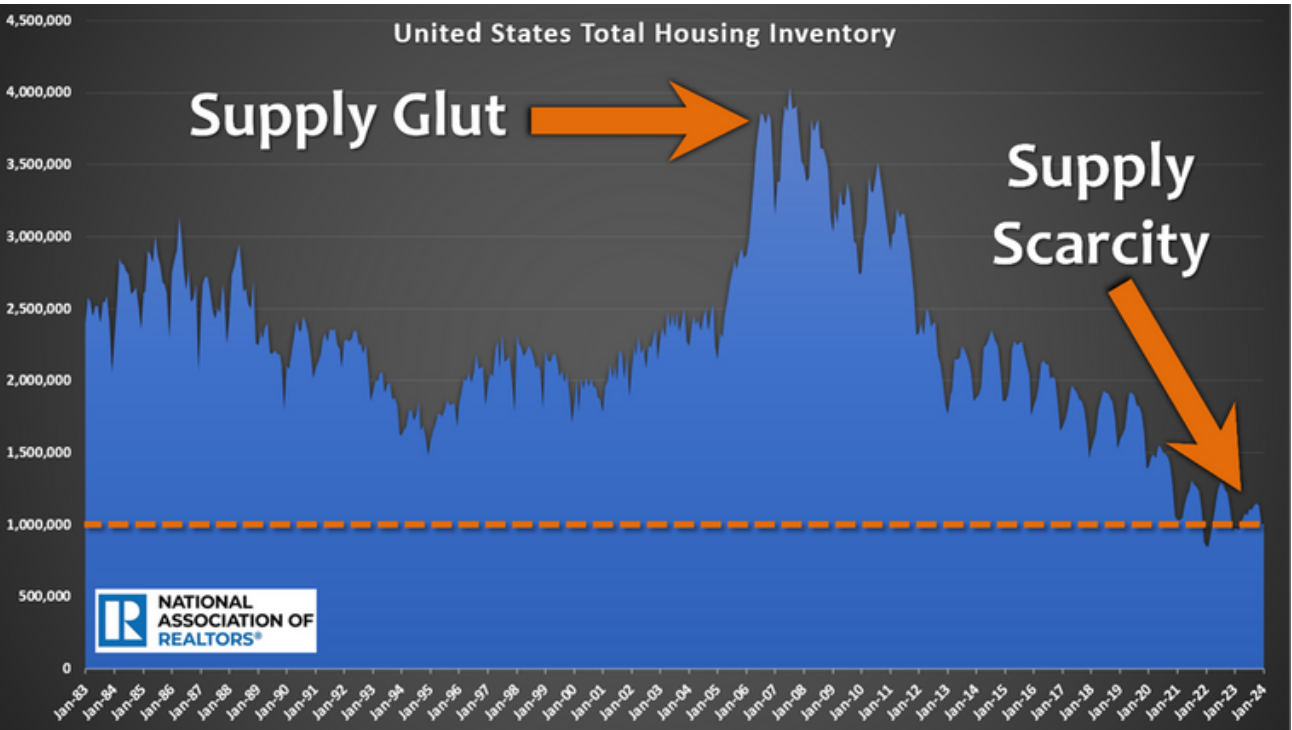
In San Bernardino County, there are only 3,423 homes available to purchase today. The 3-year average before COVID (2017 to 2019) was 4,757, 39% higher than today, or an extra 1,334 homes. That is when housing was appreciating methodically from year to year. Home values continuously appreciated annually from 2012 through 2019. The housing market was not out of control, and the supply of available homes to purchase before COVID was at normal levels. On the other hand, today's inventory is at chronically low, anemic levels.

SAN BERNARDINO COUNTY ACTIVE LISTINGS YEAR OVER YEAR (2019-2023)

Difference From 3-Year Average Prior to Covid

2021 Listings   2022 Listings   2023 Listings   2024 Listings   3 Year Avg (2017 to 2019)
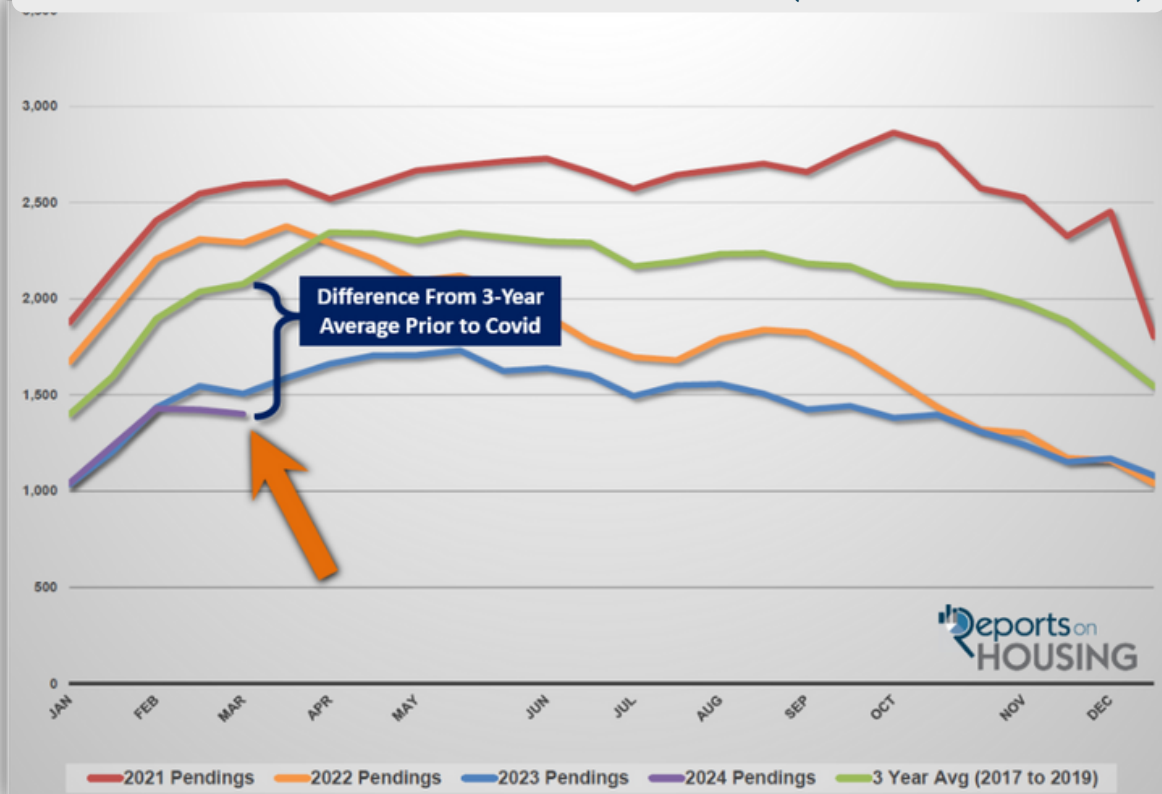
Reports on HOUSING

Even with limited demand, the San Bernardino County inventory has struggled to grow. The main culprit is the lack of homes coming on the market. When there are fewer FOR-SALE signs, it is challenging for homes to accumulate to grow inventory. In 2023, there were 39% fewer sellers than the 3-year average before COVID. That is nearly 15,000 missing signs. So far this year, through February, there are 33% fewer sellers or nearly 2,000 missing signs.

San Bernardino County demand, a snapshot of the number of new pending sales over the prior month, has been exceedingly low. This is partly due to the lack of homes available in the lower price ranges. Today's demand is at 1,404 pending sales, slightly less than last year's 1,507 pending sales. The 3-year average before COVID was 2,078, 48% higher than today, or an extra 674 pending sales.

Low demand levels do not mean that the market is not exceptionally hot. Today's Expected Market Time (the number of days to sell all San Bernardino County listings at the current buying pace) is 73 days. At 73 days, negotiations line up in favor of sellers. This occurs with a scarcity of supply, which is precisely what the housing market is experiencing today.

SAN BERNARDINO COUNTY DEMAND YEAR OVER YEAR (LAST 30 DAYS PENDING)

Difference From 3-Year Average Prior to Covid

Legend: 2021 Pendings | 2022 Pendings | 2023 Pendings | 2024 Pendings | 3 Year Avg (2017 to 2019)

Why is right now a good time to buy rather than waiting for qualified buyers? Rates are expected to drop this year. In December, the Federal Reserve projected reducing the Federal Funds Rate three times this year. Their dual mandate is for both maximum employment and stable prices. The job market has been robust, and inflation is coming down nicely towards their 2% target. Despite plenty of positive numbers, the U.S. economy is facing many headwinds. Personal savings rates are low. Pandemic-era excess savings from government stimulus checks are running out. Credit card debt is growing at an abnormally fast rate. Credit card, automobile, and multi-family delinquencies have been rising rapidly. Eventually, the economy will slow from its current brisk pace. Most economists agree that a recession is not in the mix, but economic growth will slow. When this occurs, investors move their money to the safe haven of 10-year treasuries and mortgage-backed securities, resulting in a substantial drop in mortgage rates. At first, rates will drop between 6% to 6.5%. Eventually, if the economy remains cool with duration, rates could fall below 6% for the first time since August 2022.

Lower rates will result in an immediate boost in the number of buyers looking to purchase. Affordability will drastically improve. Demand readings will improve virtually overnight. Eventually, as rates drop, the number of homeowners willing to sell will increase. But remember, 85% of all California homeowners with a mortgage are enjoying a fixed rate at or below 5%. Not everyone will be inclined to trade their low rates for a higher one. The dramatic increase in demand will outpace the number of additional homeowners willing to sell. As a result of this mismatch, the housing market will get even hotter, the number of multiple offers will increase, bidding wars will get more fierce, and home values will rise.

It was true a year ago, and it is true today: The time is now. Buyers who wait will face increased competition, and purchasing a home will become even more challenging.

ACTIVE LISTINGS

THE ACTIVE INVENTORY INCREASED BY 2% IN THE PAST COUPLE OF WEEKS.

Reports on **HOUSING**
Your Local Real Estate Snapshot

The active listing inventory increased by 51 homes in the past two weeks, up 2%, and now sits at 3,423. Currently, the inventory is in slow growth mode. Rates had eclipsed 7% at the beginning of February and dropped below 7% on March 6th. Lower rates will lead to more pending sales, making it more challenging for the inventory to grow. The Spring Housing market starts in a week, mid-March. An increased volume of homeowners come on the market in the spring and summer months. More homes are placed on the market in May than in any other month. The second most occurs in June and the third most in July. Any rise in available homes will be a welcome relief to an inventory starved for fresh supply. Expect the inventory to slowly accumulate until peaking in the summer between July and August. The only caveat is that when the U.S. economy slows and mortgage rates fall, the inventory will have difficulty growing and may even decline early.

Last year, the inventory was 3,299 homes, **4% lower, or 124 fewer**. This is the first time more homes have been on the market than the prior year, dating back to May of last year. The 3-year average before COVID (2017 through 2019) was 4,757, an additional 1,334 homes, or 39% more.

Homeowners continue to "hunker down" in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. For February, 1,931 new sellers entered the market in San Bernardino County, 888 fewer than the 3-year average before COVID (2017 to 2019), 31% less. Last February, there were 1,648 new sellers, 15% fewer than this year. More sellers are finally opting to sell compared to the previous year.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,424 to 1,404 in the past couple of weeks, down 20 pending sales, or 1%. It is the lowest beginning-of-March reading since tracking began in 2012. With more homes coming on the market during the Spring Market, just a week away, expect demand to rise due to the increase in supply. There will not be a substantial rise because of the affordability limitations. Typically, demand peaks between April and May. Yet, if rates drop later this year due to an economic slowdown, this year's peak could come later.

Last year, demand was 1,507, **7% more than today, or 103 extra pending sales**. The 3-year average before COVID (2017 to 2019) was 2,078 pending sales, **48% more than today, or an additional 674**.

With supply rising and demand falling, the Expected Market Time (the number of days to sell all San Bernardino County listings at the current buying pace) increased from 71 to 73 days in the past couple of weeks. Last year, the Expected Market Time was 66 days, faster than today. The 3-year average before COVID was 68 days, slightly faster than today.

LUXURY END
THE LUXURY MARKET HAS SIGNIFICANTLY IMPROVED IN THE PAST COUPLE OF WEEKS.

Reports on HOUSING
Your Local Real Estate Snapshot

In the past couple of weeks, the luxury inventory of homes priced above $800,000 increased from 585 to 591 homes, up six, or 1%. Luxury demand also increased by 18 pending sales or 13%, and now sits at 162. With demand rising faster than supply, the Expected Market Time for luxury homes priced above $800,000 decreased from 122 to 109 days. At 109 days, the luxury market is substantially slower than the 68-day Expected Market Time in the lower ranges (less than $800,000). Careful pricing and plenty of patience are the best approaches to today's luxury market.

Year over year, the active luxury inventory is up by 138 homes or 30%, and luxury demand is up by 16 pending sales or 11%. Last year's Expected Market Time was 93 days, faster than today.

For homes priced between $800,000 million and $1 million, the Expected Market Time in the past two weeks increased from 79 to 81 days. For homes priced between $1 million and $1.5 million, the Expected Market Time decreased from 143 to 115 days. For homes priced above $1.5 million, the Expected Market Time decreased from 348 to 229 days. At 229 days, a seller would be looking at placing their home into escrow around **October 2024**.

SAN BERNARDINO COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND
$0-$300k	115 Days	14%	9%
$300k-$500k	64 Days	35%	40%
$500k-$650k	60 Days	20%	25%
$650k-$800k	65 Days	13%	15%
$800k-$1m	81 Days	8%	7%
$1m-$1.5m	115 Days	5%	3%
$1.5m+	229 Days	5%	1%

Reports on HOUSING

VICTOR VALLEY

THE VICTOR VALLEY HOUSING CONTINUED TO SLOW IN THE PAST COUPLE OF WEEKS.

Reports on HOUSING
Your Local Real Estate Snapshot

In the past two weeks, the inventory of homes in Victor Valley decreased by three homes and now sits at 799. Victor Valley demand in the past couple of weeks decreased from 432 to 403 pending sales, down 7%. With supply remaining nearly unchanged and demand falling, the overall Expected Market Time for Victor Valley increased from 56 to 59 days. In a typical Winter Markert, we would expect demand to continue to increase at a faster pace than supply. However, with rates around 7%, buyer activity slows slightly, and the inventory rises.

Year over year, the High Desert inventory is down by 119 homes or 13%. Demand is also down by 29 pending sales, or 7%. The Expected Market Time last year was 64 days, slightly faster than today.

The median sales price in January was $420,000, decreasing $5,000 from December, and the sales-to-list price ratio was 99.4%. The median price in January 2023 was $377,000, 10% less than today.

Victor Valley Report 3/7/2024	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDINGS)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	UNITS SOLD JAN 2024	MEDIAN SALES PRICE JAN 2024	SALES TO LIST PRICE RATIO
Adelanto	40	27	44	28	32	42	26	$400k	101%
Apple Valley	165	83	60	56	46	60	89	$412k	100%
Helendale	31	13	72	64	75	92	13	$390k	98%
Hesperia	147	86	51	52	54	58	52	$480k	99%
Lucerne Valley	40	10	120	215	200	135	9	$229k	98%
Oak Hills	28	9	93	63	97	116	8	$600k	98%
Phelan	43	20	65	41	42	89	23	$425k	99%
Pinon Hills	29	10	87	160	103	53	11	$351k	99%
Victorville	248	140	53	52	50	62	110	$420k	100%
Wrightwood	28	5	168	145	174	141	8	$453k	96%
ALL VICTOR VALLEY	799	403	59	72	86	82	349	$420k	99.4%

- The active listing inventory in the past couple of weeks increased by 51 homes and now sits at 3,423 homes. In February, 31% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 888 less. 283 more sellers came on the market this year compared to February 2023. Last year, there were 3,299 homes on the market, **124 fewer homes, or 4% lower**. This is the first time more homes have been on the market than the prior year, dating back to May of last year. The 3-year average before COVID (2017 to 2019) was 4,757 or 39% more.

- Demand, the number of pending sales over the prior month, decreased by 20 pending sales in the past two weeks, or 1%, and now totals 1,404. Last year, demand was at 1,507 pending sales, **7% more than today**. The 3-year average before COVID (2017 to 2019) was 2,078, or **48% more**.

- With supply rising and demand falling, the Expected Market Time, the number of days to sell all San Bernardino listings at the current buying pace, increased from a pace of 71 to 73 days in the past couple of weeks. It was 66 days last year, slightly faster than today.

- For homes priced below $300,000, the Expected Market Time increased from 93 to 115 days. This range represents 14% of the active inventory and 9% of demand.

- For homes priced between $300,000 and $500,000, the Expected Market Time increased from 60 to 64 days. This range represents 35% of the active inventory and 40% of demand.

- For homes priced between $500,000 and $650,000, the Expected Market Time remained unchanged at 60 days. This range represents 20% of the active inventory and 25% of demand.

- For homes priced between $650,000 and $800,000, the Expected Market Time decreased from 69 to 65 days. This range represents 13% of the active inventory and 15% of demand.

- For homes priced between $800,000 million and $1 million, the Expected Market Time in the past two weeks increased from 79 to 81 days. For homes priced between $1 million and $1.5 million, the Expected Market Time decreased from 143 to 115 days. For homes priced above $1.5 million, the Expected Market Time decreased from 348 to 229 days.

- The luxury end, all homes above $800,000, account for 18% of the inventory and 11% of demand.

- Distressed homes, both short sales and foreclosures combined, made up only 0.9% of all listings and 0.9% of demand. There are 18 foreclosures and 13 short sales available to purchase today in all of San Bernardino County, with 31 total distressed homes on the active market, down two from two weeks ago. Last year, there were 45 total distressed homes on the market, more than today.

- There were 1,145 closed residential resales in January, up 3% from January 2023's 1,109 closed sales. January marked a 12% decrease compared to December 2023. The sales-to-list price ratio was 98.9% for all of San Bernardino County. Foreclosures accounted for just 0.84% of all closed sales, and there were no short sales. That means that 99.16% of all sales were good ol' fashioned sellers with equity.

SAN BERNARDINO COUNTY MARKET TIME REPORT

SAN BERNARDINO COUNTY CITIES 3/7/2024	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDINGS)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
29 Palms	169	25	203	182	142	162	33	$275k
Adelanto	40	27	44	28	32	42	26	$384k
Alta Loma	7	6	35	30	70	54	28	$1.1m
Apple Valley	165	83	60	56	46	60	43	$462k
Arrowbear	11	1	330	110	60	70	23	$350k
Barstow	72	31	70	62	66	58	45	$283k
Big Bear	90	10	270	218	126	108	34	$617k
Big Bear City	105	27	117	151	136	-	-	$500k
Big Bear Lake	136	21	194	176	166	-	-	$699k
Bloomington	18	5	108	114	90	35	40	$1.3m
Cedarpines Park	11	1	330	0	330	Infinite	120	$369k
Chino	59	50	35	35	45	35	15	$679k
Chino Hills	41	46	27	30	27	31	17	$1.2m
Colton	34	19	54	46	49	39	23	$462k
Crestline	81	12	203	83	79	120	28	$440k
Fontana	122	111	33	33	43	37	19	$675k
Forest Falls	11	3	110	330	360	120	210	$439k
Grand Terrace	8	2	120	60	50	23	17	$575k
Green Valley Lake	21	1	630	315	173	105	50	$415k
Helendale	31	13	72	64	75	92	24	$415k
Hesperia	147	86	51	52	54	58	22	$479k
Highland	50	29	52	40	43	48	21	$550k
Joshua Tree	169	11	461	466	308	282	36	$499k
Lake Arrowhead	193	21	276	189	236	120	40	$750k
Landers	41	7	176	200	176	198	45	$350k
Loma Linda	17	7	73	65	33	38	24	$675k
Lucerne Valley	40	10	120	215	200	135	73	$322k
Mentone	16	11	44	53	143	15	19	$550k
Montclair	7	8	26	45	27	73	28	$680k
Morongo Valley	20	2	300	108	96	80	70	$355k
Needles	28	4	210	390	250	103	110	$207k
Newberry Springs	32	3	320	330	290	540	150	$244k
Oak Hills	28	9	93	63	97	116	38	$640k
Ontario	110	95	35	48	43	42	21	$678k
Phelan	43	20	65	41	42	89	46	$463k
Pinon Hills	29	10	87	160	103	53	31	$525k
Rancho Cucamonga	91	75	36	37	41	32	31	$795k
Redlands	71	38	56	62	38	46	20	$749k
Rialto	56	56	30	32	31	47	19	$600k
Running Springs	51	10	153	120	80	124	17	$475k
San Bernardino	167	129	39	47	51	52	19	$515k
Sugar Loaf	42	9	140	143	205	150	16	$330k
Twin Peaks	20	3	200	96	210	100	23	$375k
Upland	53	31	51	36	26	47	16	$798k
Victorville	248	140	53	52	50	62	25	$467k
Wrightwood	28	5	168	145	174	141	41	$537k
Yucaipa	63	37	51	66	49	39	23	$645k
Yucca Valley	207	31	200	161	173	133	27	$450k
All of S.B.	**3,423**	**1,404**	**73**	**71**	**69**	**66**	**28**	**$513k**

SAN BERNARDINO COUNTY PRICE RANGES REPORT

ATTACHED 3/7/2024	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDINGS)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of S.B.	430	212	61	65	58	56	26	$475k
S.B. $0-$300k	88	30	88	48	51	64	33	$243k
S.B. $300k-$500k	147	69	64	71	53	48	23	$425k
S.B. $500k-$650k	115	73	47	59	54	-	-	$580k
S.B. $650k+	80	40	60	87	98	-	-	$710k

DETACHED 3/7/2024	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDINGS)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of S.B.	2,993	1,192	75	72	70	67	29	$520k
S.B. $0-$300k	389	94	124	107	95	107	34	$230k
S.B. $300k-$500k	1,043	486	64	59	59	59	22	$415k
S.B. $500k-$650k	589	278	64	61	65	61	29	$569k
S.B. $650k-$800k	409	181	68	67	59	59	31	$715k
S.B. $800k-$1m	249	91	82	79	85	83	30	$899k
S.B. $1m-$1.5m	161	42	115	145	118	84	-	$1.2m
S.B. $1.5m+	153	20	230	356	312	159	-	$2.2m

ALL HOMES 3/7/2024	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDINGS)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of S.B.	3,423	1,404	73	71	69	66	28	$513k
S.B. $0-$300k	477	124	115	93	85	99	34	$230k
S.B. $300k-$500k	1,190	555	64	60	59	57	23	$415k
S.B. $500k-$650k	704	351	60	60	63	59	28	$570k
S.B. $650k-$800k	461	212	65	69	61	61	30	$704k
S.B. $800k-$1m	262	97	81	79	86	84	31	$898k
S.B. $1m-$1.5m	169	44	115	143	118	78	-	$1.2m
S.B. $1.5m+	160	21	229	348	308	169	-	$2.2m

SAN BERNARDINO COUNTY SOLD REPORT

SAN BERNARDINO COUNTY CITIES	UNITS SOLD JAN 2024	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MED. SQ FT	MED $ PER SQ FT	MED. DOM	UNITS SOLD JAN 2023
29 Palms	17	$240,000	$235,000	96%	$120k	$350k	1183	203	27	29
Adelanto	26	$399,950	$392,450	101%	$199k	$457k	1548	258	24	27
Alta Loma	2	$1,073,000	$1,129,444	95%	$606k	$1.5m	2431	441	10	8
Apple Valley	89	$412,000	$410,000	100%	$190k	$772k	1865	221	31	67
Arrowbear	0	-	-	-	-	-	-	-	-	4
Barstow	14	$248,000	$249,350	98%	$90k	$334k	1226	202	29	21
Big Bear	13	$590,000	$599,900	98%	$295k	$1.5m	1532	385	76	14
Big Bear City	16	$430,000	$449,000	98%	$245k	$860k	1455	296	58	8
Big Bear Lake	17	$615,000	$625,000	97%	$335k	$1.1m	1496	411	48	6
Bloomington	8	$490,000	$480,000	102%	$416k	$650k	1216	403	22	9
Cedarpines Park	2	$340,000	$375,000	91%	$180k	$500k	1318	258	33	2
Chino	46	$727,500	$734,900	99%	$380k	$1.2m	1840	395	25	41
Chino Hills	29	$932,000	$925,000	99%	$535k	$3.3m	1999	466	19	27
Colton	10	$450,250	$432,450	101%	$357k	$540k	1261	357	19	8
Crestline	14	$330,000	$328,450	98%	$200k	$500k	1346	245	43	18
Fontana	71	$642,533	$633,454	101%	$407k	$1.2m	1788	359	14	82
Forest Falls	1	$485,000	$499,000	97%	$485k	$485k	1992	243	82	0
Grand Terrace	9	$600,000	$609,900	100%	$499k	$690k	1698	353	53	5
Green Valley Lake	5	$339,000	$349,000	96%	$300k	$800k	1110	305	108	1
Helendale	13	$390,000	$389,000	98%	$190k	$504k	1898	205	35	11
Hesperia	52	$479,950	$474,995	99%	$310k	$1.1m	2018	238	18	51
Highland	26	$510,500	$499,950	101%	$155k	$1.1m	1618	316	29	27
Joshua Tree	8	$315,000	$327,500	99%	$155k	$1.7m	1036	304	85	11
Lake Arrowhead	41	$600,000	$650,000	94%	$125k	$3.6m	1766	340	71	29
Landers	4	$326,250	$330,000	98%	$225k	$405k	1220	267	47	5
Loma Linda	6	$541,500	$533,500	100%	$440k	$825k	1519	356	26	4
Lucerne Valley	9	$228,600	$235,000	98%	$130k	$365k	1206	190	66	9
Mentone	6	$475,000	$474,995	101%	$337k	$690k	1270	374	40	6
Montclair	13	$585,000	$598,000	100%	$505k	$719k	1410	415	18	8
Morongo Valley	2	$236,400	$254,950	93%	$220k	$253k	893	265	10	3
Needles	4	$81,000	$89,500	89%	$30k	$140k	933	87	21	1
Newberry Springs	1	$420,000	$500,000	84%	$420k	$420k	5000	84	27	3
Oak Hills	8	$600,000	$599,450	98%	$425k	$810k	2323	258	28	9
Ontario	68	$630,906	$630,610	99%	$325k	$1.4m	1448	436	20	62
Phelan	23	$425,000	$420,000	99%	$141k	$590k	1810	235	35	19
Pinon Hills	11	$351,000	$356,500	99%	$291k	$676k	1440	244	29	11
Rancho Cucamonga	57	$698,000	$699,990	98%	$95k	$2.1m	1617	432	20	66
Redlands	26	$525,000	$525,000	100%	$380k	$1.3m	1523	345	20	32
Rialto	36	$542,500	$529,950	101%	$425k	$908k	1629	333	21	32
Running Springs	8	$430,000	$424,950	98%	$345k	$552k	1450	297	67	7
San Bernardino	96	$460,000	$450,000	100%	$165k	$750k	1289	357	18	95
Sugar Loaf	7	$279,000	$279,000	99%	$200k	$435k	869	321	34	8
Twin Peaks	4	$290,000	$292,500	95%	$110k	$545k	1170	248	27	4
Upland	33	$768,000	$765,000	99%	$385k	$2.1m	1761	436	21	33
Victorville	110	$420,000	$417,500	100%	$85k	$649k	1844	228	27	105
Wrightwood	8	$452,500	$462,000	96%	$260k	$648k	1560	290	108	7
Yucaipa	30	$534,995	$535,000	99%	$350k	$1.0m	1691	316	25	28
Yucca Valley	26	$387,450	$382,950	96%	$112k	$850k	1529	253	51	22
All of S.B.	**1,145**	**$500,000**	**$499,900**	**99%**	**$17k**	**$3.6m**	**1601**	**312**	**27**	**1,109**
$0-$200k	44	$152,500	$163,500	82%	$17k	$200k	882	173	29	34
$200k-$300k	77	$269,000	$275,000	97%	$202k	$300k	1144	235	32	112
$300k-$400k	204	$364,950	$365,000	99%	$301k	$400k	1345	271	26	227
$400k-$500k	259	$450,000	$450,000	100%	$402k	$500k	1575	286	30	266
$500k-$650k	287	$565,000	$565,000	100%	$502k	$650k	1660	340	24	242
$650k-$800k	162	$709,206	$700,000	99%	$651k	$800k	2012	353	33	138
$800k-$1m	61	$861,000	$875,000	99%	$810k	$981k	2380	362	27	51
$1m+	38	$1,160,000	$1,175,000	99%	$1.0m	$1.5m	3010	385	23	28
$1.5m+	13	$2,100,000	$2,180,000	96%	$1.5m	$3.6m	3808	551	15	11

SAN BERNARDINO COUNTY DISTRESSED REPORT

SAN BERNARDINO COUNTY CITIES 3/7/2024	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
29 Palms	169	2	1.2%
Adelanto	40	0	0.0%
Alta Loma	7	0	0.0%
Apple Valley	165	3	1.8%
Arrowbear	11	0	0.0%
Barstow	72	0	0.0%
Big Bear	90	0	0.0%
Big Bear City	105	0	0.0%
Big Bear Lake	136	1	0.7%
Bloomington	18	0	0.0%
Cedarpines Park	11	2	18.2%
Chino	59	0	0.0%
Chino Hills	41	0	0.0%
Colton	34	0	0.0%
Crestline	81	1	1.2%
Fontana	122	1	0.8%
Forest Falls	11	0	0.0%
Grand Terrace	8	0	0.0%
Green Valley Lake	21	0	0.0%
Helendale	31	0	0.0%
Hesperia	147	2	1.4%
Highland	50	0	0.0%
Joshua Tree	169	0	0.0%
Lake Arrowhead	193	1	0.5%
Landers	41	0	0.0%
Loma Linda	17	0	0.0%
Lucerne Valley	40	0	0.0%
Mentone	16	0	0.0%
Montclair	7	0	0.0%
Morongo Valley	20	0	0.0%
Needles	28	1	3.6%
Newberry Springs	32	1	3.1%
Oak Hills	28	0	0.0%
Ontario	110	0	0.0%
Phelan	43	1	2.3%
Pinon Hills	29	1	3.4%
Rancho Cucamonga	91	2	2.2%
Redlands	71	0	0.0%
Rialto	56	0	0.0%
Running Springs	51	0	0.0%
San Bernardino	167	1	0.6%
Sugar Loaf	42	0	0.0%
Twin Peaks	20	0	0.0%
Upland	53	0	0.0%
Victorville	248	6	2.4%
Wrightwood	28	0	0.0%
Yucaipa	63	0	0.0%
Yucca Valley	207	1	0.5%
All of S.B.	3,423	31	0.9%

SAN BERNARDINO COUNTY CITIES	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
ATTACHED			
All of S.B.	430	5	1.2%
$0-$300k	88	3	3.4%
$300k-$500k	147	0	0.0%
$500k-$650k	115	2	1.7%
$650k+	80	0	0.0%
DETACHED			
All of S.B.	2,993	26	0.9%
$0-$300k	389	9	2.3%
$300k-$500k	1,043	12	1.2%
$500k-$650k	589	3	0.5%
$650k-$800k	409	0	0.0%
$800k-$1m	249	1	0.4%
$1m-$1.5m	161	1	0.6%
$1.5m+	153	0	0.0%
ALL HOMES			
All of S.B.	3,423	31	0.9%
$0-$300k	477	12	2.5%
$300k-$500k	1,190	12	1.0%
$500k-$650k	704	5	0.7%
$650k-$800k	461	0	0.0%
$800k-$1m	262	1	0.4%
$1m-$1.5m	169	1	0.6%
$1.5m+	160	0	0.0%
COUNTY HIGH SHARES - ACCOUNT FOR 68%			
Victorville	248	6	2.4%
Apple Valley	165	3	1.8%
29 Palms	169	2	1.2%
Cedarpines Park	11	2	18.2%
Hesperia	147	2	1.4%
Rancho Cucamonga	91	2	2.2%
Big Bear Lake	136	1	0.7%
Crestline	81	1	1.2%
Fontana	122	1	0.8%
Lake Arrowhead	193	1	0.5%

SAN BERNARDINO COUNTY DISTRESSED BREAKDOWN

	CURRENT ACTIVES	PENDINGS (LAST 30 DAYS)	MARKET TIME (IN DAYS)
Total Foreclosures	18	8	68
Total Short Sale	13	5	78

*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market.

SOUTHERN CALIFORNIA HOUSING REPORT

ALL PROPERTIES 3/7/2024	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDINGS)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO
Los Angeles County	7,774	3,585	65	65	65	60	29
Orange County	2,040	1,547	40	42	40	43	19
Riverside County	4,981	2,435	61	65	65	59	20
San Bernardino County	3,299	1,507	66	67	76	28	19
San Diego County	2,697	1,821	44	42	41	35	18
Ventura County	658	462	43	39	43	39	20
SOCAL TOTALS	21,449	11,357	57	53	55	44	21

DISTRESSED PROPERTIES 3/7/2024	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDINGS)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO
Los Angeles County	73	20	110	61	50	47	28
Orange County	6	1	180	38	26	300	23
Riverside County	34	31	33	36	53	60	16
San Bernardino County	31	13	72	71	38	68	27
San Diego County	9	13	21	37	45	53	32
Ventura County	4	3	40	180	38	120	60
SOCAL TOTALS	157	81	58	70	42	108	31