THE
SAN BERNARDINO COUNTY
HOUSING REPORT

AUGUST 11, 2025 - WRITTEN BY STEVEN THOMAS

WILL PRICES PLUNGE?

THERE ARE THREE INDICATORS TO LOOK FOR IN DETERMINING WHEN HOME PRICES WILL DROP SHARPLY, BUT ONLY ONE OF THEM IS CURRENTLY PRESENT.

THREE INDICATORS

THE SUPPLY OF AVAILABLE HOMES, CURRENT BUYER DEMAND, AND THE NUMBER OF DISTRESSED HOMES WILL COLLECTIVELY SIGNAL THE NEXT PLUNGE IN HOME VALUES.

Many people argue that housing is due for a correction. Their rationale is that home prices surged at an unprecedented rate from 2020 through the first half of 2022. When mortgage rates jumped from 3.25% in January 2022 to 7.37% nine months later in October, home affordability plummeted to historically low levels. Affordability is based on household incomes, mortgage rates, and home values. Since household incomes have not skyrocketed, and mortgage rates have bounced around 7% for nearly three years, the natural conclusion is that prices must plunge to improve affordability. Many have exclaimed that they feel it in their "gut," that it is not a matter of if prices correct, it is when.

Yet, economics does not adhere to intuition or a "gut" reading. Instead, it is best to turn to the facts, data, and current trendlines. There are three key indicators to watch for to determine when home prices will plunge: a glut of homes available for purchase, an elevated number of distressed homes, including both foreclosures and short sales, and weak demand. All three need to be present to instigate a price correction. That is precisely what occurred leading up to and during the Great Recession. According to the Freddie Mac House Price Index, the Riverside/San Bernardino County metro area experienced a substantial year-over-year drop in June 2007, 2008, 2009, and 2011.

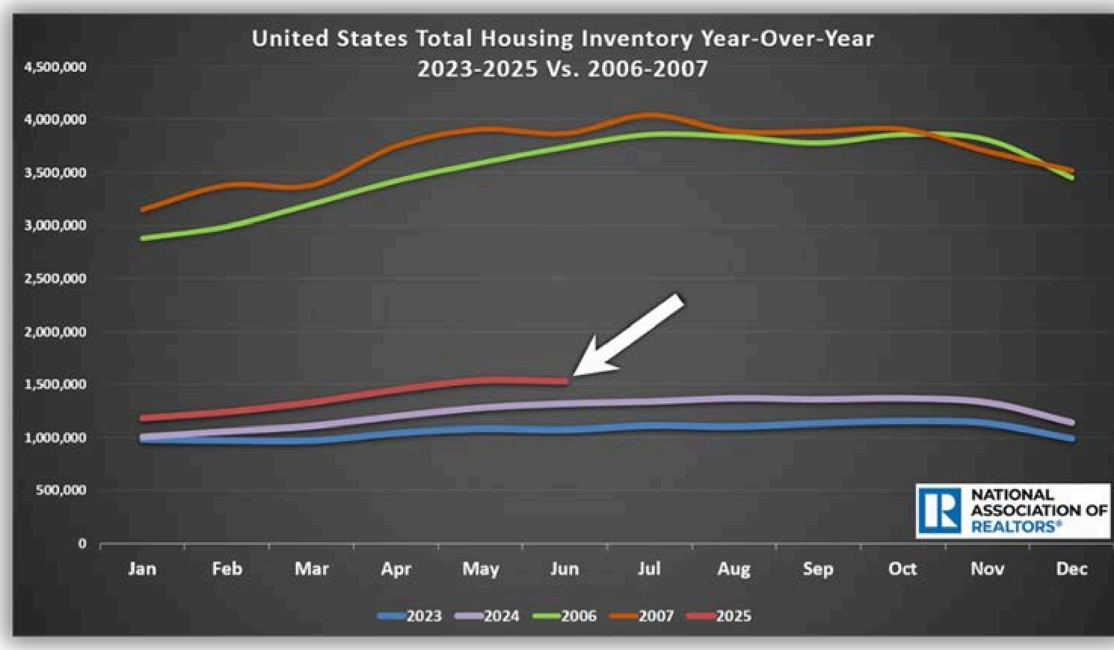
FREDDIE MAC HOUSE PRICE INDEX - RIVERSIDE/SAN BERNARDINO COUNTY

	June '06	June '07	June '08	June '09	June '10	June '11	June '12	June '13	June '14	June '15
YoY	10.1%	-6.0%	-32.3%	-22.4%	4.6%	-5.5%	2.5%	23.7%	13.3%	6.1%
MoM	0.0%	-1.4%	-2.8%	0.9%	0.0%	-0.3%	1.4%	2.6%	0.7%	0.8%
	June '16	**June '17**	**June '18**	**June '19**	**June '20**	**June '21**	**June '22**	**June '23**	**June '24**	**June '25**
YoY	6.1%	7.2%	7.8%	3.1%	5.0%	26.1%	16.8%	-1.2%	5.1%	0.1%
MoM	0.7%	0.8%	0.5%	0.4%	1.2%	2.6%	-0.6%	0.8%	0.1%	-0.6%

Where is San Bernardino County today in terms of the three factors: supply, demand, and distressed? Let the data reveal where the market is headed and allow it to set accurate market expectations.

1. **Supply of Available Homes: Despite many more sellers competing against each other, supply is still constrained compared to where it was leading up to and during the Great Recession**. According to the National Association of REALTORS®, the national inventory today stands at 1,530,000 homes. In June 2006, there were 3,740,000, or 144% more, and in June 2007, there were 3,870,000, more than two and a half times today's level. In July 2007, it eclipsed 4,000,000 homes. While the inventory may have grown over the past couple of years, it has remained at low levels compared to the glut of homes available leading up to and during the Great Recession.

   In San Bernardino County, there are currently 6,633 homes available for sale. Yet, at the end of July 2008, it reached 16,000, or 141% higher. Today's inventory is 31% higher than last year's 5,075, and 77% higher than 2023's 3,738 homes.



2. **Buyer Demand: Mortgage rates have been stuck above 6% for three years, and buyer demand has been muted ever since**. Demand had remained high from the second half of 2020, during the pandemic, through May 2022. The favorable mortgage rate environment fueled remarkable demand. That came to an abrupt end in 2022 when the Federal Reserve embarked on an unprecedented rate-hiking cycle. As mortgage rates soared, demand and closed sales activity plummeted. Demand will remain subdued as long as rates remain elevated, hovering around 7%.

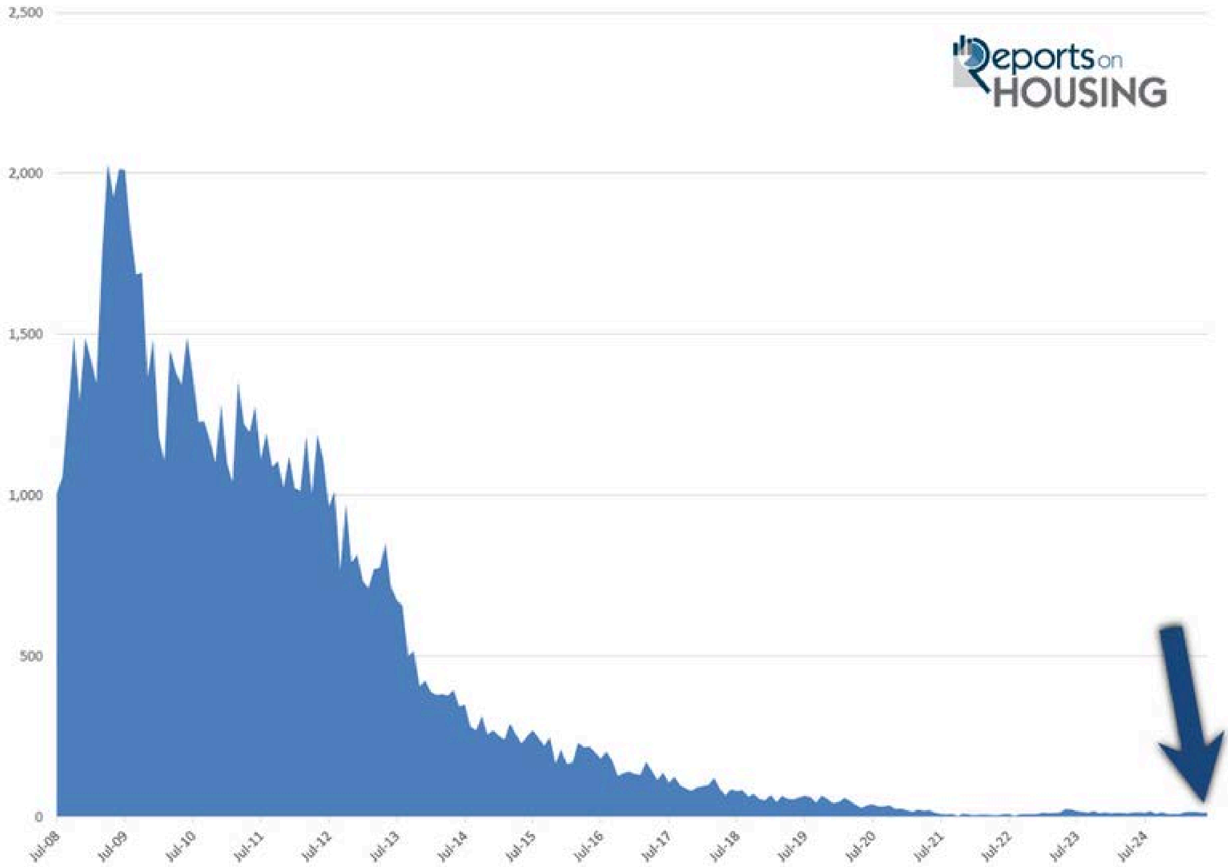
   Current demand (a snapshot of the number of new pending sales over the prior month) is at 1,525 pending sales, 2% lower than both last year's 1,555 and 2023's 1,557. The 3-year average before the pandemic (2017-2019) was 2,233 pending sales, a mind-boggling 46% higher than today. Through June, there were 8,194 closed sales in 2025, representing a 42% decrease from the 3-year pre-COVID average of 14,072 sales. **Yes, San Bernardino County is currently experiencing extremely weak demand**.

3. **Distressed Homes: There have been very few distressed home sales for years now, and it is not going to change anytime soon**. In June, there were only four foreclosure sales and 10 short sales out of the 1,486 total closed sales. That is 0.9% of all closed sales. Compare that to 56% in 2009, 49% in 2010, 46% in 2011, and 42% in 2012.

   Distressed properties are still below pre-pandemic levels. According to the ICE McDash loan-level database, the national delinquency rate for first-lien mortgages is currently at 3.2%, below the pre-pandemic average of 3.5% (2018-2019) and far below the 4.13% average from 2000 to 2005. The housing stock is the healthiest in U.S. history, thanks to tight lending standards that date back to 2010, when borrowers qualified with strong credit, great jobs, large down payments, and low mortgage rates. Homeowners are sitting on tremendous, record-high equity, and 40% own their homes free and clear.

   When distressed homes are present, banks need to unload these nonperforming assets so that they can utilize the capital once again. They lack emotion when it comes to selling these assets. They "have to sell," meaning they will do whatever it takes to secure a sale. That is vastly different than today. There are very few sellers who truly "have to sell." Instead, the inventory is built on a collection of homeowners who are emotionally tied to their homes. It's where their kids learned to ride a bike. They are not just selling a house; they are selling their "home." This creates a real stickiness to pricing.

SAN BERNARDINO COUNTY
CLOSED DISTRESSED SALES (MONTHLY)



The Bottom Line: Only one of the three indicators for prices to plunge is present in today's housing market, muted demand. There must be considerable additional pressure for prices to fall substantially, not just low demand. A glut of available homes, along with unemotional distressed sellers who "have to sell," and weak demand are the necessary ingredients for housing to experience a correction. Prices will not plunge solely due to weak demand.

Reports on HOUSING
Your Local Real Estate Snapshot

ACTIVE LISTINGS

THE INVENTORY TUMBLED BY 152 HOMES OVER THE PAST COUPLE OF WEEKS.

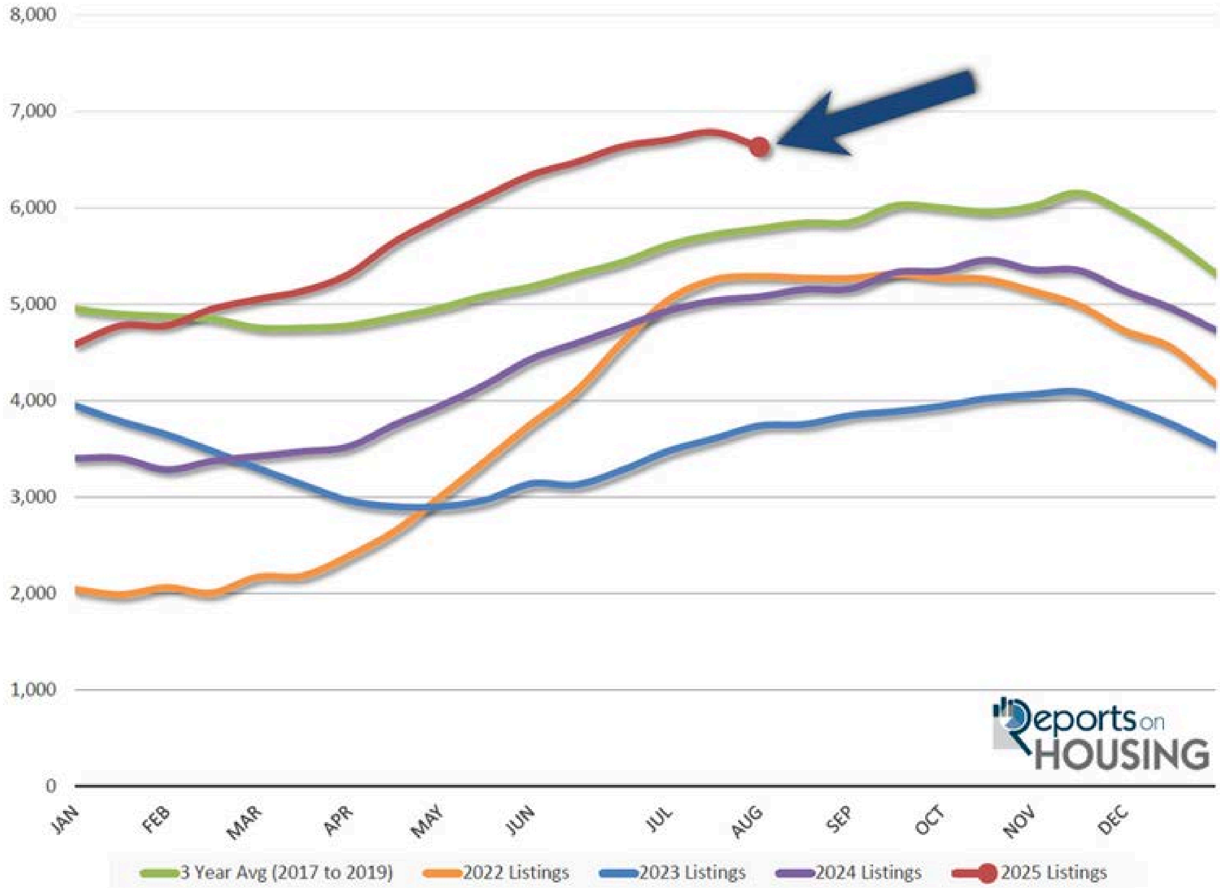
The active listing inventory decreased by 152 homes over the past two weeks, representing a 2% decrease, and now stands at 6,633, its first drop of the year. It will be interesting to see if the San Bernardino County housing market reaches its typical peak between August and September. It appears that it may be reaching a peak sooner; only time will tell. Prices have started to fall slightly from month to month in San Bernardino County. It is simply a matter of supply and demand. While demand has remained relatively unchanged over the past couple of years, at similar muted levels, there are more competing listings this year than in recent years. Examining the supply and demand scale, the additional supply has tilted the scale marginally in favor of buyers.

Last year, the inventory was at 5,078 homes, **23% lower, or 1,555 fewer**. The 3-year average before COVID (2017-2019) was 5,785, **13% less**, or 848 fewer homes.

Homeowners continue to "hunker down" in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through July, 17,908 homes were placed on the market in San Bernardino County, 6,007 fewer than the 3-year average before COVID (2017-2019), 25%

less. In 2024, only 15,976 homes entered the market, and in 2023, it was only 13,942. More sellers are opting to sell in 2025.

SAN BERNARDINO COUNTY
ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



Reports on HOUSING
Your Local Real Estate Snapshot

DEMAND

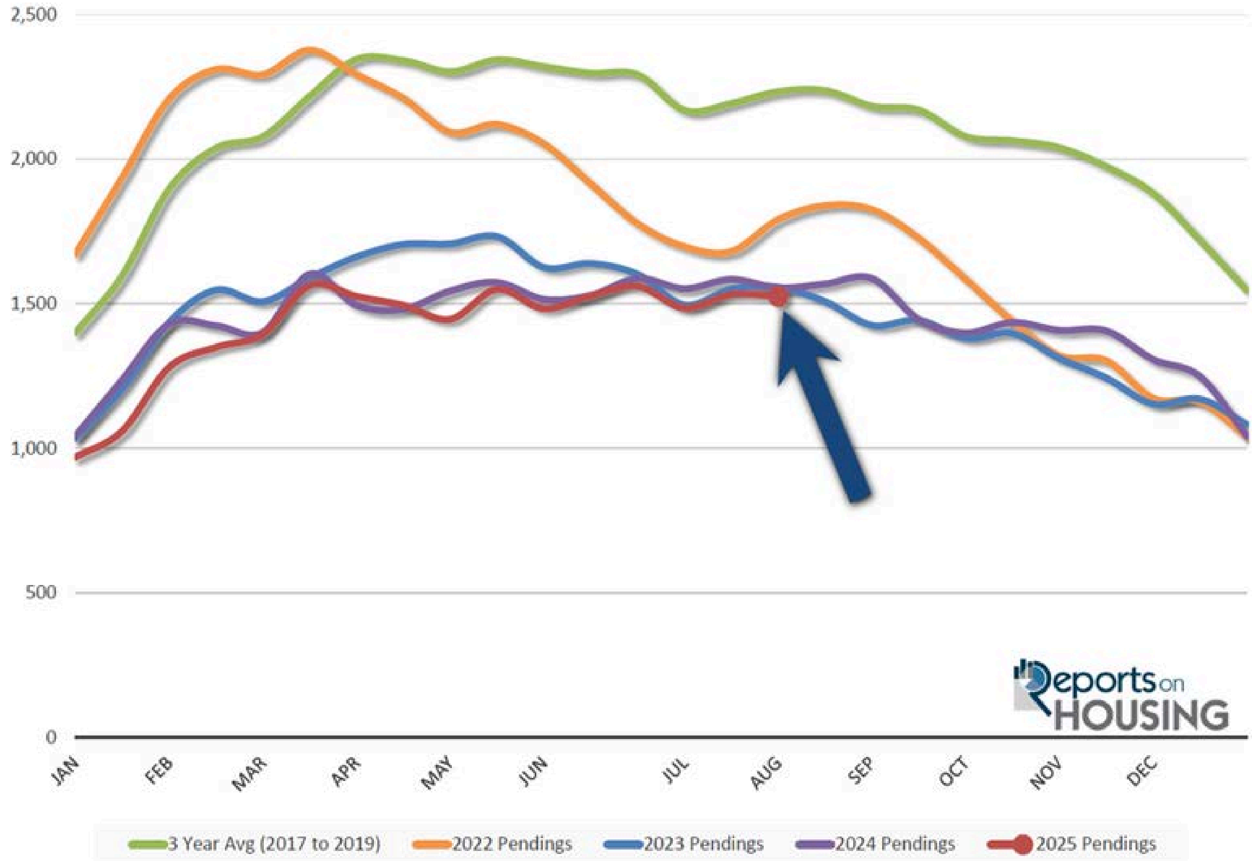
DEMAND HAS FALLEN BY SEVEN PENDING SALES OVER THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,532 to 1,525 in the past couple of weeks, representing a seven-pending-sale rise, nearly unchanged. The first Friday of every month is Jobs Friday, one of the most important economic reports each month. This month it fell on August 1st. The report was extremely weak, prompting investors to pivot from stocks to longer-duration investments. As a result, mortgage rates dropped considerably. According to Mortgage News Daily, 30-year mortgage rates declined from 6.75% on July 31st to 6.58% today, the lowest rate since October 4th. If the economy continues to show evidence of an economic slowdown, rates will fall further. If rates drop below 6.5% with duration, expect demand to improve noticeably. As mortgage rates fall, demand will improve. Examining the supply and demand scale, the increased demand will offset the additional seller competition and could shift pricing back in favor of sellers. It will be imperative to continue closely monitoring all economic data releases moving forward to determine the market's direction.

Last year, demand was 1,555, with **30 additional pending sales, or 2% more**. The 3-year average before COVID (2017-2019) was 2,233 pending sales, **46% higher than today, representing an additional 708 pending sales**.

As the Federal Reserve has indicated, watching all economic releases for signs of slowing is essential. That is the only path to lower mortgage rates at this time. These releases can cause mortgage rates to move higher or lower, depending on how they compare to market expectations. This week, the Producer Price Index (PPI) and the Consumer Price Index (CPI) will be released, two key indicators of inflation. On Thursday, Retail Sales will be released. Next week, the S&P Global Manufacturing and Services PMI is scheduled for release on Wednesday, which measures the health of the manufacturing and services sectors.

SAN BERNARDINO
DEMAND YEAR-OVER-YEAR



SAN BERNARDINO COUNTY EMT BREAKDOWN

Reports on HOUSING
Your Local Real Estate Snapshot

EXPECTED MARKET TIME

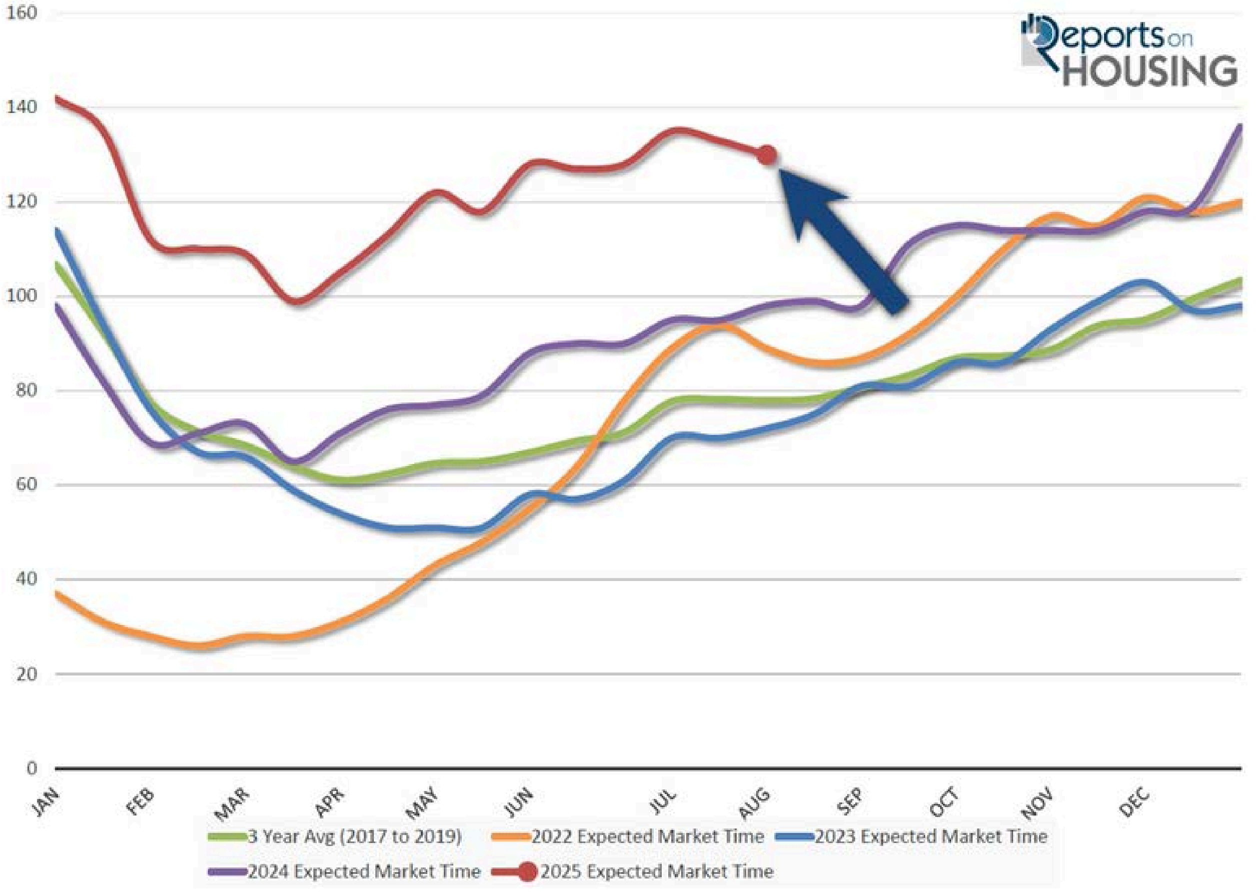
THE EXPECTED MARKET TIME IMPROVED BY TWO DAYS OVER THE PAST COUPLE OF WEEKS.

With the supply of available homes falling by 152 homes, **down 2%,** and demand falling by seven pending sales, **nearly unchanged**, the Expected Market Time (the number of days it takes to sell all San Bernardino County listings at the current buying pace) decreased from 133 to 130 days in the past couple of weeks, still a very high July level.

Last year, it was 98 days, substantially faster than today. The 3-year average before COVID was 78 days, which is also much quicker than today.

The Expected Market Time for condominiums and townhomes decreased from 136 to 130 days in the past two weeks. It was at 73 days last year. For detached homes, the Expected Market Time decreased from 132 to 131 days. It was 73 days a year ago. Currently, there is not a significant difference between attached and detached homes.

SAN BERNARDINO COUNTY
EXPECTED MARKET TIME YEAR-OVER-YEAR (IN DAYS)



SAN BERNARDINO COUNTY LUXURY END BREAKDOWN

LUXURY END

THE LUXURY MARKET IMPROVED OVER THE PAST COUPLE OF WEEKS.

Over the past couple of weeks, the luxury inventory of homes priced above $800,000 (the top 10% of the San Bernardino County housing market) decreased from 1,242 to 1,216 homes, representing a 2% decline. Luxury demand rose by 11 pending sales, or 5%, and now stands at 214. With demand rising and supply continuing to fall, the Expected Market Time for luxury homes priced above $800,000 decreased from 184 to 170 days, its second consecutive decline.

Year over year, the active luxury inventory is up by 222 homes or 22%, and luxury demand is up by 33 pending sales or 18%. Last year's Expected Market Time was 165 days, similar to today.

In the past two weeks, the Expected Market Time for homes priced between $800,000 and $1 million increased from 136 to 141 days. The Expected Market Time for homes priced between $1 million and $1.5 million decreased from 195 to 163 days. The Expected Market Time for homes priced above $1.5 million decreased from 565 to 369 days. Luxury is at 170 days overall. At this pace, a seller would be looking at becoming a pending sale around **January 2026**.

SAN BERNARDINO COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
$0-$300k	136 Days	10%	10%	105 Days
$300k-$500k	123 Days	34%	36%	87 Days
$500k-$650k	117 Days	22%	25%	81 Days
$650k-$800k	128 Days	16%	16%	97 Days
$800k-$1m	141 Days	8%	7%	136 Days
$1m-$1.5m	163 Days	6%	5%	152 Days
$1.5m+	369 Days	4%	1%	351 Days

Reports on HOUSING
Your Local Real Estate Snapshot

VICTOR VALLEY

THE VICTOR VALLEY HOUSING MARKET SPED BACK UP OVER THE PAST COUPLE OF WEEKS.

In the past two weeks, the inventory of homes in Victor Valley fell by 54 homes, or 3%, to 1,565. Victor Valley demand increased by nine pending sales, or 2%, and now sits at 417 pending sales. With demand rising and supply falling, the overall Expected Market Time for Victor Valley decreased from 119 to 113 days, resulting in a five-day drop. Victor Valley may have seen an increase due to the recent decline in mortgage rates.

Year over year, Victor Valley's inventory is up by 487 homes or 45%. Demand is down by 28 pending sales, or 6%. The Expected Market Time last year was 73 days, substantially hotter than today.

The median sales price in June was $435,000, a decrease of $9,950 from May, and the sales-to-list price ratio was 99.8%. The median price in June 2024 was $439,600, 1% higher.

VICTOR VALLEY REPORT 8/7/2025	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	UNITS SOLD JUNE 2025	MEDIAN SALES PRICE JUNE 2025	SALES TO L-PRICE RATIO JUNE 2025
Adelanto	96	24	120	176	133	57	19	$385,000	99.9%
Apple Valley	388	88	132	117	113	75	89	$435,000	99.6%
Helendale	77	20	116	126	187	184	18	$425,000	98.9%
Hesperia	314	92	102	100	110	60	99	$470,000	100.0%
Lucerne Valley	68	8	255	279	197	110	11	$255,000	100.1%
Oak Hills	50	10	150	136	106	133	8	$740,000	99.7%
Phelan	85	32	80	103	115	86	14	$430,000	100.7%
Pinon Hills	42	10	126	206	147	68	7	$392,000	99.5%
Victorville	388	116	100	114	104	62	124	$427,000	100.0%
Wrightwood	57	17	101	115	126	134	6	$446,250	100.2%
ALL VICTOR VALLEY	1,565	417	113	119	116	73	395	$435,000	99.8%

SAN BERNARDINO COUNTY HOUSING SUMMARY

SAN BERNARDINO HOUSING SUMMARY

AUGUST 11, 2025 - WILL PRICES PLUNGE?

- **INVENTORY**: The active listing inventory in the past couple of weeks decreased by 152 homes, down 2%, and now stands at 6,633, its first decline of the year. Last year, there were 5,078 homes on the market, 1,555 fewer homes, or **23% less**. The 3-year average before COVID (2017-2019) was 5,785, which is **13% lower than today's reading**. From January through July, 25% fewer homes came on the market compared to the 3-year average before COVID (2017-2019), 6,007 less. Yet, 1,932 more sellers came on the market than last year, and 3,966 more compared to 2023.

- **DEMAND**: Buyer demand, measured by the number of pending sales over the prior month, fell only by nine pending sales in the past two weeks, nearly unchanged, and now totals 1,525. Last year, there were 1,555 pending sales, **30 additional pending sales**, or 2% more. The 3-year average before COVID (2017-2019) was 2,233, which is 46% higher.

- **MARKET TIME**: With supply falling faster and demand nearly unchanged, the Expected Market Time, the number of days to sell all San Bernardino County listings at the current buying pace, decreased from 133 to 130 days in the past couple of weeks. Last year, it was 98 days, substantially faster than today. The 3-year average before COVID (2017-2019) was 78 days, which is also quicker than today.

- **LUXURY**: In the past two weeks, the Expected Market Time for homes priced between $800,000 and $1 million increased from 136 to 141 days. The Expected Market Time for homes priced between $1 million and $1.5 million decreased from 195 to 163 days. The Expected Market Time for homes priced above $1.5 million decreased from 565 to 369 days.

- **VICTOR VALLEY**: In the past two weeks, the inventory of homes in Victor Valley fell by 54 homes, or 3%, to 1,565. Victor Valley demand increased by nine pending sales, or 2%, and now sits at 417 pending sales. With demand rising and supply falling, the overall Expected Market Time for Victor Valley decreased from 119 to 113 days, resulting in a five-day drop.

- **DISTRESSED HOMES**: Short sales and foreclosures combined, comprised only 1.3% of all listings and 1.7% of demand. Only 37 foreclosures and 48 short sales are available today in San Bernardino County, with 85 total distressed homes on the active market, down six from two weeks ago. Last year, 50 distressed homes were on the market, slightly fewer than today.

- **CLOSED SALES**: There were 1,486 closed residential resales in June, up 6% compared to June 2024's 1,401 and up 2% from May 2025. The sales-to-list price ratio was 99.7% for San Bernardino County. Foreclosures accounted for 0.7%, and short sales accounted for 0.3% of all closed sales. That means that 99.0% of all sales were sellers with equity.

SAN BERNARDINO MARKET TIME REPORT

AUGUST 11, 2025 - WILL PRICES PLUNGE?

Reports on HOUSING
Your Local Real Estate Snapshot

SAN BERNARDINO COUNTY CITIES 8/7/2025	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	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	207	23	270	288	249	239	166	$279k
Adelanto	96	24	120	176	133	57	38	$412k
Apple Valley	388	88	132	117	113	75	61	$480k
Arrowbear	16	1	480	210	Infinite	100	225	$337k
Barstow	108	26	125	116	142	84	70	$309k
Big Bear	144	13	332	330	477	207	190	$599k
Big Bear City	240	25	288	317	322	293	136	$492k
Big Bear Lake	286	37	232	355	337	210	237	$629k
Bloomington	32	3	320	165	129	71	40	$620k
Cedarpines Park	10	4	75	90	225	126	158	$400k
Chino	191	52	110	103	102	57	50	$798k
Chino Hills	114	39	88	86	97	63	37	$1.1m
Colton	68	24	85	95	94	40	35	$499k
Crestline	171	26	197	233	274	154	110	$420k
Fontana	282	108	78	95	113	59	35	$673k
Forest Falls	22	3	220	315	220	110	84	$470k
Grand Terrace	13	6	65	30	33	47	10	$600k
Green Valley Lake	55	4	413	375	312	184	405	$374k
Helendale	77	20	116	126	187	184	147	$379k
Hesperia	314	92	102	100	110	60	40	$500k
Highland	100	25	120	125	106	66	38	$625k
Joshua Tree	179	14	384	240	295	513	207	$527k
Lake Arrowhead	460	42	329	361	394	257	193	$708k
Landers	65	4	488	335	350	173	123	$325k
Loma Linda	28	16	53	47	55	69	49	$699k
Lucerne Valley	68	8	255	279	197	110	117	$330k
Mentone	11	5	66	50	30	100	25	$780k
Montclair	29	9	97	129	69	60	48	$679k
Morongo Valley	32	4	240	204	225	525	120	$415k
Needles	37	6	185	195	315	150	135	$270k
Newberry Springs	35	3	350	1,140	370	300	228	$230k
Oak Hills	50	10	150	136	106	133	99	$689k
Ontario	316	127	75	75	78	61	48	$677k
Phelan	85	32	80	103	115	86	73	$468k
Pinon Hills	42	10	126	206	147	68	45	$497k
Rancho Cucamonga	289	96	90	90	103	55	41	$799k
Redlands	152	46	99	69	109	68	44	$740k
Rialto	97	34	86	64	49	45	35	$585k
Running Springs	130	9	433	288	177	176	120	$399k
San Bernardino	340	111	92	106	108	57	41	$529k
Sugar Loaf	82	9	273	270	516	187	102	$349k
Twin Peaks	61	5	366	210	231	255	195	$425k
Upland	130	39	100	87	79	82	40	$805k
Victorville	388	116	100	114	104	62	54	$450k
Wrightwood	57	17	101	115	126	134	123	$495k
Yucaipa	99	40	74	85	62	90	56	$700k
Yucca Valley	251	44	171	221	209	220	167	$480k
All of S.B.	6,633	1,525	130	133	135	98	72	$540k

SAN BERNARDINO PRICE RANGE REPORT

Reports on HOUSING
Your Local Real Estate Snapshot

AUGUST 11, 2025 - WILL PRICES PLUNGE?

SAN BERNARDINO COUNTY ATTACHED HOMES 8/7/2025	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	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.	924	213	130	136	152	73	57	$530k
S.B. $0-$300k	108	29	112	143	180	87	40	$249k
S.B. $300k-$500k	306	68	135	150	165	66	48	$411k
S.B. $500k-$650k	297	86	104	106	108	53	65	$570k
S.B. $650k+	213	30	213	183	237	153	74	$775k

SAN BERNARDINO COUNTY DETACHED HOMES 8/7/2025	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	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.	5,709	1,312	131	132	133	102	75	$545k
S.B. $0-$300k	569	120	142	152	132	109	81	$249k
S.B. $300k-$500k	1,930	476	122	122	120	91	64	$415k
S.B. $500k-$650k	1,179	291	122	119	134	89	63	$575k
S.B. $650k-$800k	904	219	124	123	116	91	82	$719k
S.B. $800k-$1m	507	110	138	130	142	137	107	$890k
S.B. $1m-$1.5m	386	76	152	189	227	154	87	$1.2m
S.B. $1.5m+	234	20	351	583	374	362	292	$2.0m

SAN BERNARDINO COUNTY ALL HOMES 8/7/2025	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	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.	6,633	1,525	130	133	135	98	72	$540k
S.B. $0-$300k	677	149	136	150	138	105	75	$249k
S.B. $300k-$500k	2,236	544	123	125	124	87	62	$415k
S.B. $500k-$650k	1,476	377	117	116	128	81	63	$574k
S.B. $650k-$800k	1,028	241	128	125	122	97	80	$715k
S.B. $800k-$1m	551	117	141	136	147	136	105	$889k
S.B. $1m-$1.5m	419	77	163	195	235	152	85	$1.2m
S.B. $1.5m+	246	20	369	565	374	351	297	$2.0m

*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market. Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly off.

Reports on HOUSING
Your Local Real Estate Snapshot

SAN BERNARDINO SOLD REPORT

AUGUST 11, 2025 - WILL PRICES PLUNGE?

SAN BERNARDINO COUNTY CITIES	UNITS SOLD JUNE 2025	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ FT.	MEDIAN $ PER SQ FT.	MEDIAN DOM	UNITS SOLD JUNE 2024
29 Palms	31	$295,000	$299,900	97.2%	$69,900	$798,000	1400	$211	39	39
Adelanto	19	$385,000	$379,999	99.9%	$120,000	$472,690	1,467	$262	38	20
Apple Valley	89	$435,000	$430,000	99.6%	$150,000	$825,000	1812	$240	29	95
Arrowbear	1	$239,500	$247,888	96.6%	$239,500	$239,500	600	$399	41	2
Barstow	24	$279,500	$277,450	97.7%	$140,000	$419,725	1160	$241	32	26
Big Bear	11	$530,000	$539,900	98.5%	$310,000	$1,400,000	1,572	$337	20	5
Big Bear City	1	$623,000	$623,000	100.0%	$623,000	$623,000	1380	$451	59	26
Big Bear Lake	1	$999,900	$999,900	100.0%	$999,900	$999,900	2,450	$408	7	21
Bloomington	9	$545,000	$530,000	101.3%	$390,000	$620,000	1215	$449	19	3
Cedarpines Park	3	$270,000	$285,000	98.7%	$168,795	$365,000	1,155	$234	45	1
Chino	54	$725,000	$719,450	98.9%	$60,000	$1,450,000	1821	$398	21	36
Chino Hills	43	$1,058,000	$1,035,000	98.3%	$545,000	$5,200,000	2,130	$497	15	46
Colton	16	$439,950	$432,450	101.1%	$307,000	$665,000	1265	$348	24	28
Crestline	22	$357,450	$352,499	98.8%	$169,900	$625,000	1,120	$319	25	21
Fontana	99	$683,490	$688,888	100.3%	$385,000	$1,300,000	1805	$379	16	91
Forest Falls	1	$279,900	$279,900	100.0%	$279,900	$279,900	784	$357	84	3
Grand Terrace	8	$640,000	$637,500	100.4%	$525,000	$867,000	1733	$369	30	10
Green Valley Lake	1	$517,000	$587,000	88.1%	$517,000	$517,000	2,140	$242	3	3
Helendale	18	$425,000	$436,500	98.9%	$270,000	$569,000	1944	$219	49	13
Hesperia	99	$470,000	$469,000	100.0%	$225,000	$885,000	1,806	$260	33	74
Highland	30	$591,250	$592,750	99.4%	$100,000	$998,000	1887	$313	19	37
Joshua Tree	20	$349,850	$350,000	95.3%	$125,000	$925,000	1,169	$299	61	16
Lake Arrowhead	42	$689,500	$684,500	103.4%	$155,000	$3,495,000	1805	$382	23	25
Landers	4	$160,000	$168,500	96.3%	$64,500	$319,100	728	$220	23	6
Loma Linda	15	$710,000	$710,000	98.6%	$459,000	$1,400,000	1986	$358	18	10
Lucerne Valley	11	$255,000	$255,000	100.1%	$31,000	$370,000	1,440	$177	20	10
Mentone	4	$512,500	$499,950	101.4%	$385,000	$608,000	1321	$388	12	2
Montclair	11	$673,000	$649,999	100.4%	$475,000	$750,000	1,328	$507	25	15
Morongo Valley	5	$271,250	$274,900	97.1%	$157,000	$450,000	876	$310	20	2
Needles	5	$123,000	$129,900	105.1%	$35,000	$190,000	832	$148	39	6
Newberry Springs	2	$222,500	$214,950	103.5%	$215,000	$230,000	1547	$144	21	0
Oak Hills	8	$740,000	$744,950	99.7%	$350,000	$980,000	2,864	$258	25	9
Ontario	90	$677,500	$665,123	100.4%	$315,000	$1,069,000	1489	$455	25	76
Phelan	14	$430,000	$422,500	100.7%	$241,500	$730,000	2,105	$204	15	26
Pinon Hills	7	$392,000	$385,000	99.5%	$345,000	$639,900	1920	$204	8	12
Rancho Cucamonga	99	$809,000	$808,888	100.2%	$310,000	$1,630,000	1,842	$439	10	90
Redlands	64	$639,500	$634,000	98.8%	$188,000	$1,435,000	1691	$378	13	64
Rialto	43	$584,900	$580,990	99.0%	$360,000	$850,000	1,600	$366	16	51
Running Springs	16	$395,500	$394,000	98.0%	$270,000	$820,000	1278	$309	29	7
San Bernardino	113	$520,000	$520,000	100.0%	$276,500	$1,499,500	1,370	$380	23	107
Sugar Loaf	13	$349,900	$349,900	99.2%	$185,000	$638,600	1008	$347	32	7
Twin Peaks	1	$305,000	$335,000	91.0%	$305,000	$305,000	916	$333	105	2
Upland	52	$859,500	$849,963	99.6%	$440,000	$3,450,000	1867	$460	19	47
Victorville	124	$427,000	$428,400	100.0%	$210,000	$680,000	1,744	$245	30	111
Wrightwood	6	$446,250	$446,450	100.2%	$400,000	$723,000	1228	$363	34	7
Yucaipa	38	$590,000	$594,950	100.0%	$339,000	$1,999,990	2,005	$294	15	40
Yucca Valley	38	$406,475	$405,000	98.4%	$90,000	$875,000	1520	$267	31	33
All of S.B.	1,486	$548,850	$549,000	99.7%	$31,000	$5,200,000	1,665	$330	22	1,401
$0-$200k	42	$152,500	$164,950	84.1%	$31,000	$199,000	844	$181	46	40
$200k-$300k	99	$275,000	$279,000	97.6%	$210,000	$300,000	1,100	$250	29	98
$300k-$400k	185	$360,000	$360,000	99.2%	$301,200	$400,000	1322	$272	26	188
$400k-$500k	306	$449,000	$449,900	99.6%	$401,000	$500,000	1,582	$284	28	297
$500k-$650k	375	$579,900	$579,000	100.2%	$502,598	$650,000	1692	$343	23	356
$650k-$800k	231	$715,000	$711,990	100.0%	$652,500	$800,000	1,851	$386	16	219
$800k-$1m	146	$867,934	$868,500	99.7%	$805,000	$999,900	2320.5	$374	13	122
$1.0m-$1.5m	77	$1,215,000	$1,220,000	98.9%	$1,005,000	$1,499,500	2,905	$418	14	66
$1.5m+	25	$1,980,000	$1,888,888	101.7%	$1,515,000	$5,200,000	3965	$499	21	15