

JANUARY 27, 2025



THE

SAN BERNARDINO COUNTY

HOUSING REPORT

BIZARRE MARKET MOVEMENT

WRITTEN BY
STEVEN THOMAS

THE SAN BERNARDINO COUNTY HOUSING MARKET EXPERIENCED
A SUBSTANTIAL SLOWDOWN THAT IS UNUSUAL FOR THIS TIME OF
THE YEAR.



COPYRIGHT 2025 - STEVEN THOMAS

REPORTS ON HOUSING - ALL RIGHTS RESERVED

THIS REPORT MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION FROM THE AUTHOR

UNEXPECTED SLOWDOWN

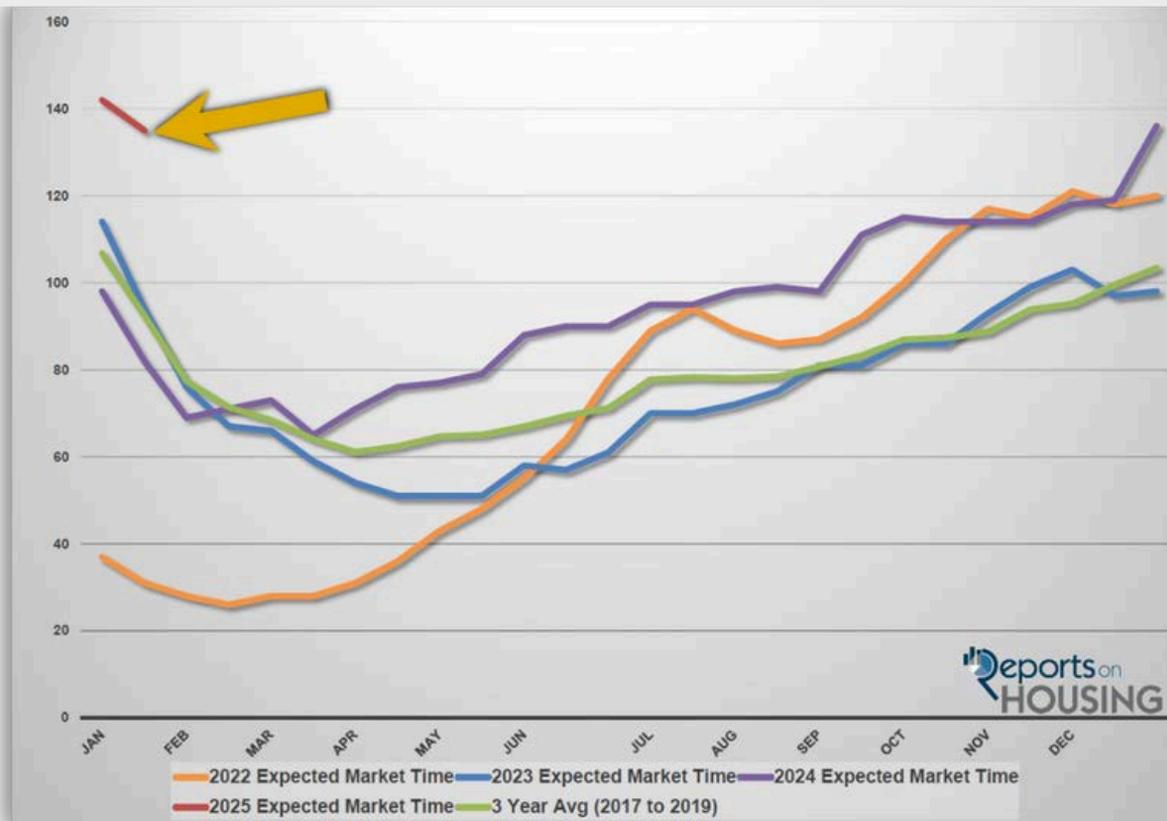
THE EXPECTED MARKET TIME REMAINS ELEVATED AT 135 DAYS, MUCH SLOWER THAN LAST YEAR.

It is a beautiful Saturday morning with the sun shining brightly, not a cloud in sight. The family heads out to seize the day and enjoy time together. After a few errands and a quick bite to eat, playing at the park seems like an excellent idea. The whole family is on board. While pushing the kids on the swings, thick dark clouds rapidly make their way across the sky, and it suddenly begins to rain. The rain turns into a downpour. Nobody had an umbrella or even thought for a moment to grab one; after all, it was the perfect sunny day.

That is precisely how the housing market developed in the past couple of weeks. Typically, from the start of the year to mid-January, housing heats up, and the Expected Market Time (the number of days it takes to sell all San Bernardino County listings at the current buying pace) drops substantially. This is due to the inventory slowly rising and demand beginning to surge higher. Yet, within the past couple of weeks, demand did jump higher, but so did the active inventory. The Expected Market Time dropped a bit, but not as much as it has been. It is an unexpected development and very unusual market movement.

In the past two weeks, the Expected Market Time fell from 142 to 135 days, dropping seven days. Last year, it fell from 98 to 82 days, a substantial 16-day drop. The year-over-year difference of 53 days is very noticeable within the marketplace. It dropped 20 days in 2023, from 114 to 94 days. The 3-year average drop before COVID (2017 to 2019) was 14 days. While the Expected Market Time dropped, it was not as substantial as is normal for this time of year.

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



To better understand the bizarre market movement, it is best to break down the components that comprise the Expected Market Time, supply and demand. On the supply side of the equation, the number of available homes to purchase climbed from 4,585 to 4,778 homes in the past couple of weeks, an increase of 193, up 4%. That is the second-

largest rise at this time of the year since tracking began in 2012, only behind 2014, when the inventory rose by 218 homes. Compare that to last year when the inventory did not change in two weeks and remained at 3,404, or 2023's drop from 3,947 to 3,795, down 152 homes or 4%. It was also the largest two-week rise since May 2024.

San Bernardino County - Mid-January Market Change

	Active Listing Inventory	2 Week Change	Demand	2 Week Change	Expected Market Time	2 Week Change	New Listings Jan 1 to Jan 21
2025	4,778	+193	1,060	+91	135 Days	-7	1,460
2024	3,401	+0	1,237	+195	82 Days	-16	1,299
2023	3,795	-152	1,208	+173	94 Days	-20	1,143
3-Year Avg.*	4,898	-53	1,597	+198	92 Days	-14	2,024

* 3 year average before COVID (2017 to 2019)

The best explanation for the significant rise in the inventory is that the “hunkering down” trend has been fading. Homeowners have been hunkering in their homes and are unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. It became a crisis once rates skyrocketed higher in 2022. The fewest number of homes came on the market in 2023. In January 2023, 44% fewer homes were placed on the market than the 3-year average before COVID (2017 to 2019). In 2024, there were 35% fewer new FOR SALE signs. In 2025, through the first three weeks of January, there were 28% fewer signs. Homeowners are getting tired of waiting for rates to fall. It has been 29 months, since August 2022, when rates were last under 6%. An additional 161 homes were placed on the market this year compared to the first 21 days last year and an extra 317 compared to 2023. These extra homes on the market are matched against similar year over year demand. They are accumulating on the market and are the main reason for the unexpected climb in the inventory.

Even though 40% more homes are on the market this year compared to 2024, an extra 1,377, it is not translating to an increase in pending sales. The culprit: the higher mortgage rate environment. 30-year mortgage rates have been stuck above 7% since Jerome Powell and the Federal Reserve cut the short-term Federal Funds rate (an overnight banking rate) by a quarter percentage point on December 18th. According to Mortgage News Daily, as of January 27th, mortgage rates are 7.07%. They were at 6.88% last year and 6.20% in 2023. When rates surpass the psychological 7% barrier, the inventory grows. These higher rates prevent many buyers from pursuing a home.

Demand (a snapshot of the number of new pending sales over the prior month) climbed from 969 to 1,060 pending sales in the past couple of weeks, up 91 or 9%. It was the lowest mid-January reading since tracking began in 2012. Last year, it rose from 1,042 to 1,237, up 195 or 19%. In 2023, it increased by 173 pending sales, from 1,035 to 1,208, up 17%. The 3-year average before COVID was an increase of 198 or 14%. Today's demand is not growing much, and it is all due to higher mortgage rates and higher prices. Affordability is a huge issue when rates remain high.

Over the next four weeks, demand is expected to climb rapidly as the market transitions to the Winter Market, now through mid-March. Yet, as the last two weeks' trend has established, it is also imperative to expect more homes to come on the market and accumulate and the inventory to rise. The Expected Market Time should drop, but not as sharply as is customary due to the added inventory. Plan accordingly. There is bizarre market movement.

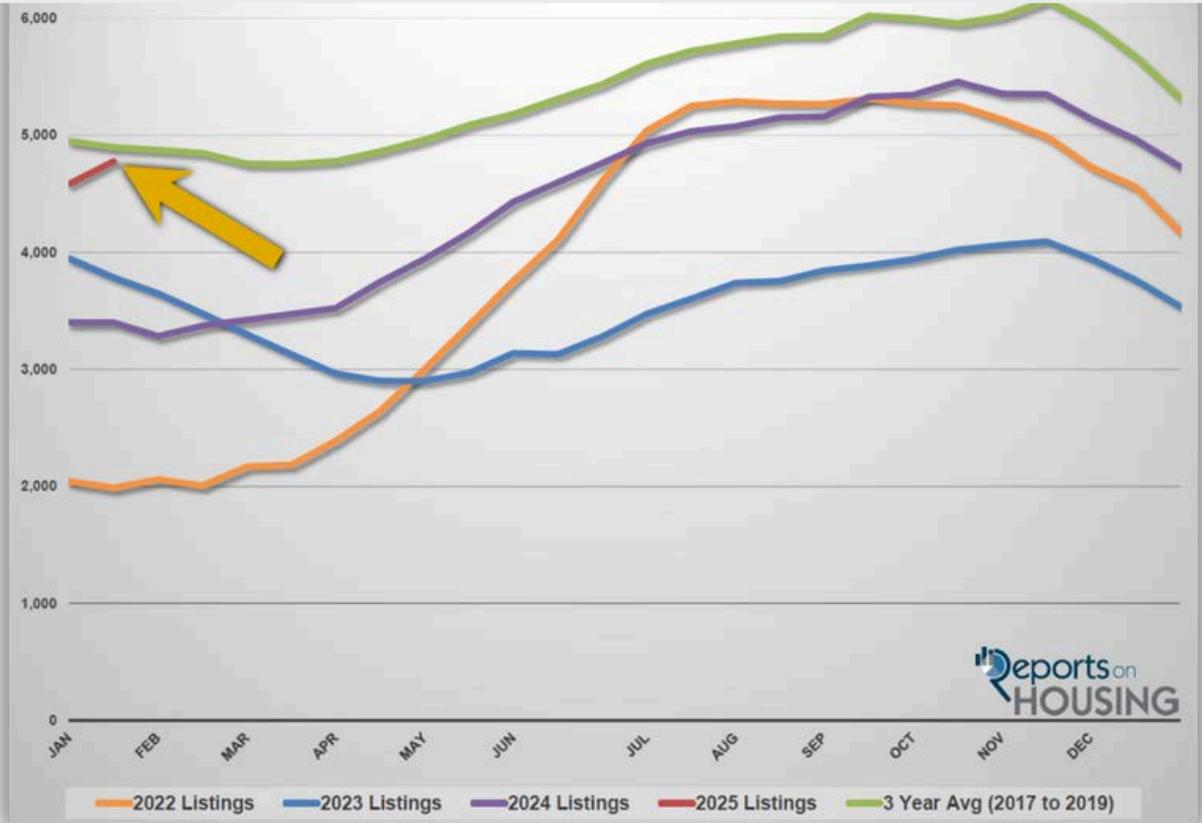
ACTIVE LISTINGS

THE INVENTORY INCREASED BY 4% IN THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 193 homes in the past two weeks, up 4%, and now sits at 4,778. **It was the most significant two-week rise since May 2024.** This sharp rise was unexpected and not typical for this time of year. The inventory is at its highest mid-January level since 2019. There are finally more choices for buyers. As long as rates remain elevated and above 7% with duration, the inventory will continue to rise at a sharper pace than usual. The issue is affordability. Higher rates place a damper on demand. With fewer pending sales, the inventory climbs at a faster pace.

Last year, the inventory was at 3,401 homes, **29% lower, or 1,377 fewer.** The 3-year average before COVID (2017 through 2019) was 4,898, an additional 120 homes, or 3% more.

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



Homeowners continue to “hunker down” in their homes, unwilling to move due to their current underlying, locked-in, low fixed-rate mortgage. For December, 1,381 new sellers entered the market in San Bernardino County, 284 fewer than the 3-year average before COVID (2017 to 2019), 17% less. Last December, there were 1,229 new sellers, 11% fewer. More sellers are opting to sell compared to the previous year.

DEMAND

DEMAND SOARED BY 9% IN THE PAST COUPLE OF WEEKS.

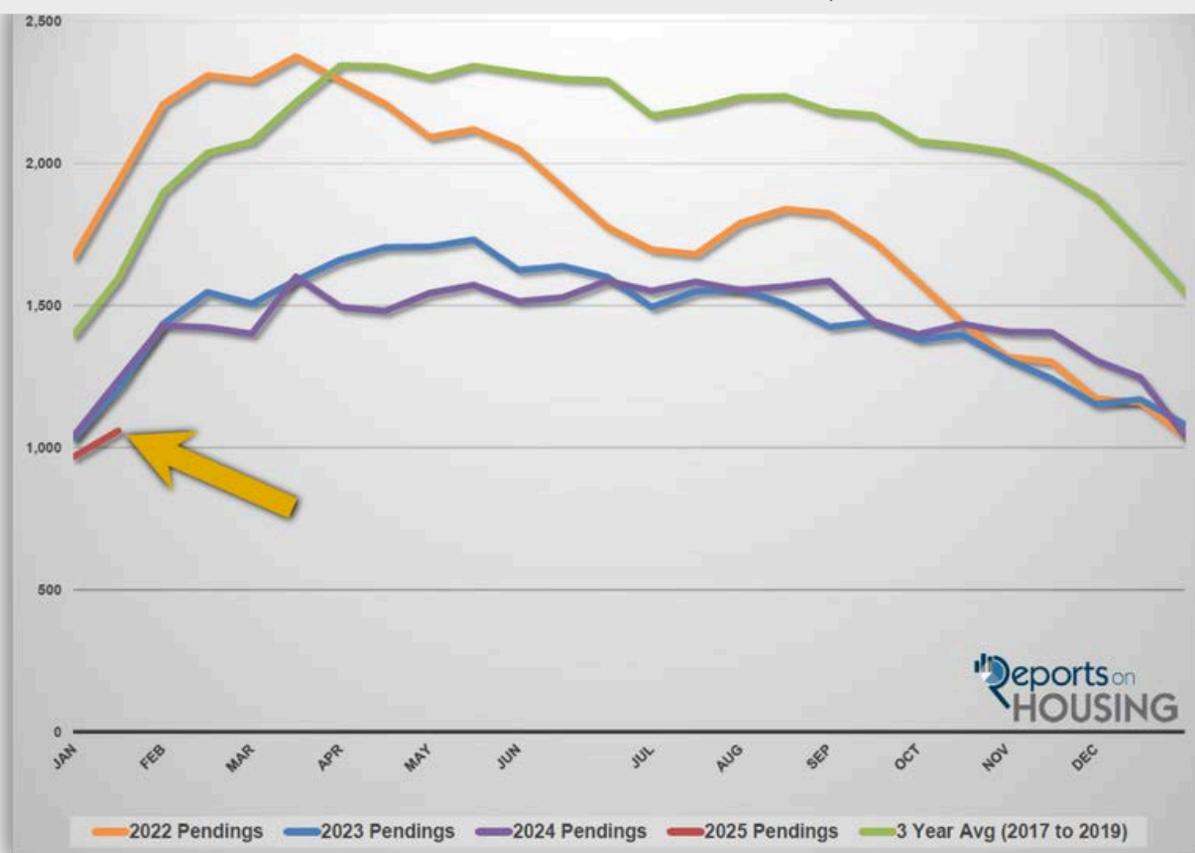
Demand, a snapshot of the number of new pending sales over the prior month, increased from 969 to 1,060 in the past couple of weeks, up 91 pending sales, or 9%. It was the lowest two-week mid-January rise since 2020. The 3-year average climb before COVID (2017 to 2019) was 142. The much higher active listing inventory is not translating to additional

pending sales. Buyers are very interest rate sensitive, and many climb onto the fence when rates rise above 7%, which is a significant psychological barrier. Mortgage rates have been very volatile ever since the Federal Reserve increased rates 11 times from March 2022 through July 2023. They were at 6.11% back in September, but have been stuck above 7% since December 18th, the last time the Federal Reserve met and indicated that they would not be cutting as many times in 2025 as they originally had anticipated. Rates will ultimately dictate the strength of the housing market this year.

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 right now. These releases can move mortgage rates higher or lower, depending on how they compare to market expectations. This week the Federal Reserve meets and will conduct a news conference on Wednesday, ultimately revealing their appetite to cut rates in the near future, a crucial day for mortgage rates. The Federal Reserve's preferred inflation gauge, Personal Consumption Expenditures (PCE), will be released this Friday.

Last year, demand was 1,237, with **177 additional pending sales or 17% more**. The 3-year average before COVID (2017 to 2019) was **1,597 pending sales, 51% more than today, or an additional 537**.

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



With demand rising faster than supply, the Expected Market Time (the number of days it takes to sell all San Bernardino County listings at the current buying pace) decreased from 142 to 135 days in the past couple of weeks. Last year, it was 82 days, noticeably faster than today. The 3-year average before COVID was 92 days, also faster than today.

LUXURY END

THE LUXURY MARKET SLOWED OVER THE PAST COUPLE OF WEEKS.

In the past couple of weeks, the luxury inventory of homes priced above \$800,000 (the top

10% of the San Bernardino County housing market) rose from 739 to 806 homes, up 67 or 9%. Luxury demand rose by six pending sales or 5% and now sits at 138. With supply rising faster than demand, the Expected Market Time for luxury homes priced above \$800,000 increased from 168 to 175 days. The luxury market remains sluggish but will improve extensively over the next several weeks.

Year over year, the active luxury inventory is up by 257 homes or 47%, and luxury demand is up by 26 pending sales or 23%. Last year's Expected Market Time was 147 days, significantly faster than today.

In the past two weeks, the Expected Market Time for homes priced between \$800,000 million and \$1 million increased from 135 to 144 days. The Expected Market Time for homes priced between \$1 million and \$1.5 million decreased from 167 to 156 days. The Expected Market Time for homes priced above \$1.5 million increased from 432 to 604 days. At 604 days, a seller would be looking at placing their home into escrow around **September 2026**.

SAN BERNARDINO COUNTY MARKET BREAKDOWN				
PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0-\$300k 	154 Days	11%	10%	109 Days
\$300k-\$500k 	130 Days	35%	37%	75 Days
\$500k-\$650k 	129 Days	23%	24%	68 Days
\$650k-\$800k 	112 Days	14%	16%	69 Days
\$800k-\$1m 	144 Days	8%	7%	103 Days
\$1m-\$1.5m 	156 Days	6%	5%	132 Days
\$1.5m+ 	604 Days	3%	1%	537 Days



HIGH DESERT - VICTOR VALLEY MARKET REPORT



VICTOR VALLEY

VICTOR VALLEY HOUSING PICKED UP OVER THE PAST COUPLE OF WEEKS.



In the past two weeks, the inventory of homes in Victor Valley fell by three homes, nearly unchanged, to 1,227. Victor Valley demand increased from 230 to 271 pending sales in the past couple of weeks, up 41 pending sales, or 18%. This was the largest increase in demand since last October. With demand rising and supply nearly unchanged, the overall Expected Market Time for Victor Valley dropped from 160 to 136 days. From here, expect the housing market to continue to heat up as the housing market continues to move towards spring.

Year over year, Victor Valley's inventory is up by 375 homes or 44%. Demand is down by 86 pending sales or 24%. The Expected Market Time last year was 72 days, substantially faster than today.

The median sales price in December was \$433,000, decreasing \$12,000 from November, and the sales-to-list price ratio was 99.7%. The median price in December 2023 was \$425,000, 2% less than today.

Victor Valley Report	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 DEC 2024	MEDIAN SALES PRICE DEC 2024	SALES TO LIST PRICE RATIO
1/23/2025									
Adelanto	75	23	98	180	148	69	19	\$375k	100.6%
Apple Valley	255	75	102	105	139	74	79	\$456k	99.6%
Helendale	64	6	320	915	177	80	29	\$545k	99.5%
Hesperia	219	58	113	151	140	73	74	\$477k	100.4%
Lucerne Valley	70	6	350	274	650	158	9	\$285k	98.5%
Oak Hills	40	6	200	114	123	94	6	\$630k	99.6%
Phelan	78	16	146	207	171	60	24	\$464k	100.9%
Pinon Hills	30	4	225	255	278	84	8	\$385k	100.7%
Victorville	352	72	147	176	129	59	103	\$435k	100.7%
Wrightwood	44	5	264	264	410	248	11	\$419k	98.2%
ALL VICTOR VALLEY	1,227	271	136	160	151	54	362	\$433k	99.7%

SAN BERNARDINO COUNTY HOUSING SUMMARY

- The active listing inventory in the past couple of weeks increased by 193, or 4%, and now sits at 4,778, its highest mid-January reading since 2020. In December, 17% fewer homes came on the market compared to the 3-year average before COVID (2017 to 2019), 284 less. Yet, 152 additional sellers came on the market this year compared to December 2023. Last year, there were 3,401 homes on the market, **1,377 fewer, or 29% less**. The 3-year average before COVID (2017 to 2019) was 4,898 or 3% more.
- Demand, the number of pending sales over the prior month, rose by 91 pending sales in the past two weeks, or 9%, and now totals 1,060, its lowest mid-January reading since tracking began in 2012. Last year, demand was at 1,237 pending sales, with **177 more pending sales or 17% extra**. The 3-year average before COVID (2017 to 2019) was 1,597, or **51% more**.
- With demand rising faster than demand, the Expected Market Time, the number of days to sell all San Bernardino listings at the current buying pace, fell from 142 to 135 days in the past couple of weeks, its slowest mid-January reading since tracking began in 2012. It was 82 days last year, faster than today. The 3-year average before COVID (2017 to 2019) was 92 days, also faster than today.
- For homes priced below \$300,000, the Expected Market Time decreased from 170 to 154 days. This range represents 11% of the active inventory and 10% of demand.
- The Expected Market Time for homes priced between \$300,000 and \$500,000 decreased from 156 to 130 days. This range represents 35% of the active inventory and 37% of demand.
- The Expected Market Time for homes priced between \$500,000 and \$650,000 increased from 122 to 129 days. This range represents 23% of the active inventory and 24% of demand.
- The Expected Market Time for homes priced between \$650,000 and \$800,000 increased from 110 to 112 days. This range represents 14% of the active inventory and 16% of demand.
- In the past two weeks, the Expected Market Time for homes priced between \$800,000 million and \$1 million increased from 135 to 144 days. The Expected Market Time for homes priced between \$1 million and \$1.5 million decreased from 167 to 156 days. The Expected Market Time for homes priced above \$1.5 million increased from 432 to 604 days.
- The luxury end, all homes above \$800,000, account for 17% of the inventory and 13% of demand.
- Distressed homes, both short sales and foreclosures combined, made up only 1.4% of all listings and 1.3% of demand. Today, there are 35 foreclosures and 32 short sales available to purchase in San Bernardino County, with 67 total distressed homes on the active market, up seven homes from two weeks ago. Last year, there were 29 total distressed homes on the market, slightly fewer than today.
- There were 1,440 closed residential resales in December, up 10% from December 2023's 1,308 closed sales. December marked a 10% increase compared to November. The sales-to-list price ratio was 99.9% for all of San Bernardino County. Foreclosures accounted for just 0.5% of all closed sales, and short sales accounted for 0.2%. That means that 99.3% of all sales were good ol' fashioned sellers with equity.

SAN BERNARDINO COUNTY MARKET TIME REPORT

SAN BERNARDINO COUNTY CITIES	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
1/23/2025								
29 Palms	199	27	221	288	271	210	228	\$290k
Adelanto	75	23	98	180	148	69	84	\$400k
Apple Valley	255	75	102	105	139	74	106	\$490k
Arrowbear	7	1	210	90	105	68	90	\$349k
Barstow	101	19	159	162	186	96	79	\$300k
Big Bear	93	12	233	273	226	131	-	\$595k
Big Bear City	152	17	268	740	348	225	-	\$494k
Big Bear Lake	202	15	404	429	258	140	91	\$649k
Bloomington	22	7	94	68	73	90	63	\$724k
Cedarpines Park	19	4	143	200	630	120	510	\$400k
Chino	127	38	100	135	93	37	64	\$768k
Chino Hills	69	41	50	72	45	48	45	\$1.0m
Colton	48	17	85	118	135	43	38	\$537k
Crestline	107	17	189	263	258	104	143	\$431k
Fontana	203	74	82	79	78	55	66	\$670k
Forest Falls	10	2	150	105	135	195	120	\$420k
Grand Terrace	15	3	150	100	165	15	66	\$598k
Green Valley Lake	33	3	330	218	930	138	90	\$395k
Helendale	64	6	320	915	177	80	77	\$420k
Hesperia	219	58	113	151	140	73	78	\$505k
Highland	78	26	90	56	68	55	51	\$614k
Joshua Tree	170	23	222	300	465	316	272	\$522k
Lake Arrowhead	282	15	564	352	377	192	143	\$767k
Landers	49	2	735	1260	1320	190	123	\$325k
Loma Linda	21	2	315	85	64	56	39	\$700k
Lucerne Valley	70	6	350	274	650	158	405	\$320k
Mentone	9	6	45	66	53	270	36	\$550k
Montclair	9	4	68	45	150	24	57	\$699k
Morongo Valley	21	4	158	660	0	170	170	\$470k
Needles	46	2	690	1410	735	360	375	\$199k
Newberry Springs	31	2	465	390	495	495	Infinite	\$220k
Oak Hills	40	6	200	114	123	94	160	\$650k
Ontario	174	79	66	65	71	56	54	\$667k
Phelan	78	16	146	207	171	60	182	\$450k
Pinon Hills	30	4	225	255	278	84	78	\$489k
Rancho Cucamonga	115	49	70	52	39	49	62	\$860k
Redlands	115	26	133	106	85	48	80	\$690k
Rialto	69	37	56	51	55	61	60	\$599k
Running Springs	69	6	345	340	266	78	105	\$425k
San Bernardino	264	83	95	90	84	54	77	\$522k
Sugar Loaf	60	12	150	315	253	270	68	\$367k
Twin Peaks	28	3	280	180	270	68	255	\$425k
Upland	69	31	67	48	47	29	68	\$785k
Victorville	352	72	147	176	129	59	119	\$460k
Wrightwood	44	5	264	264	410	248	128	\$487k
Yucaipa	81	34	71	94	107	56	65	\$669k
Yucca Valley	255	29	264	273	287	181	172	\$480k
All of S.B.	4,778	1,060	135	142	136	82	94	\$525k

SAN BERNARDINO COUNTY PRICE RANGES REPORT

ATTACHED	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-YEAR AGO	MEDIAN ACTIVE LIST PRICE
1/23/2025								
All of S.B.	585	164	107	111	101	70	92	\$516k
S.B. \$0-\$300k	87	16	163	162	174	98	70	\$245k
S.B. \$300k-\$500k	197	58	102	113	91	57	88	\$418k
S.B. \$500k-\$650k	169	53	96	88	76	62	-	\$579k
S.B. \$650k+	132	37	107	129	143	108	-	\$745k

DETACHED	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-YEAR AGO	MEDIAN ACTIVE LIST PRICE
1/23/2025								
All of S.B.	4,193	896	140	148	143	84	94	\$529k
S.B. \$0-\$300k	452	89	152	171	196	111	122	\$227k
S.B. \$300k-\$500k	1,490	331	135	163	159	78	84	\$419k
S.B. \$500k-\$650k	927	201	138	132	134	70	93	\$575k
S.B. \$650k-\$800k	574	152	113	108	101	69	80	\$720k
S.B. \$800k-\$1m	360	73	148	140	135	102	101	\$890k
S.B. \$1m-\$1.5m	240	44	164	171	136	122	138	\$1.2m
S.B. \$1.5m+	150	6	750	405	216	581	672	\$2.1m

ALL HOMES	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-YEAR AGO	MEDIAN ACTIVE LIST PRICE
1/23/2025								
All of S.B.	4,778	1,060	135	142	136	82	94	\$525k
S.B. \$0-\$300k	539	105	154	170	192	109	113	\$230k
S.B. \$300k-\$500k	1,687	389	130	156	147	75	84	\$419k
S.B. \$500k-\$650k	1,096	254	129	122	120	68	95	\$575k
S.B. \$650k-\$800k	650	174	112	110	103	69	81	\$715k
S.B. \$800k-\$1m	385	80	144	135	136	103	97	\$890k
S.B. \$1m-\$1.5m	260	50	156	167	142	132	139	\$1.2m
S.B. \$1.5m+	161	8	604	432	219	537	714	\$2.1m

SAN BERNARDINO COUNTY SOLD REPORT

SAN BERNARDINO COUNTY CITIES	UNITS SOLD DEC 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 DEC 2023
29 Palms	28	\$280,000	\$280,000	96.8%	\$90k	\$500k	1139	246	26	21
Adelanto	19	\$375,000	\$375,000	100.6%	\$310k	\$525k	1518	247	36	29
Apple Valley	79	\$456,000	\$449,900	99.6%	\$170k	\$799k	1870	244	21	59
Arrowbear	1	\$349,000	\$349,000	100.0%	\$349k	\$349k	900	388	15	5
Barstow	23	\$288,000	\$280,000	99.6%	\$166k	\$650k	1248	231	35	27
Big Bear	14	\$555,000	\$560,000	97.8%	\$300k	\$950k	1350	411	65	24
Big Bear City	15	\$365,000	\$365,000	100.0%	\$289k	\$625k	868	421	90	22
Big Bear Lake	15	\$599,900	\$599,900	100.0%	\$470k	\$1.2m	1456	412	67	17
Bloomington	12	\$565,000	\$572,500	93.6%	\$375k	\$829k	1412	400	23	5
Cedarpines Park	3	\$459,000	\$459,000	100.0%	\$270k	\$2.1m	1622	283	126	5
Chino	42	\$674,500	\$674,500	99.7%	\$325k	\$1.1m	1681	401	15	47
Chino Hills	54	\$1,084,000	\$1,084,000	99.5%	\$530k	\$3.2m	2289	474	15	34
Colton	15	\$495,000	\$460,000	100.5%	\$239k	\$705k	1330	372	13	23
Crestline	22	\$344,500	\$340,000	99.2%	\$105k	\$515k	1218	283	31	25
Fontana	93	\$650,000	\$648,470	100.5%	\$289k	\$949k	1700	382	18	72
Forest Falls	2	\$364,500	\$364,500	100.0%	\$360k	\$369k	1368	266	108	2
Grand Terrace	8	\$590,000	\$587,450	98.9%	\$425k	\$691k	1697	348	16	3
Green Valley Lake	1	\$339,000	\$339,000	100.0%	\$339k	\$339k	884	383	38	4
Helendale	29	\$545,000	\$530,000	99.5%	\$130k	\$911k	1888	289	13	12
Hesperia	74	\$477,000	\$474,500	100.4%	\$195k	\$695k	1899	251	24	71
Highland	13	\$699,900	\$699,900	100.0%	\$440k	\$866k	2523	277	37	32
Joshua Tree	17	\$480,000	\$495,000	98.0%	\$200k	\$970k	1503	319	34	12
Lake Arrowhead	39	\$634,888	\$649,000	98.5%	\$155k	\$2.5m	1600	397	37	42
Landers	0	-	-	-	-	-	-	-	-	9
Loma Linda	8	\$722,395	\$714,895	101.0%	\$550k	\$869k	2076	348	6	8
Lucerne Valley	9	\$284,900	\$284,900	98.5%	\$50k	\$499k	1620	176	27	6
Mentone	5	\$580,000	\$580,000	100.1%	\$299k	\$2.2m	1561	372	27	5
Montclair	8	\$717,500	\$689,450	101.6%	\$500k	\$789k	1256	571	9	18
Morongo Valley	5	\$420,000	\$400,000	102.7%	\$200k	\$492k	1626	258	7	4
Needles	3	\$1,400,000	\$1,400,000	99.0%	\$950k	\$1.7m	3951	354	7	4
Newberry Springs	1	\$334,000	\$334,000	100.0%	\$334k	\$334k	1390	240	50	0
Oak Hills	6	\$630,000	\$632,450	99.6%	\$365k	\$710k	2196	287	25	14
Ontario	109	\$655,000	\$654,999	100.5%	\$275k	\$1.6m	1501	436	18	68
Phelan	24	\$464,000	\$464,000	100.9%	\$195k	\$800k	1833	253	32	16
Pinon Hills	8	\$385,000	\$377,000	100.7%	\$165k	\$579k	1684	229	8	10
Rancho Cucamonga	96	\$829,444	\$799,950	100.3%	\$295k	\$2.3m	1785	465	14	55
Redlands	55	\$630,000	\$637,000	99.5%	\$223k	\$1.5m	1725	365	18	45
Rialto	44	\$610,000	\$599,900	99.9%	\$385k	\$724k	1639	372	20	45
Running Springs	16	\$381,500	\$384,000	98.8%	\$103k	\$729k	1331	287	35	14
San Bernardino	100	\$492,500	\$487,450	100.3%	\$175k	\$975k	1350	365	16	109
Sugar Loaf	24	\$352,500	\$364,500	98.8%	\$225k	\$585k	1117	316	41	12
Twin Peaks	6	\$401,100	\$430,100	97.0%	\$275k	\$599k	1366	294	54	4
Upland	62	\$759,563	\$774,678	101.1%	\$455k	\$2.0m	1576	482	15	47
Victorville	103	\$435,000	\$435,000	100.7%	\$299k	\$840k	1779	245	19	110
Wrightwood	11	\$419,000	\$419,000	98.2%	\$68k	\$640k	1140	368	21	10
Yucaipa	36	\$578,750	\$572,450	100.0%	\$382k	\$3.0m	1878	308	22	37
Yucca Valley	40	\$367,500	\$375,000	99.4%	\$180k	\$695k	1451	253	40	35
All of S.B.	1,440	\$545,200	\$545,000	99.9%	\$25k	\$3.2m	1612	338	21	1,308
\$0-\$200k	38	\$165,000	\$170,000	92.6%	\$25k	\$200k	882	187	22	44
\$200k-\$300k	85	\$275,000	\$279,900	98.9%	\$205k	\$300k	960	286	24	90
\$300k-\$400k	215	\$365,000	\$365,000	98.9%	\$304k	\$400k	1256	291	31	210
\$400k-\$500k	282	\$455,000	\$454,950	99.9%	\$402k	\$500k	1550	294	20	322
\$500k-\$650k	370	\$580,000	\$579,995	100.2%	\$501k	\$650k	1656	350	18	314
\$650k-\$800k	247	\$718,990	\$715,295	100.3%	\$655k	\$800k	1839	391	19	180
\$800k-\$1m	109	\$870,000	\$870,000	100.1%	\$805k	\$1.0m	2271	383	19	77
\$1.0m-\$1.5m	65	\$1,175,000	\$1,175,000	99.9%	\$1.0m	\$1.5m	2651	443	16	48
\$1.5m+	29	\$1,950,000	\$1,939,000	99.2%	\$1.5m	\$3.2m	4163	468	20	23

SAN BERNARDINO COUNTY DISTRESSED REPORT

SAN BERNARDINO COUNTY CITIES	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
1/23/2025			
29 Palms	199	4	2.0%
Adelanto	75	1	1.3%
Apple Valley	255	2	0.8%
Arrowbear	7	0	0.0%
Barstow	101	7	6.9%
Big Bear	93	1	1.1%
Big Bear City	152	0	0.0%
Big Bear Lake	202	0	0.0%
Bloomington	22	0	0.0%
Cedarpines Park	19	1	5.3%
Chino	127	2	1.6%
Chino Hills	69	0	0.0%
Colton	48	0	0.0%
Crestline	107	1	0.9%
Fontana	203	1	0.5%
Forest Falls	10	1	10.0%
Grand Terrace	15	0	0.0%
Green Valley Lake	33	1	3.0%
Helendale	64	1	1.6%
Hesperia	219	2	0.9%
Highland	78	1	1.3%
Joshua Tree	170	4	2.4%
Lake Arrowhead	282	1	0.4%
Landers	49	0	0.0%
Loma Linda	21	0	0.0%
Lucerne Valley	70	3	4.3%
Mentone	9	0	0.0%
Montclair	9	0	0.0%
Morongo Valley	21	0	0.0%
Needles	46	1	2.2%
Newberry Springs	31	0	0.0%
Oak Hills	40	0	0.0%
Ontario	174	0	0.0%
Phelan	78	3	3.8%
Pinon Hills	30	1	3.3%
Rancho Cucamonga	115	0	0.0%
Redlands	115	2	1.7%
Rialto	69	1	1.4%
Running Springs	69	1	1.4%
San Bernardino	264	4	1.5%
Sugar Loaf	60	1	1.7%
Twin Peaks	28	0	0.0%
Upland	69	0	0.0%
Victorville	352	12	3.4%
Wrightwood	44	0	0.0%
Yucaipa	81	0	0.0%
Yucca Valley	255	7	2.7%
All of S.B.	4,778	67	1.4%

SAN BERNARDINO COUNTY CITIES	CURRENT ACTIVES	NUMBER OF FORECLOSURES & SHORT SALE ACTIVES	% OF ACTIVE INVENTORY
ATTACHED			
All of S.B.	585	4	0.7%
\$0-\$300k	87	2	2.3%
\$300k-\$500k	197	0	0.0%
\$500k-\$650k	169	2	1.2%
\$650k+	132	0	0.0%
DETACHED			
All of S.B.	4,193	63	1.5%
\$0-\$300k	452	19	4.2%
\$300k-\$500k	1,490	31	2.1%
\$500k-\$650k	927	10	1.1%
\$650k-\$800k	574	2	0.3%
\$800k-\$1m	360	1	0.3%
\$1m-\$1.5m	240	0	0.0%
\$1.5m+	150	0	0.0%
ALL HOMES			
All of S.B.	4,778	67	1.4%
\$0-\$300k	539	21	3.9%
\$300k-\$500k	1,687	31	1.8%
\$500k-\$650k	1,096	12	1.1%
\$650k-\$800k	650	2	0.3%
\$800k-\$1m	385	1	0.3%
\$1m-\$1.5m	260	0	0.0%
\$1.5m+	161	0	0.0%
COUNTY HIGH SHARES - ACCOUNT FOR 72%			
Victorville	352	12	3.4%
Barstow	101	7	6.9%
Yucca Valley	255	7	2.7%
29 Palms	199	4	2.0%
Joshua Tree	170	4	2.4%
San Bernardino	264	4	1.5%
Lucerne Valley	70	3	4.3%
Phelan	78	3	3.8%
Apple Valley	255	2	0.8%
Chino	127	2	1.6%

SAN BERNARDINO COUNTY DISTRESSED BREAKDOWN

	CURRENT ACTIVES	PENDINGS (LAST 30 DAYS)	MARKET TIME (IN DAYS)
Total Foreclosures	35	7	150
Total Short Sale	32	7	137

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

SOUTHERN CALIFORNIA HOUSING REPORT

ALL PROPERTIES	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
1/23/2025							
Los Angeles County	10,169	2,495	122	105	100	78	92
Orange County	2,851	1,140	75	85	71	49	67
Riverside County	7,191	1,736	124	136	122	74	81
San Bernardino County	4,778	1,060	135	142	136	82	94
San Diego County	3,871	1,311	89	102	83	52	52
Ventura County	924	351	79	89	76	51	55
SOCAL TOTALS	29,784	8,093	110	110	98	64	74

DISTRESSED PROPERTIES	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
1/23/2025							
Los Angeles County	94	25	113	118	150	62	61
Orange County	6	6	30	30	30	48	55
Riverside County	50	22	68	101	137	70	64
San Bernardino County	67	14	144	100	77	41	79
San Diego County	17	5	102	96	42	51	190
Ventura County	5	0	#DIV/0!	Infinite	180	50	60
SOCAL TOTALS	239	72	100	89	103	54	85

ALL MARKETS HOUSING REPORT

ALL PROPERTIES	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
1/23/2025							
Bay Area	6,128	2,030	91	92	70	69	72
Clark County - Las Vegas	7,395	1,993	111	130	129	65	102
Maricopa County - Phoenix	17,020	4,399	116	133	125	75	73
Southern California	29,784	8,093	110	110	98	64	74
ALL MARKETS TOTAL	60,327	16,515	110	116	105	68	80

DISTRESSED PROPERTIES	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
1/23/2025							
Bay Area	89	25	107	91	107	67	88
Clark County - Las Vegas	58	24	73	70	82	58	58
Maricopa County - Phoenix	90	37	73	73	72	30	56
Southern California	239	72	100	89	103	54	85
ALL MARKETS TOTAL	476	158	90	81	91	52	72