

THE VOICE OF REAL ESTATE IN THE INLAND EMPIRE®

# INLAND EMPIRE

— BOARD OF —

## REAL ESTATE

A division of IVAR

Housing Data Report

**February 2025**

RIVERSIDE OFFICE: 951-684-1221  
3690 Elizabeth St. Riverside, CA 92506


RANCHO OFFICE: 909-527-2133  
10574 Acacia St. D-7 Rancho Cucamonga, CA 91730

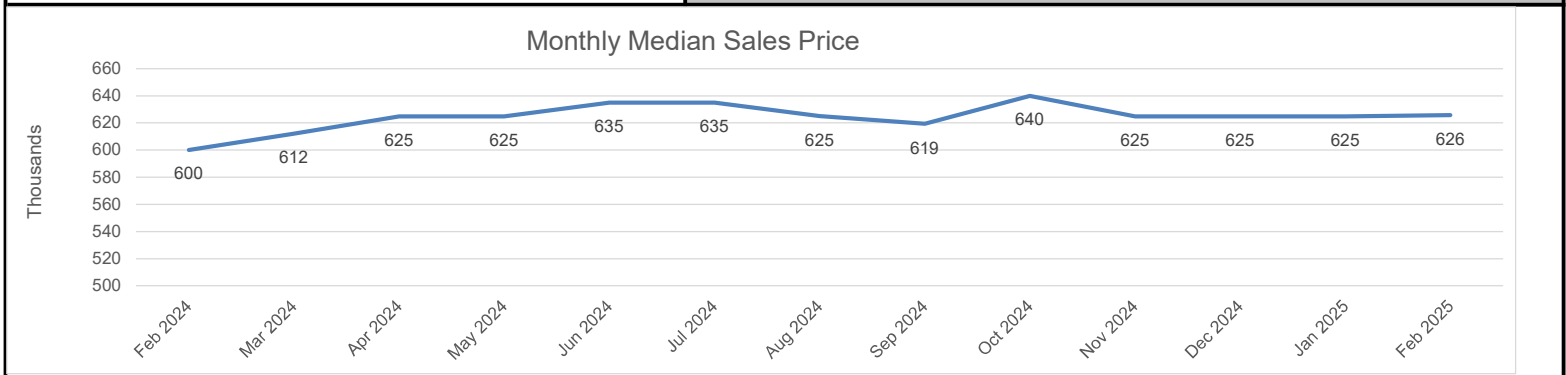
## Feb 2025 - Monthly Summary Report

**Mark Dowling, IVAR CEO,**

- Building off of January, February continued with slightly improved year-over-year housing numbers. Both New Listings and Pending listings were up 10% and 4%, however Sold Listings were down a little at -1.2%.
- Since April of 2024, the Median Sales Price has hovered around \$625,000, and in February it was \$626,000.
- However, consumer demand is showing some softening as Days on Market increased to 25 days.



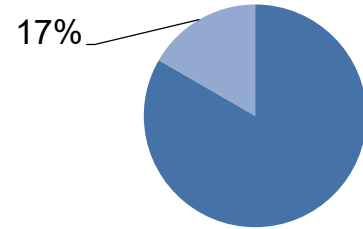
	Feb-2024	Feb-2025	Annual Change
<b>Monthly New Listings</b>			
<b>New Listings</b>	<b>2,828</b>	<b>3,111</b>	<b>↑ 10.0%</b>
<b>Pending Sales</b>	<b>2,334</b>	<b>2,428</b>	<b>↑ 4.0%</b>
<b>Sold Listings</b>	<b>2,030</b>	<b>2,006</b>	<b>↓ -1.2%</b>
<b>Median Sales Price</b>	<b>\$600,000</b>	<b>\$625,803</b>	<b>↑ 4.3%</b>
<b>Sales Volume (\$M)</b>	<b>\$1,303</b>	<b>\$1,371</b>	<b>↑ 5.2%</b>
<b>Price/Sq.Ft.</b>	<b>\$339</b>	<b>\$349</b>	<b>↑ 3.0%</b>
<b>Sold \$/List \$</b>	<b>100.00%</b>	<b>99.87%</b>	<b>↓ -0.1%</b>
<b>Days on Market</b>	<b>20</b>	<b>25</b>	<b>↑ 25.0%</b>
<b>CDOM</b>	<b>21</b>	<b>29</b>	<b>↑ 38.1%</b>
<p>All data used to generate these reports comes from the California Regional Multiple Listing Service, Inc. If you have any questions about the data, please call the CRMLS Customer Service Department between the hours of 8:30am to 9:00pm Monday thru Friday or 10:00am to 3:00pm Saturday and Sunday at 800-925-1525 or 909-859-2040.</p> 			



## 2025 - Year to Date Report

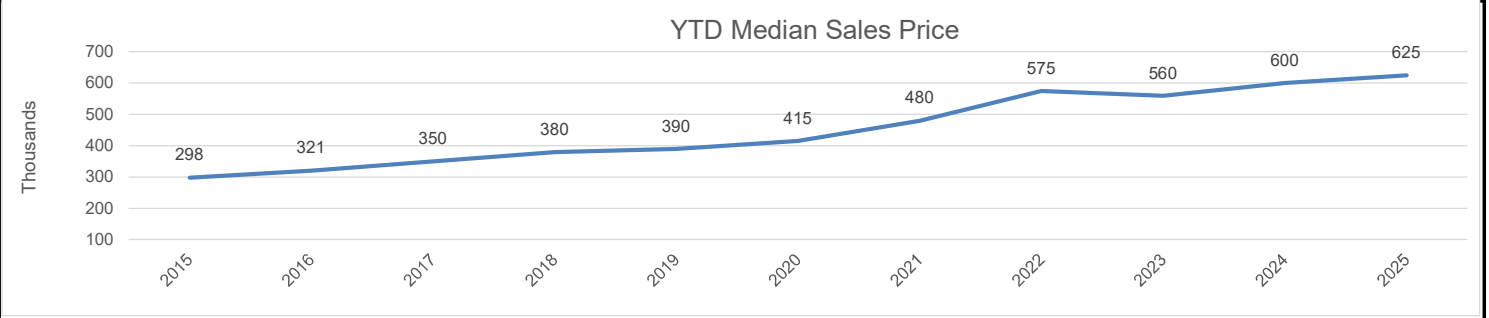
We are 2 month through the year:

The statistics shown below are for the first 2 month of the years represented.



Month to month comparisons give you a quick way to see what is recently changing in the region. However, by comparing Year-To-Date (YTD) information across several years, you can observe more significant trends.

	Jan-Feb 2024	Jan-Feb 2025	Year-Over-Year Change
<b>New Listings</b>	<b>5,756</b>	<b>6,472</b>	<b>↑ 12.4%</b>
<b>Pending Sales</b>	<b>4,577</b>	<b>4,636</b>	<b>↑ 1.3%</b>
<b>Sold Listings</b>	<b>3,796</b>	<b>3,805</b>	<b>↑ 0.2%</b>
<b>Median Sales Price</b>	<b>\$600,000</b>	<b>\$625,000</b>	<b>↑ 4.2%</b>
<b>Sales Volume (\$M)</b>	<b>\$2,427</b>	<b>\$2,586</b>	<b>↑ 6.5%</b>
<b>Price/Sq.Ft.</b>	<b>\$339</b>	<b>\$350</b>	<b>↑ 3.3%</b>
<b>Sold \$/List \$</b>	<b>100.00%</b>	<b>99.60%</b>	<b>↓ -0.4%</b>
<b>Days on Market</b>	<b>21</b>	<b>27</b>	<b>↑ 28.6%</b>
<b>CDOM</b>	<b>23</b>	<b>31</b>	<b>↑ 34.8%</b>



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**Riverside Office:**

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**Rancho Cucamonga Office:**  
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## Feb 2025 City Overview

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

	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Banning	↑ 44%	↑ 6%	\$ 424,500	75	\$ 252	30
Beaumont	-28%	4%	\$ 548,433	108	\$ 241	37
Chino	11%	2%	\$ 759,000	96	\$ 433	24
Chino Hills	8%	-1%	\$ 945,000	41	\$ 513	19
Claremont	60%	27%	\$ 1,050,000	27	\$ 564	14
Colton	0%	20%	\$ 541,250	36	\$ 320	35
Corona	-3%	3%	\$ 750,000	195	\$ 401	32
Diamond Bar	-4%	-17%	\$ 880,000	46	\$ 566	21
Eastvale	67%	9%	\$ 947,500	42	\$ 324	11
Fontana	-20%	10%	\$ 660,000	144	\$ 366	23
Hemet	-17%	1%	\$ 436,250	220	\$ 262	37
Highland	16%	15%	\$ 558,500	45	\$ 319	32
Homeland	50%	21%	\$ 558,150	27	\$ 260	62
Jurupa Valley	254%	-10%	\$ 665,000	57	\$ 361	25
La Verne	7%	17%	\$ 1,080,000	21	\$ 506	25
Lake Elsinore	41%	3%	\$ 592,500	140	\$ 299	30
Menifee	19%	0%	\$ 585,990	225	\$ 274	46
Moreno Valley	39%	8%	\$ 575,000	168	\$ 301	26
Murrieta	-29%	2%	\$ 655,000	189	\$ 314	36
Norco	27%	-4%	\$ 822,500	14	\$ 491	16
Ontario	3%	1%	\$ 644,500	111	\$ 429	25
Perris	23%	10%	\$ 566,523	92	\$ 281	27
Pomona	-15%	-6%	\$ 649,900	80	\$ 496	31
Rancho Cucamonga	53%	11%	\$ 771,500	101	\$ 456	17
Redlands	-7%	-3%	\$ 589,000	71	\$ 376	32
Rialto	5%	-1%	\$ 585,000	55	\$ 353	21
Riverside	-10%	4%	\$ 677,000	342	\$ 386	34
San Bernardino	-5%	6%	\$ 505,000	186	\$ 359	30
San Dimas	35%	-4%	\$ 933,000	31	\$ 507	44
San Jacinto	-20%	4%	\$ 485,000	77	\$ 247	44
Temecula	-26%	17%	\$ 820,000	111	\$ 369	24
Upland	-14%	10%	\$ 802,500	62	\$ 425	27
Wildomar	26%	4%	\$ 613,000	46	\$ 313	40
Winchester	-23%	-2%	\$ 596,990	74	\$ 290	42
Yucaipa	-38%	13%	\$ 600,000	60	\$ 318	26

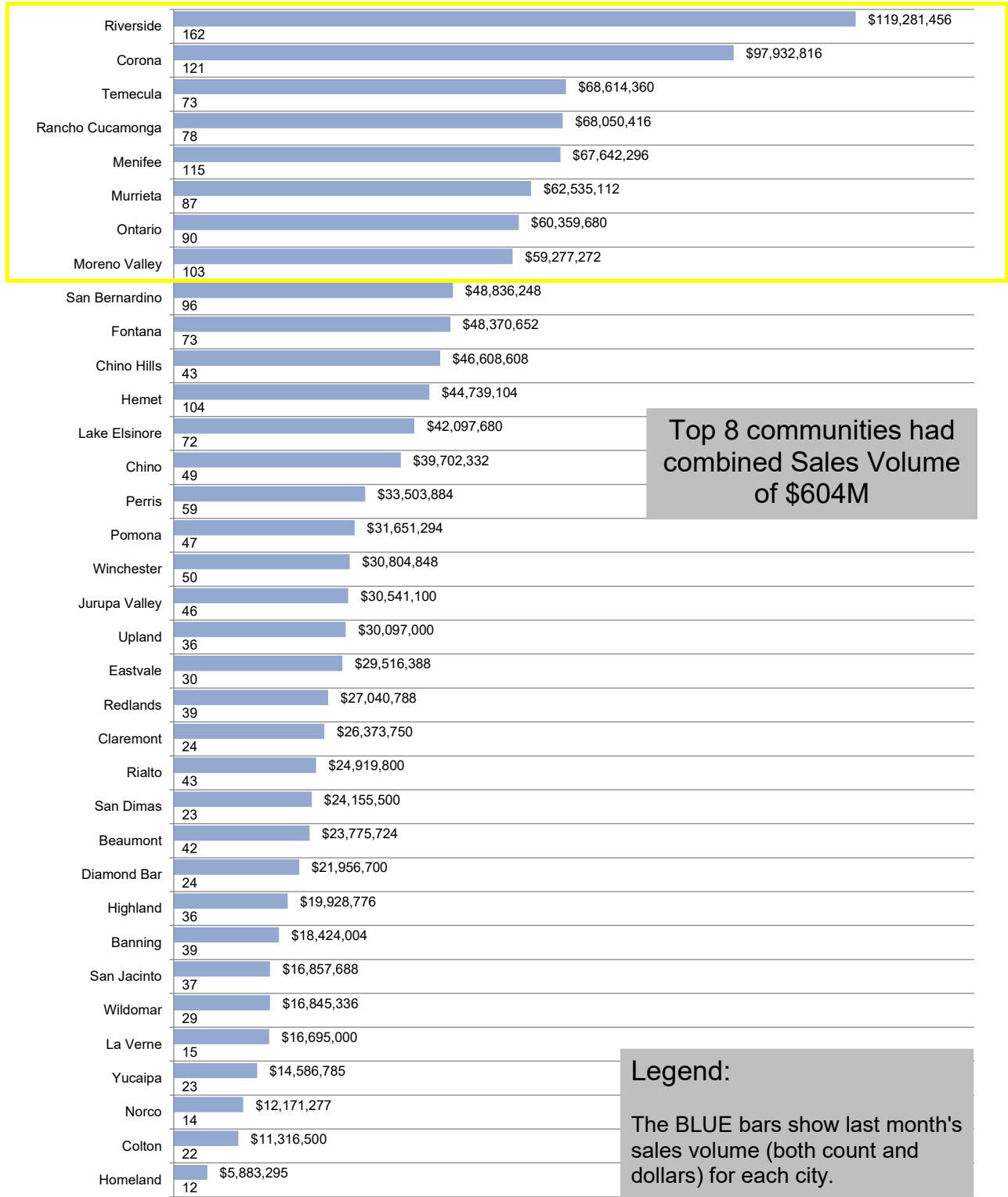
Requires 10 sales in the month to show on this chart

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## Feb 2025 - Sales Volume per City

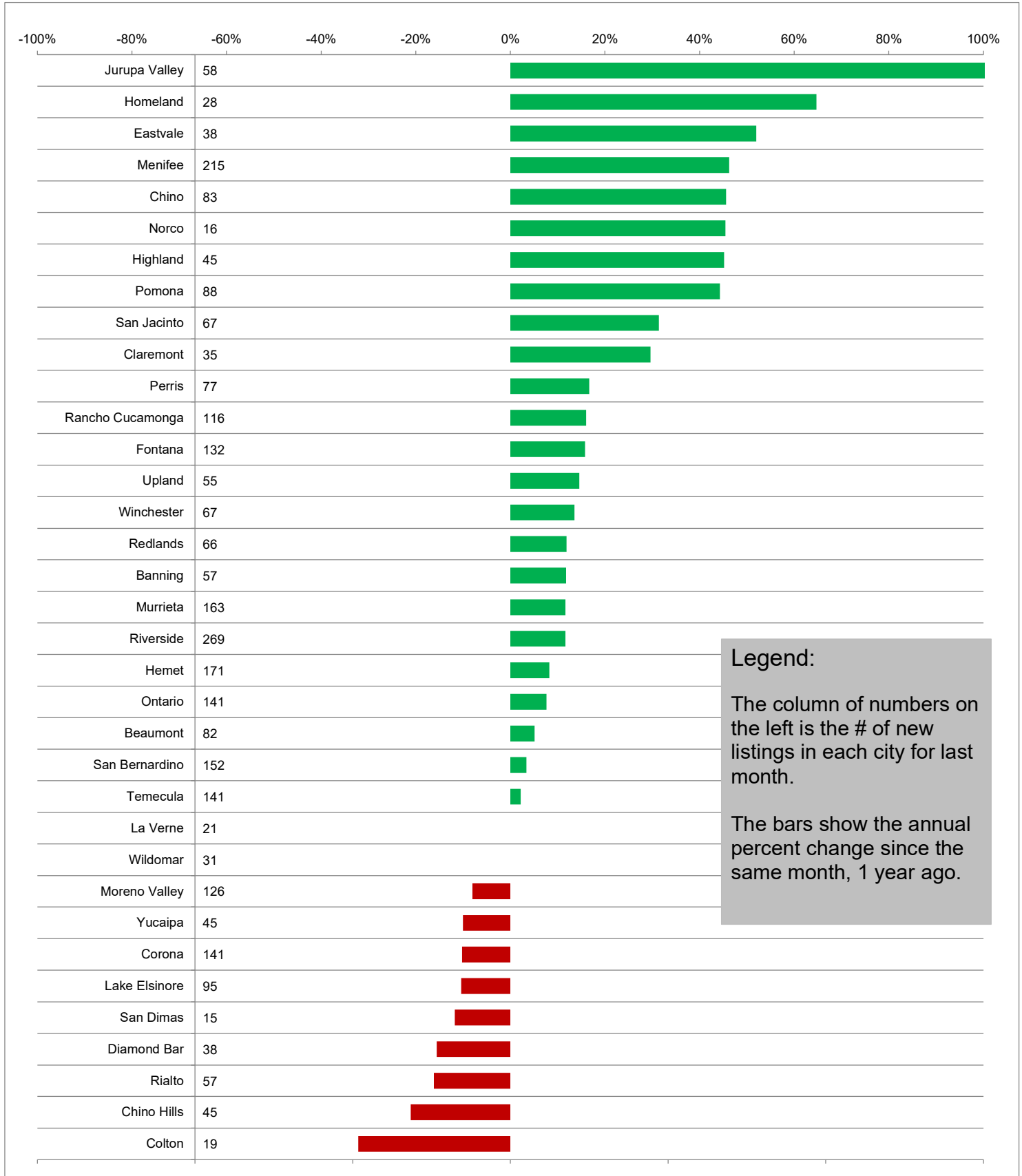


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Feb 2025 - Top Communities with New Listings (year-over-year)



**Legend:**  
The column of numbers on the left is the # of new listings in each city for last month.  
The bars show the annual percent change since the same month, 1 year ago.

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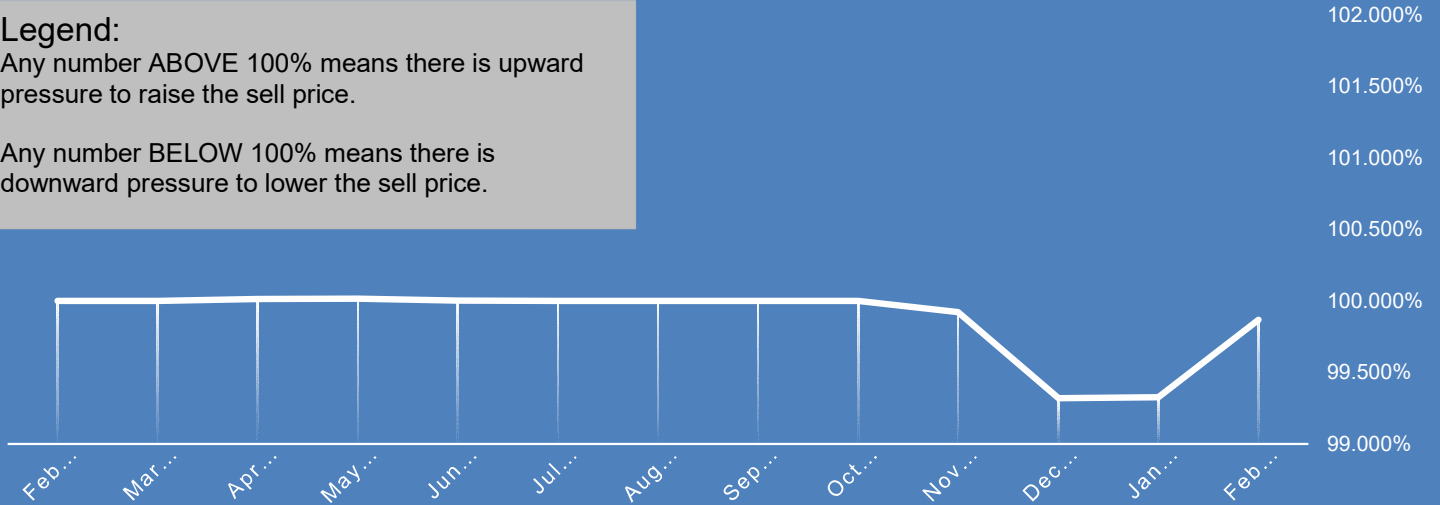


## Sell Price vs Original List Price

**Legend:**

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

Any number BELOW 100% means there is downward pressure to lower the sell price.



## INLAND EMPIRE LISTINGS OVERVIEW (Previous 12 Months)

	New	Pending	Closed
March	8.2%	3.0%	-8.5%
April	19.1%	4.9%	8.4%
May	12.9%	4.3%	-4.7%
June	6.7%	10.6%	-9.6%
July	14.9%	18.1%	17.8%
August	18.8%	14.1%	4.0%
September	14.9%	14.7%	6.6%
October	14.6%	25.2%	14.0%
November	2.7%	15.1%	11.3%
December	7.3%	11.1%	12.4%
January	12.9%	0.9%	1.6%
February	10.0%	4.0%	-1.2%

## MONTHLY FINANCING TYPES

