

The Voice of Real Estate in the Inland Empire™

INLAND EMPIRE

— BOARD OF —

REAL ESTATE

A division of IVAR

Housing Data Report

March 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

Mar 2025 - Monthly Summary Report

Mark Dowling, IVAR CEO,

- The first quarter of 2025 ended, and the regional housing market is showing some year-over-year improvements. Both New Listings and Pending listings were up 15.5% and 3.3% respectively, however Sold Listings have not yet caught up and showed no increase.
- Since November of 2024, the Median Sales Price has stuck at \$625,000.
- Although the month of March Days on Market increased from 14 to 20 days, consumer demand continues to be relatively strong for correctly priced homes.

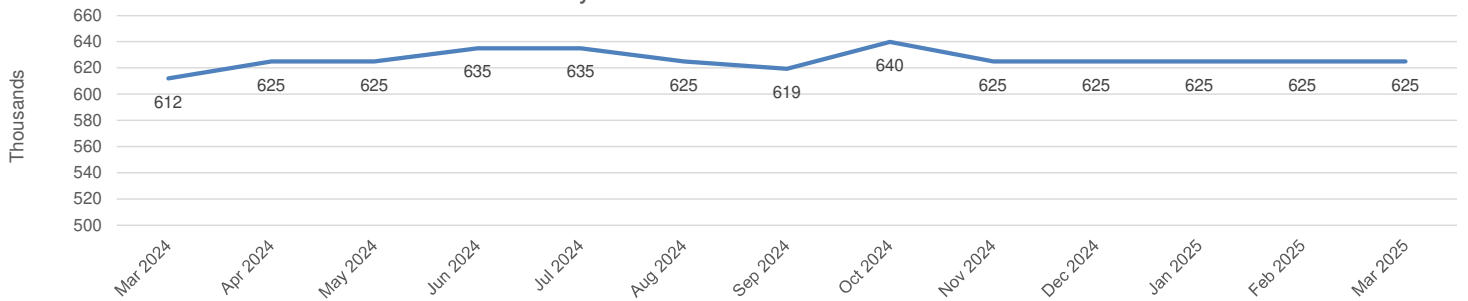


	Mar-2024	Mar-2025	Annual Change
Monthly New Listings			
New Listings	3,143	3,656	↑ 16.3%
Pending Sales	2,630	2,941	↑ 11.8%
Sold Listings	2,434	2,416	↓ -0.7%
Median Sales Price	\$612,000	\$625,000	↑ 2.1%
Sales Volume (\$M)	\$1,623	\$1,632	↑ 0.6%
Price/Sq.Ft.	\$345	\$348	↑ 0.8%
Sold \$/List \$	100.00%	100.00%	⇒ 0.0%
Days on Market	14	20	↑ 42.9%
CDOM	15	23	↑ 53.3%

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.

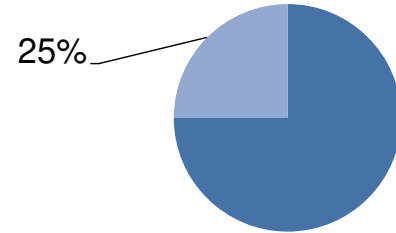


Monthly Median Sales Price



2025 - Year to Date Report

We are 3 month through the year:



The statistics shown below are for the first 3 month of the years represented.

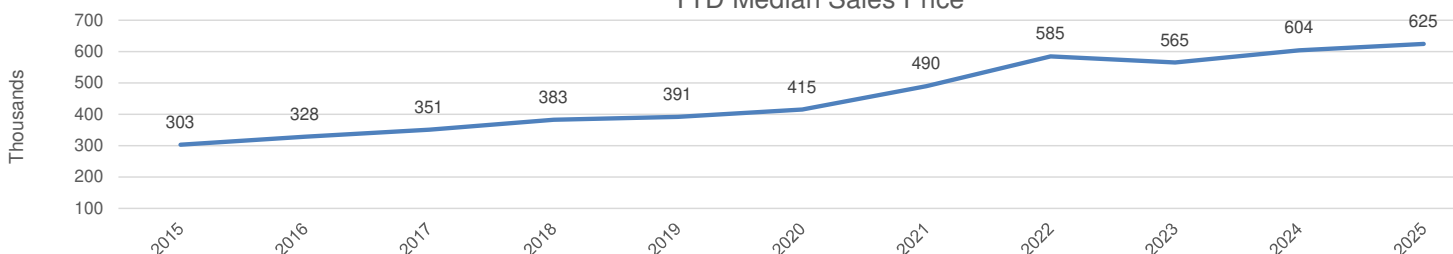
Month to month comparisons give you a quick way to see what is recently changing in the region. However, by comparing Year-To-Date (YTD) information across several years, you can observe more significant trends.

	Jan-Mar 2024	Jan-Mar 2025	Year-Over-Year Change
YTD New Listings	8,903	10,283	↑ 15.5%
Pending Sales	7,207	7,447	↑ 3.3%
Sold Listings	6,230	6,229	↓ 0.0%
Median Sales Price	\$604,000	\$625,000	↑ 3.5%
Sales Volume (\$M)	\$4,050	\$4,221	↑ 4.2%
Price/Sq.Ft.	\$342	\$350	↑ 2.4%
Sold \$/List \$	100.00%	100.00%	→ 0.0%
Days on Market	18	24	↑ 33.3%
CDOM	20	28	↑ 40.0%

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YTD Median Sales Price



Riverside Office:3690 Elizabeth Street
Riverside, CA 92506**Rancho Cucamonga Office:**10574 Acacia St, Suite #D-7
Rancho Cucamonga, CA 91730

Mar 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	↓ -3%	↑ 14%	\$ 432,500	90	\$ 260	27
Beaumont	2%	-5%	\$ 525,000	110	\$ 263	48
Canyon Lake	-21%	7%	\$ 660,000	30	\$ 394	51
Chino	35%	2%	\$ 761,900	85	\$ 429	19
Chino Hills	2%	-4%	\$ 1,015,890	51	\$ 482	17
Claremont	-8%	-2%	\$ 1,080,000	31	\$ 501	12
Colton	6%	9%	\$ 545,000	26	\$ 356	24
Corona	-23%	2%	\$ 765,000	194	\$ 393	30
Diamond Bar	-29%	12%	\$ 1,075,000	57	\$ 589	32
Eastvale	42%	-5%	\$ 925,000	43	\$ 354	9
Fontana	11%	5%	\$ 659,466	163	\$ 366	22
Hemet	-6%	1%	\$ 425,000	255	\$ 246	36
Highland	42%	3%	\$ 552,000	63	\$ 344	16
Jurupa Valley	181%	-13%	\$ 638,621	69	\$ 364	18
La Verne	0%	1%	\$ 887,500	21	\$ 531	14
Lake Elsinore	-18%	3%	\$ 598,500	147	\$ 281	29
Loma Linda	140%	45%	\$ 698,005	19	\$ 340	15
Menifee	12%	-6%	\$ 547,500	257	\$ 283	37
Moreno Valley	-13%	7%	\$ 574,546	191	\$ 309	18
Murrieta	9%	2%	\$ 690,000	216	\$ 304	23
Norco	-8%	-10%	\$ 792,500	21	\$ 522	13
Ontario	-14%	5%	\$ 675,695	155	\$ 422	19
Perris	5%	4%	\$ 576,847	125	\$ 284	16
Pomona	-18%	2%	\$ 674,452	83	\$ 499	16
Rancho Cucamonga	5%	10%	\$ 805,000	124	\$ 470	14
Redlands	42%	7%	\$ 679,000	78	\$ 371	21
Rialto	-31%	3%	\$ 613,000	58	\$ 369	39
Riverside	2%	1%	\$ 655,000	403	\$ 371	33
San Bernardino	-10%	8%	\$ 498,500	198	\$ 351	28
San Dimas	5%	-1%	\$ 875,000	22	\$ 533	12
San Jacinto	-12%	9%	\$ 520,000	103	\$ 244	23
Temecula	-19%	-1%	\$ 722,500	149	\$ 363	15
Upland	58%	0%	\$ 773,990	60	\$ 458	14
Wildomar	50%	-7%	\$ 599,000	42	\$ 313	41
Winchester	-20%	-4%	\$ 579,990	93	\$ 327	25
Yucaipa	11%	12%	\$ 605,000	53	\$ 304	28

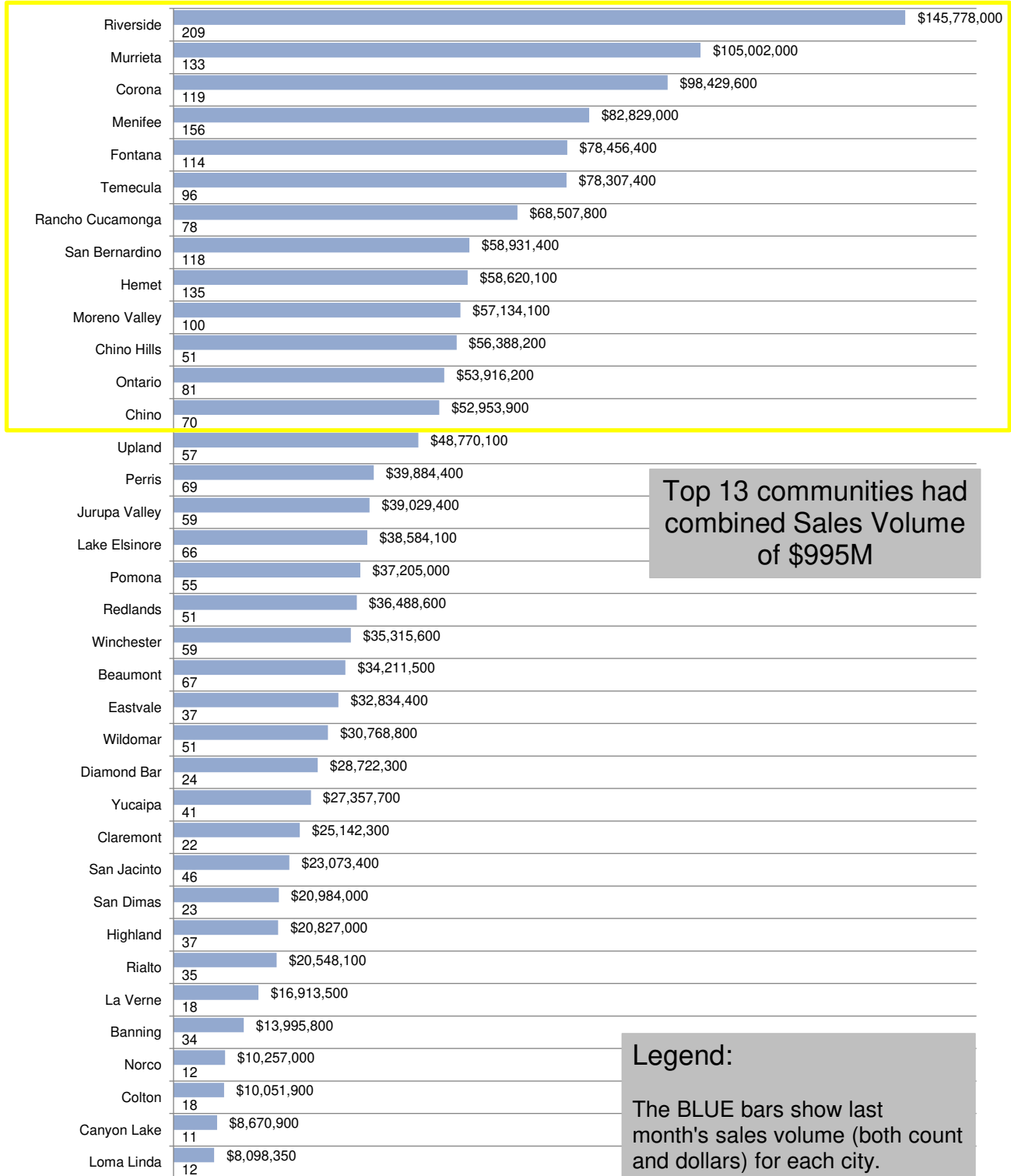
Requires 10 sales in the month to show on this chart

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Mar 2025 - Sales Volume per City

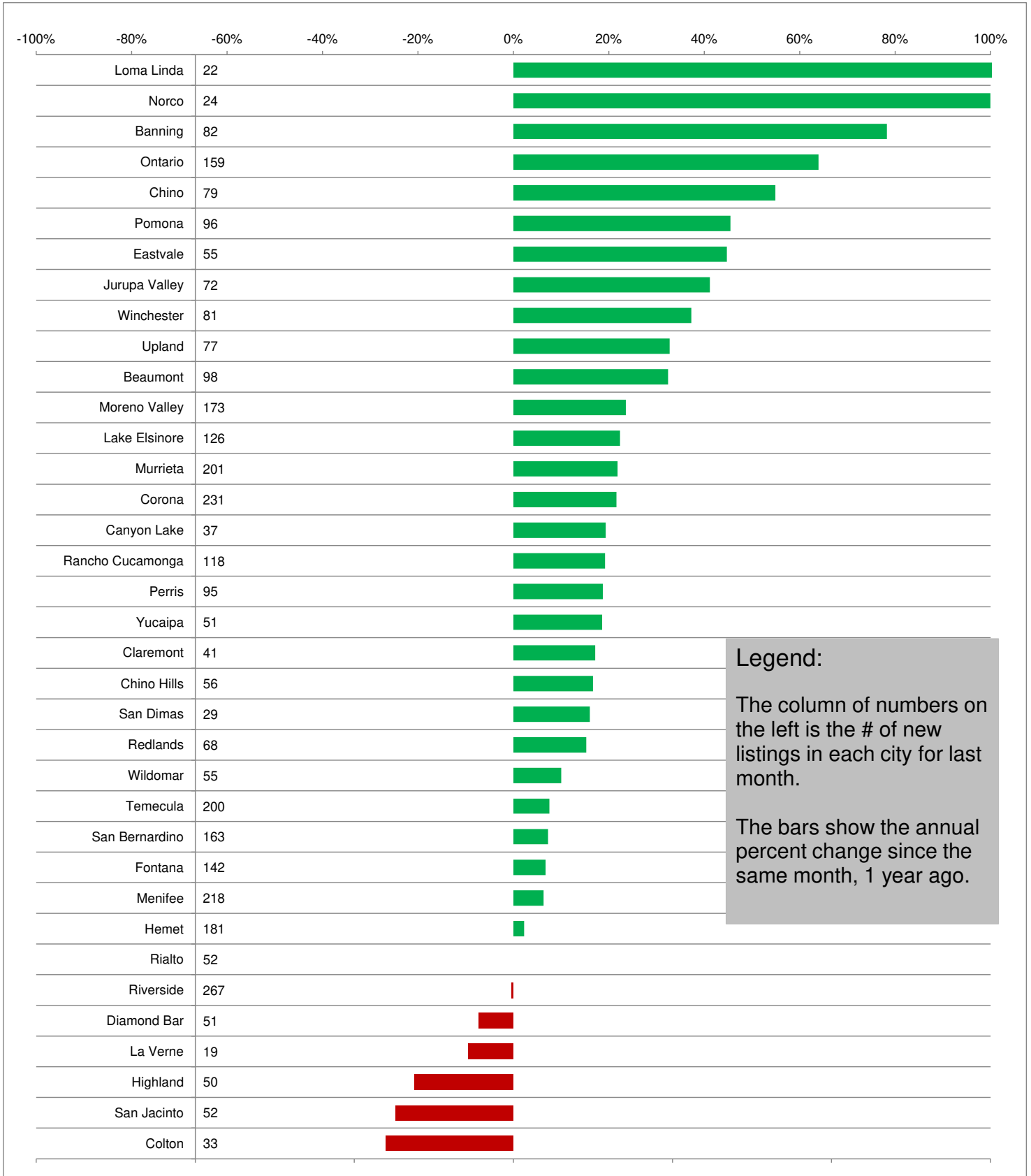


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Mar 2025 - Top Communities with New Listings (year-over-year)



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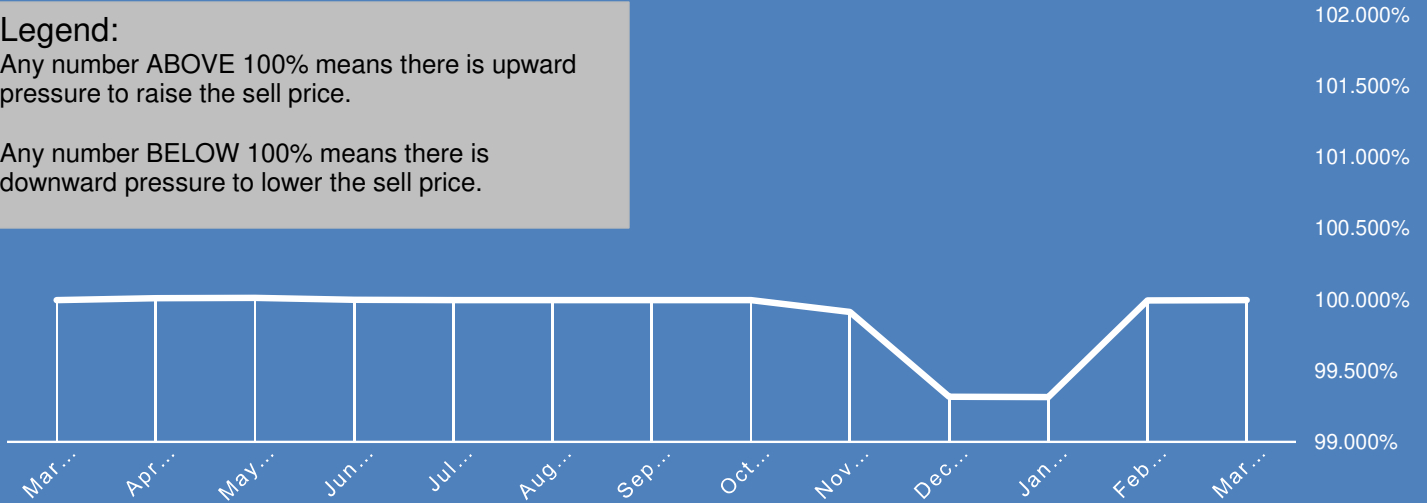


Sell Price vs Original List Price

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
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%
March	16.3%	11.8%	-0.7%

MONTHLY FINANCING TYPES

