

INLAND EMPIRE

— BOARD OF — REAL ESTATE

A division of IVAR

Housing Data Report

April 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

Apr 2025 - Monthly Summary Report

Mark Dowling, IVAR CEO

- The second quarter of 2025 started off with solid housing market numbers. Both New Listings and Pending listings were up 12% and 6.9% respectively, however Sold Listings have not yet caught up and showed only a 1.8% increase. Over the next 60 days Sold Listings numbers should improve.
- Since April 2024, the Median Sales Price has only increased .8% to 630,000.
- Although the month of March Days on Market increased from 13 to 19 days, consumer demand continues to be relatively strong for correctly priced homes.

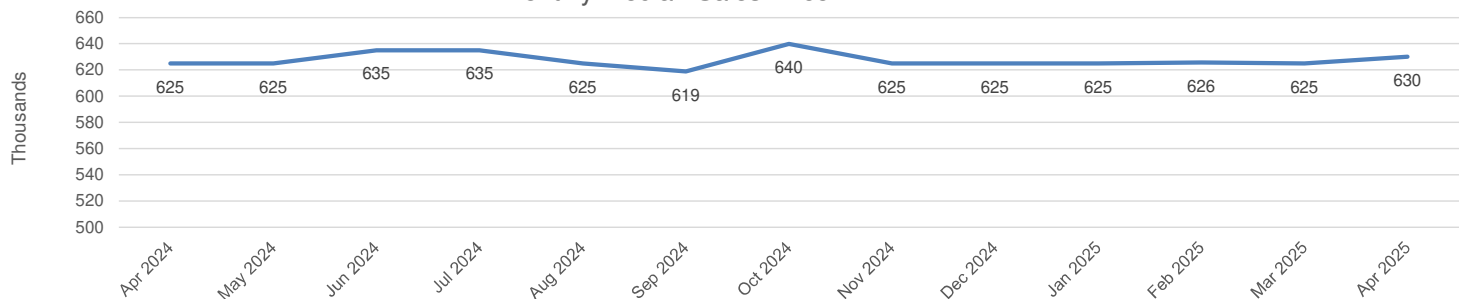


	Apr-2024	Apr-2025	Annual Change
Monthly New Listings			
New Listings	3,439	3,850	↑ 12.0%
Pending Sales	2,580	2,759	↑ 6.9%
Sold Listings	2,544	2,589	↑ 1.8%
Median Sales Price	\$625,000	\$630,000	↑ 0.8%
Sales Volume (\$M)	\$1,718	\$1,783	↑ 3.8%
Price/Sq.Ft.	\$344	\$353	↑ 2.6%
Sold \$/List \$	100.01%	100.00%	↓ 0.0%
Days on Market	13	19	↑ 46.2%
CDOM	13	21	↑ 61.5%

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

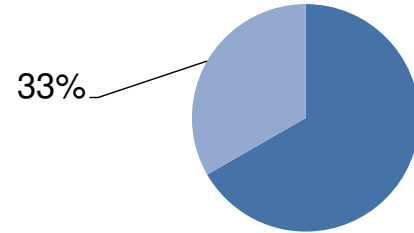


2025 - Year to Date Report

We are 4 month through the year:


The statistics shown below are for the first 4 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.

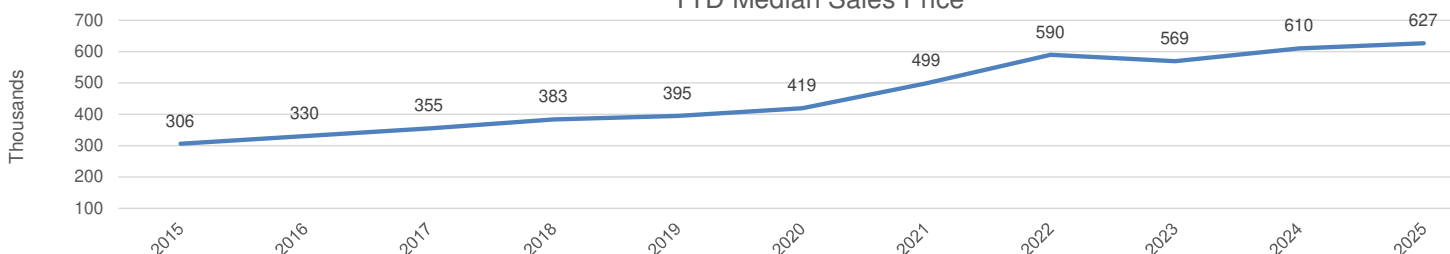


	Jan-Apr 2024	Jan-Apr 2025	Year-Over-Year Change
YTD New Listings			
New Listings	12,347	14,354	↑ 16.3%
Pending Sales	9,787	10,009	↑ 2.3%
Sold Listings	8,774	8,843	↑ 0.8%
Median Sales Price	\$610,000	\$627,000	↑ 2.8%
Sales Volume (\$M)	\$5,768	\$6,021	↑ 4.4%
YTD Closed Listings			
Price/Sq.Ft.	\$342	\$350	↑ 2.4%
Sold \$/List \$	100.00%	100.00%	→ 0.0%
Days on Market	17	22	↑ 29.4%
CDOM	18	26	↑ 44.4%

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YTD Median Sales Price



Rancho Cucamonga Office:
10574 Acacia St, Suite #D-7
Rancho Cucamonga, CA 91730



Apr 2025 City Overview

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

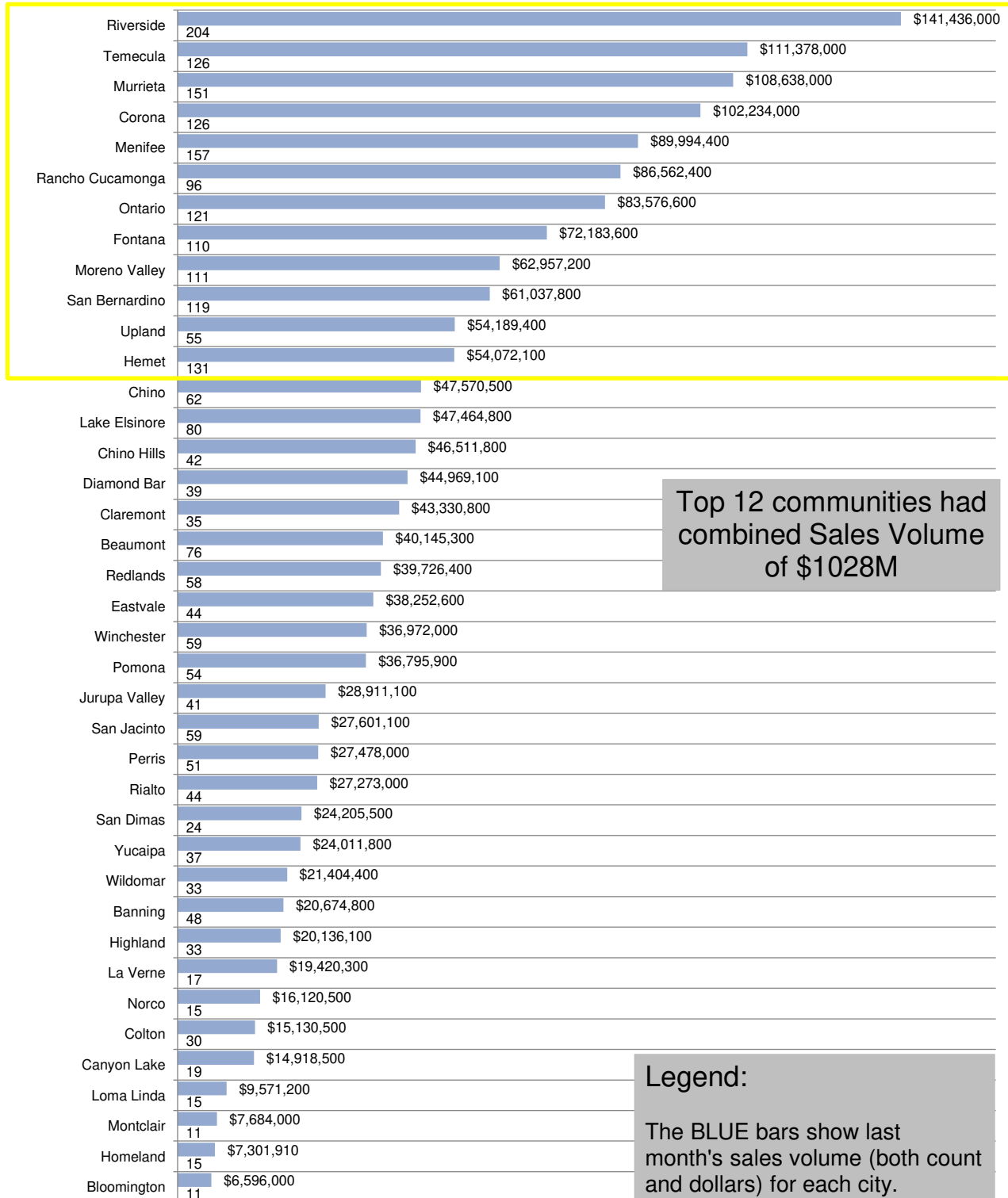
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Apr 2025 - Sales Volume per City

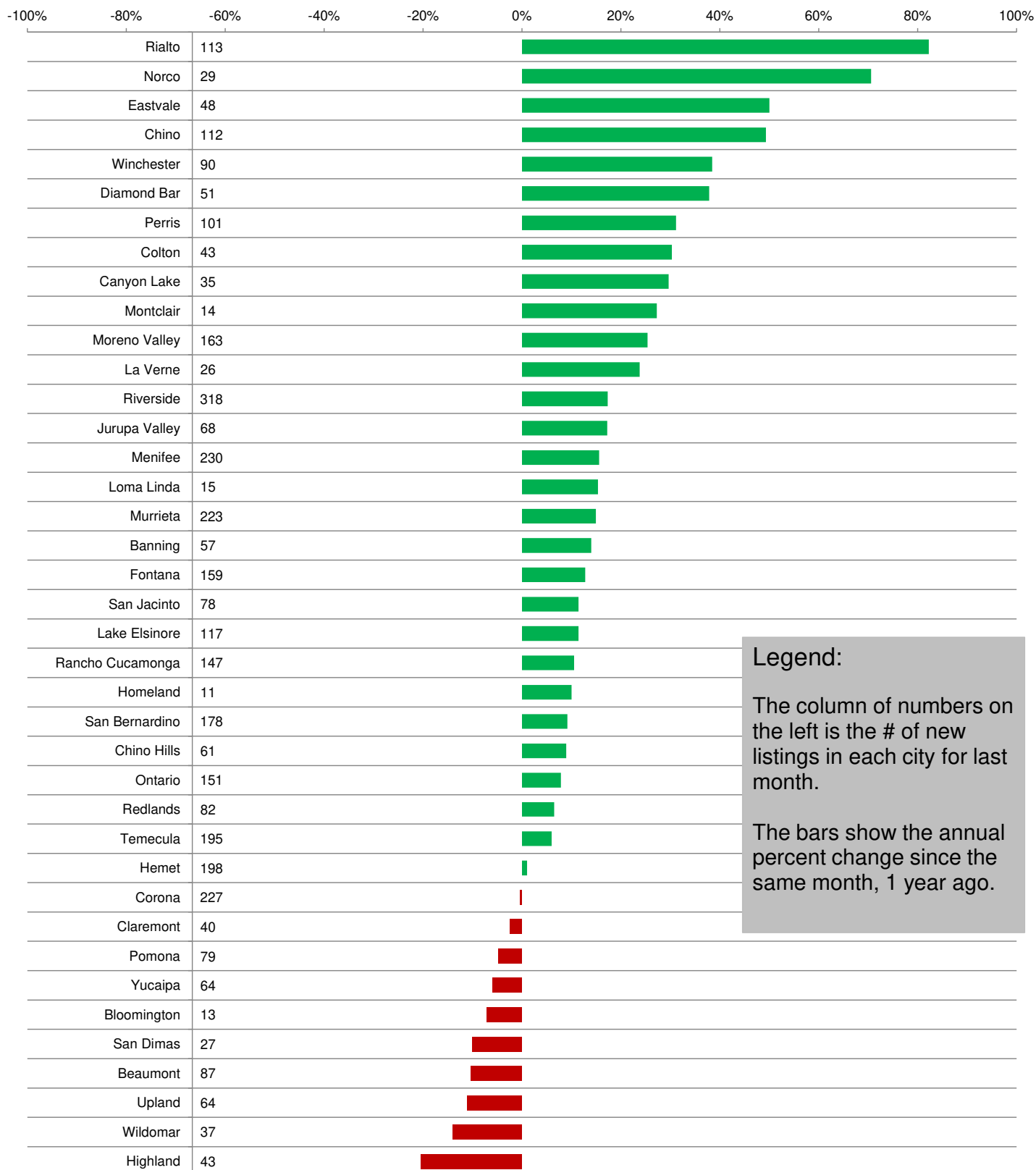


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Apr 2025 - Top Communities with New Listings (year-over-year)



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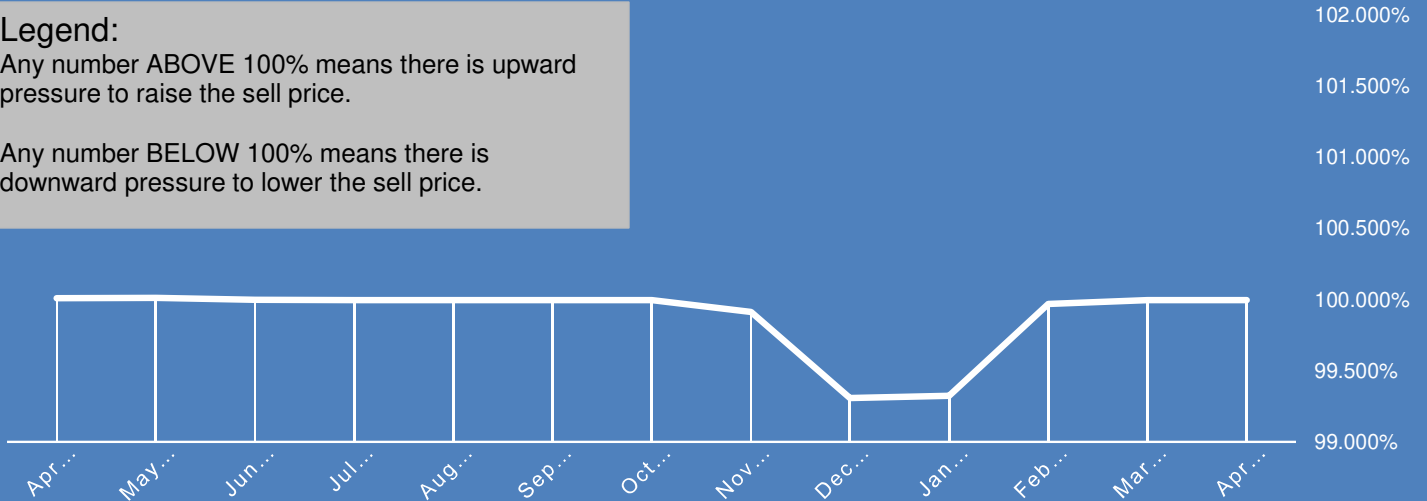


Sell Price vs Original List Price

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
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%
April	12.0%	6.9%	1.8%

MONTHLY FINANCING TYPES

