

INLAND EMPIRE

— BOARD OF — REAL ESTATE

A division of IVAR

Housing Data Report

May 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

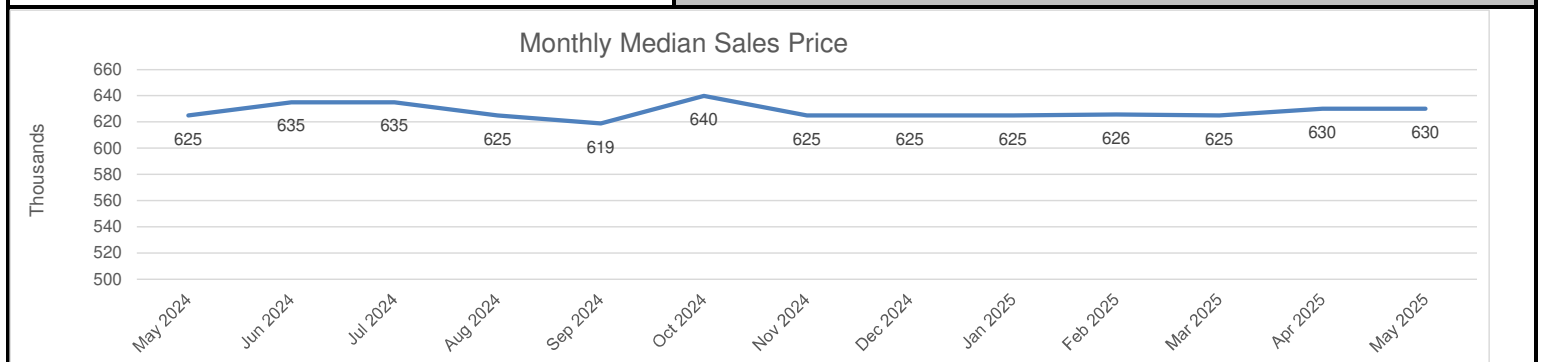
May 2025 - Monthly Summary Report

Mark Dowling, IVAR CEO

- The housing market data for the month of May showed signs of a slowing sales. Although New Listings are up for the year 14.7%, for the month of May they were only up 5.5%, and Sold Listings were down -3.2% for the month. Additionally, Sales Volume for May was down -1.7%.
- Median Sales Price continues to be flat, holding at \$630,000.
- Although the May Days on Market increased from 13 to 19 days, consumer demand continues to be relatively strong for correctly priced homes.



	May-2024	May-2025	Annual Change
	New Listings	3,577	3,773 ↑ 5.5%
	Pending Sales	2,672	2,799 ↑ 4.8%
	Sold Listings	2,585	2,502 ↓ -3.2%
	Median Sales Price	\$625,000	\$630,000 ↑ 0.8%
	Sales Volume (\$M)	\$1,752	\$1,722 ↓ -1.7%
	Price/Sq.Ft.	\$351	\$351 ↑ 0.0%
	Sold \$/List \$	100.01%	100.00% ↓ 0.0%
	Days on Market	13	19 ↑ 46.2%
	CDOM	14	21 ↑ 50.0%
<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> 			

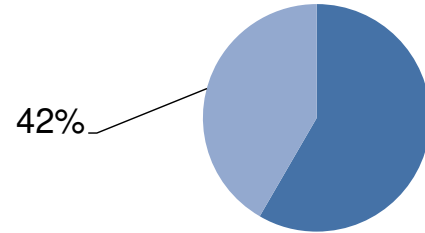


2025 - Year to Date Report

We are 5 month through the year:


The statistics shown below are for the first 5 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.

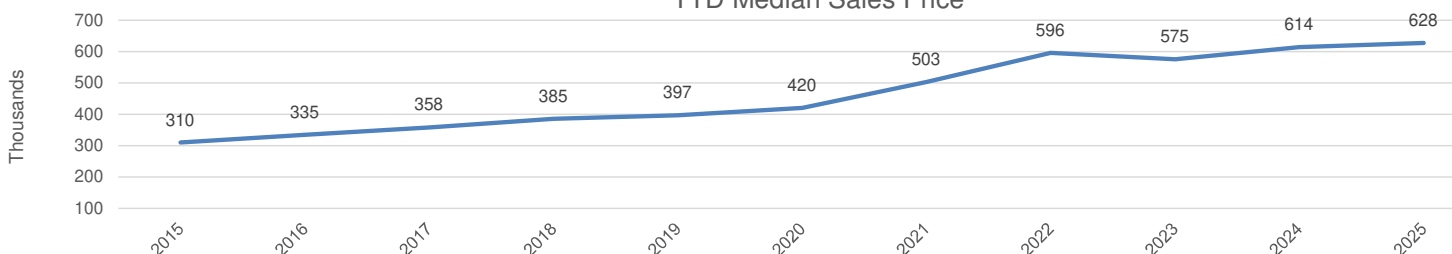


	Jan-May 2024	Jan-May 2025	Year-Over-Year Change
YTD New Listings			
New Listings	15,923	18,259	↑ 14.7%
Pending Sales	12,459	12,682	↑ 1.8%
Sold Listings	11,359	11,351	↓ -0.1%
Median Sales Price	\$614,000	\$628,000	↑ 2.3%
Sales Volume (\$M)	\$7,519	\$7,747	↑ 3.0%
YTD Closed Listings			
Price/Sq.Ft.	\$344	\$351	↑ 1.9%
Sold \$/List \$	100.00%	100.00%	→ 0.0%
Days on Market	15	21	↑ 40.0%
CDOM	17	25	↑ 47.1%

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YTD Median Sales Price



3690 Elizabeth Street
Riverside, CA 92506

Rancho Cucamonga Office:
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Rancho Cucamonga, CA 91730



May 2025 City Overview

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

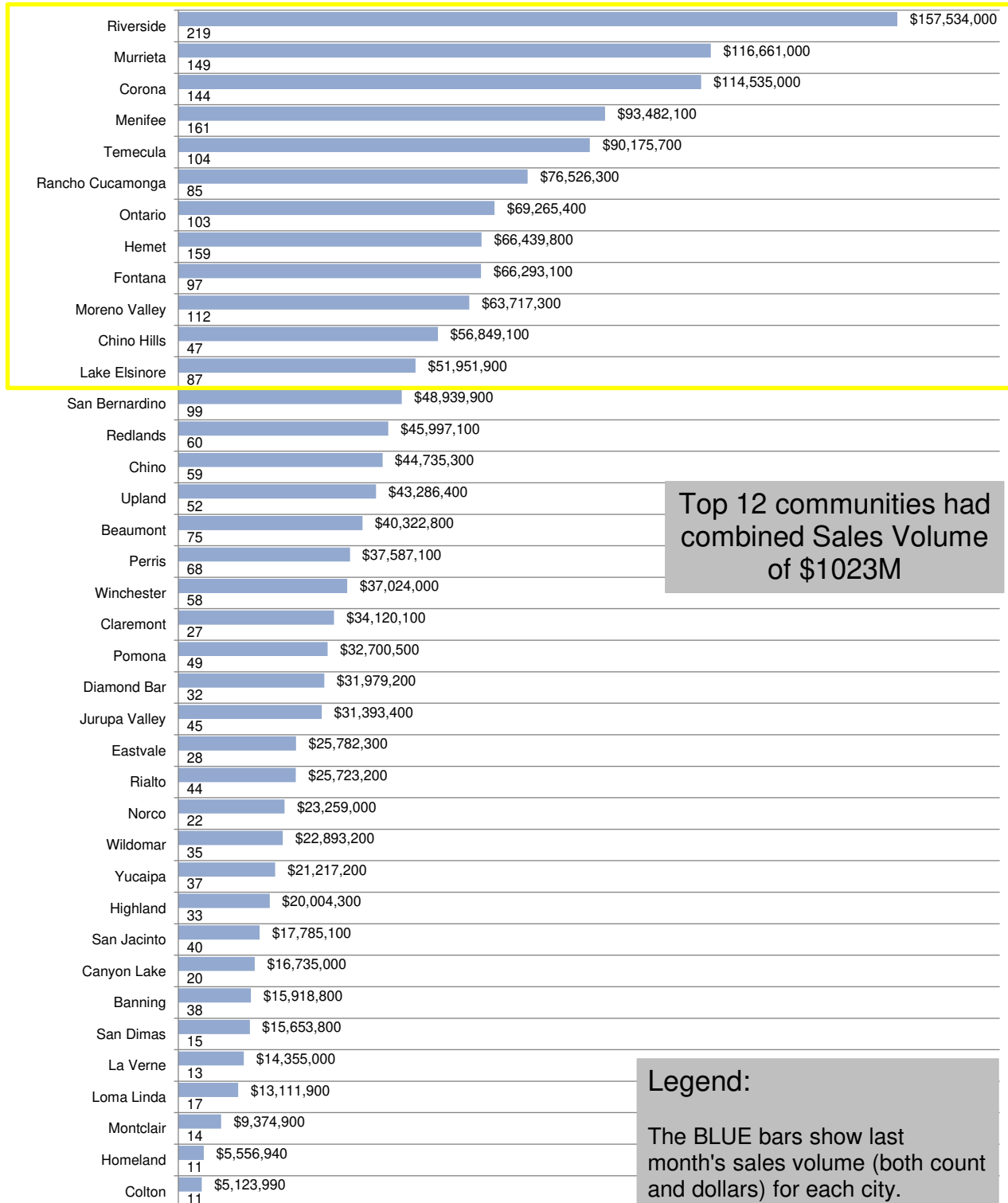
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May 2025 - Sales Volume per City

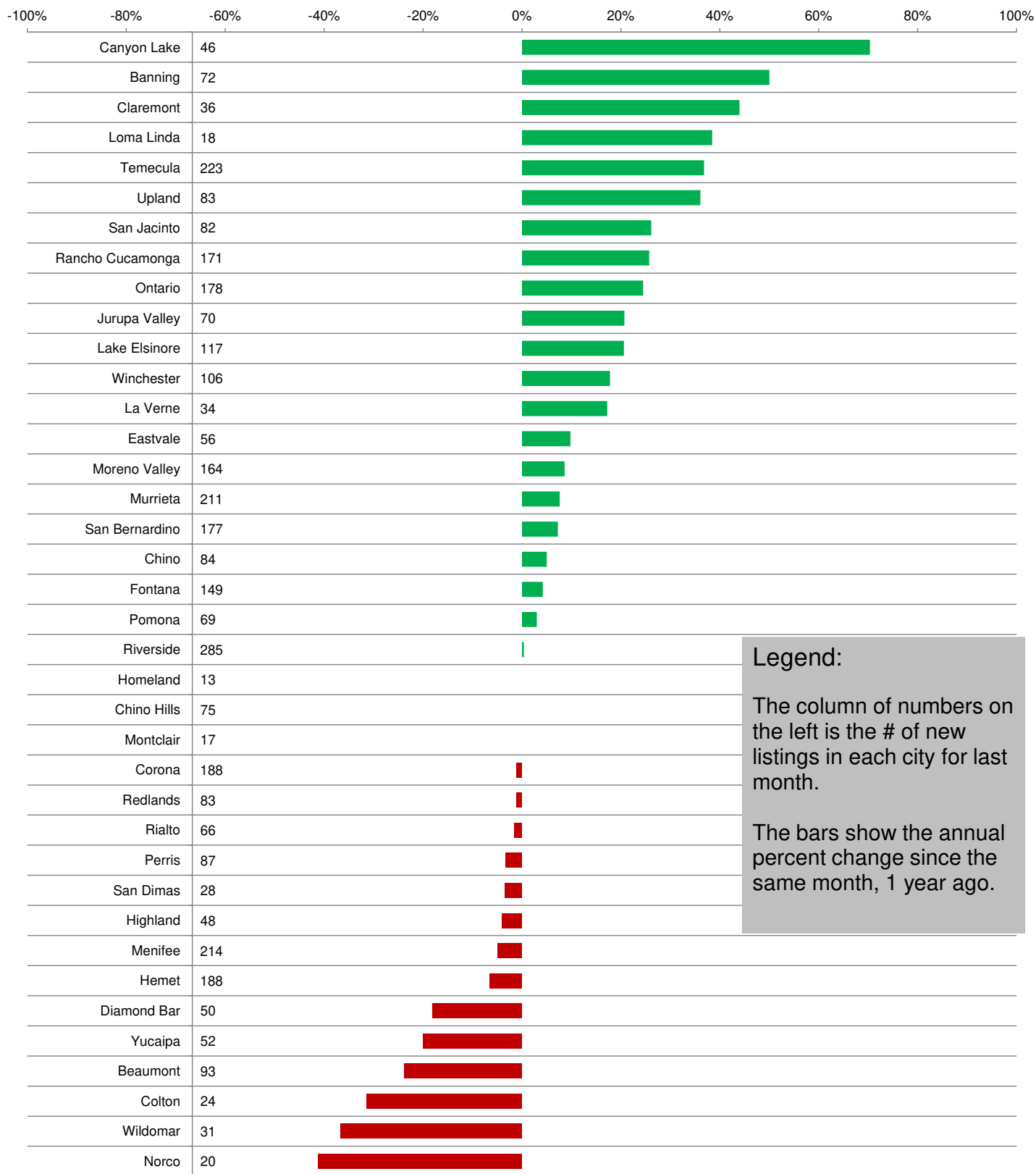


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May 2025 - Top Communities with New Listings (year-over-year)



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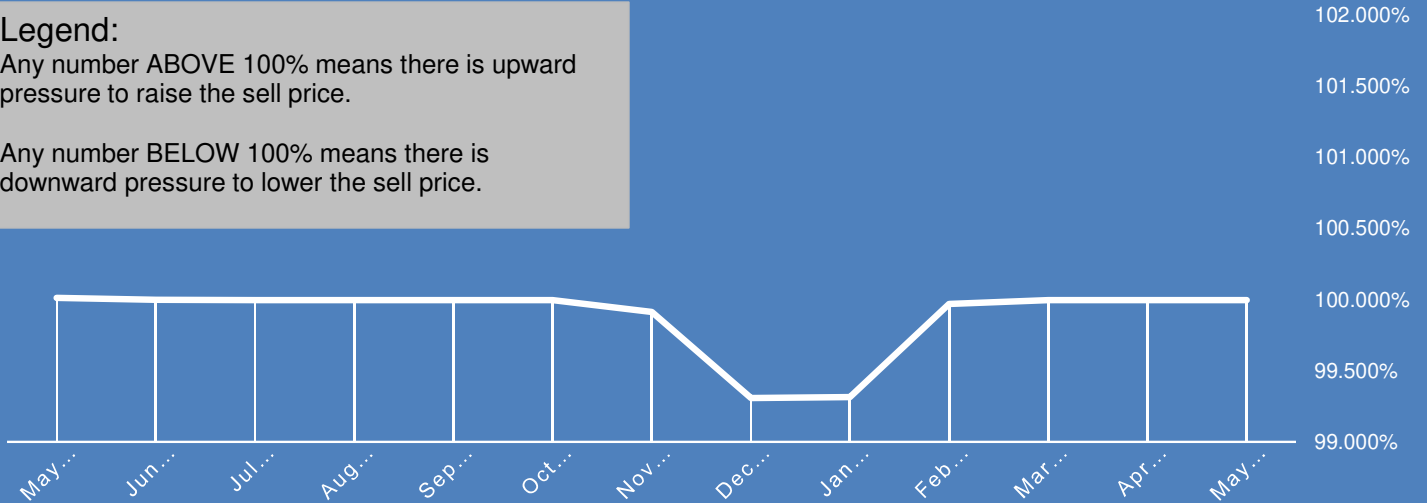


Sell Price vs Original List Price

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
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%
May	5.5%	4.8%	-3.2%

MONTHLY FINANCING TYPES

