The Voice of Real Estate in the Inland Empire™

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

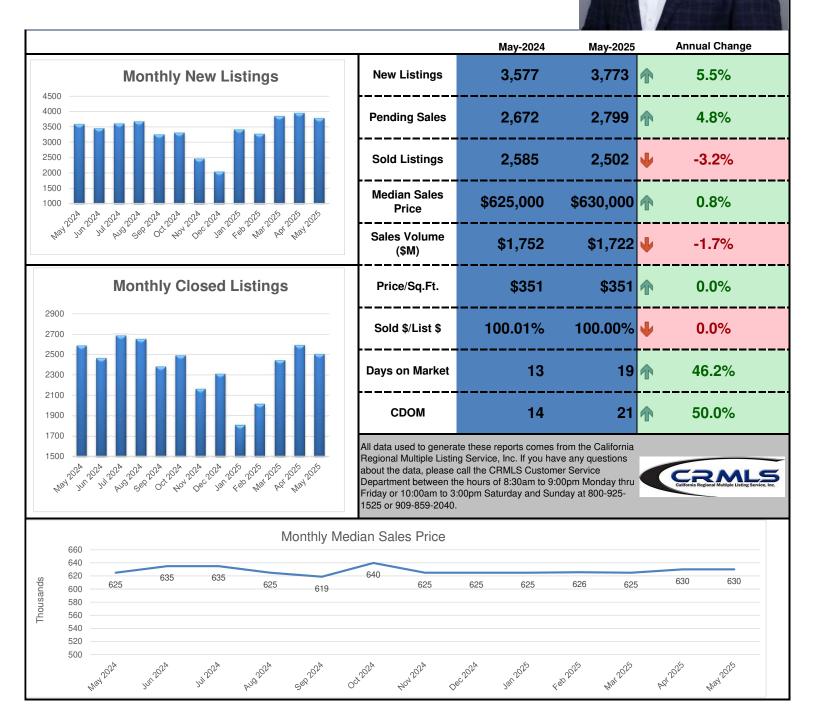


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May 2025 - Monthly Summary Report

Mark Dowling, IVAR CEO

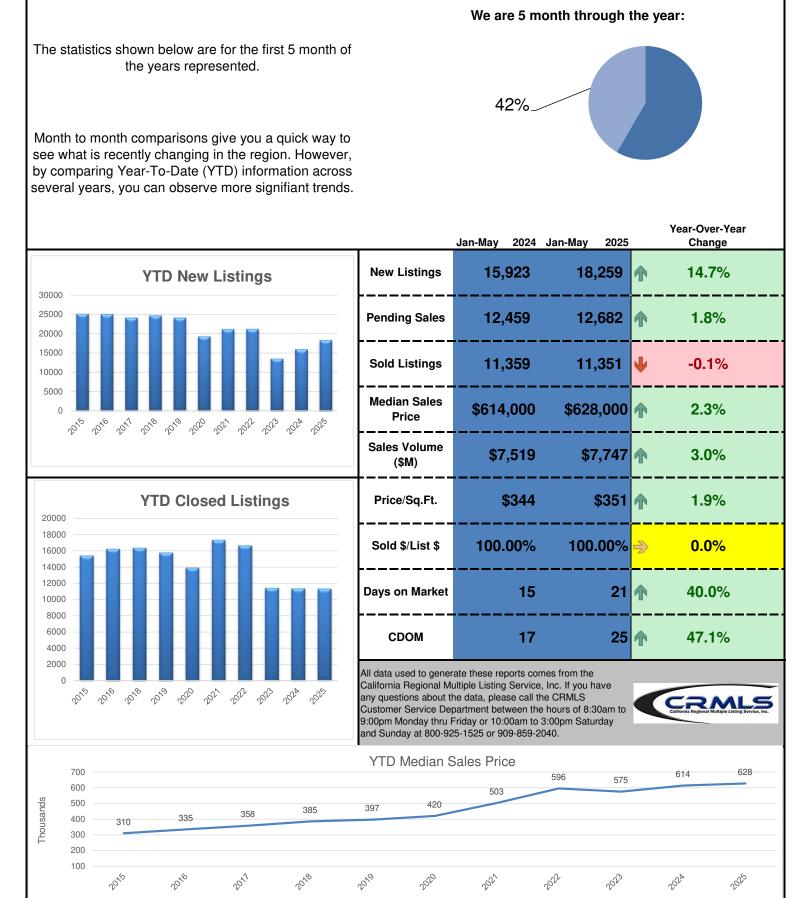
- The housing market data for the month of May showed signs of a slowing sales. Although New Listings are up for the year 14.7%, for the month of May they were only up 5.5%, and Sold Listings were down -3.2% for the month. Additionally, Sales Volume for May was down -1.7%.
- Median Sales Price continues 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.



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2025 - Year to Date Report



Riverside Office:

3690 Elizabeth Street Riverside, CA 92506

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May 2025 City Overview

3	nthly data shows "YEAR-OVI YOY Sales Transactions	YOY Median Sales Price %	M	edian s Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market
Banning	11%	13%	\$	425,000	78	\$ 266	34
Beaumont	7%	-4%	\$	540,000	102	\$ 256	33
Canyon Lake	-9%	3%	\$	702,500	41	\$ 365	30
Chino	-5%	-3%	\$	735,000	108	\$ 402	17
Chino Hills	15%	13%	\$ 1	,135,000	60	\$ 540	13
Claremont	17%	21%	\$ 1	,200,000	30	\$ 539	15
Colton	-48%	2%	\$	509,000	37	\$ 370	12
Corona	-15%	0%	\$	759,995	218	\$ 414	21
Diamond Bar	-14%	10%	\$ 1	,000,000	58	\$ 558	25
Eastvale	8%	4%	\$	970,000	49	\$ 337	14
Fontana	-18%	7%	\$	680,313	159	\$ 370	14
Hemet	17%	-5%	\$	425,000	265	\$ 251	30
Highland	-15%	11%	\$	615,000	53	\$ 300	26
Homeland	22%	18%	\$	554,869	23	\$ 247	51
Jurupa Valley	10%	-6%	\$	636,000	63	\$ 391	17
La Verne	-28%	24%	\$ 1	,115,000	21	\$ 523	20
Lake Elsinore	14%	0%	\$	599,990	180	\$ 300	31
Loma Linda	143%	3%	\$	695,000	19	\$ 364	39
Menifee	-9%	-1%	\$	590,000	273	\$ 286	26
Montclair	17%	6%	\$	705,000	13	\$ 460	11
Moreno Valley	18%	3%	\$	570,000	198	\$ 311	23
Murrieta	-1%	4%	\$	700,000	221	\$ 321	21
Norco	38%	2%	\$	980,000	28	\$ 485	30
Ontario	-15%	4%	\$	655,000	176	\$ 425	21
Perris	3%	5%	\$	550,000	122	\$ 289	20
Pomona	-8%	3%	\$	688,000	98	\$ 486	19
Rancho Cucamonga	12%	3%	\$	820,000	124	\$ 444	14
Redlands	7%	-1%	\$	639,500	75	\$ 373	16
Rialto	-12%	1%	\$	595,000	93	\$ 356	20
Riverside	10%	2%	\$	675,000	409	\$ 378	22
San Bernardino	-18%	1%	\$	490,000	189	\$ 331	17
San Dimas	-40%	24%	\$ 1	,085,000	18	\$ 527	36
San Jacinto	-17%	-2%	\$	486,950	92	\$ 239	28
Temecula	-25%	1%	\$	757,500	207	\$ 394	20
Upland	2%	-1%	\$	795,400	80	\$ 471	24
Wildomar	6%	4%	\$	675,000	37	\$ 288	28
Winchester	-2%	2%	\$	592,212	106	\$ 298	28
Yucaipa	16%	-3%	\$	550,000	75	\$ 331	14
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				Requires 10 sales in the month to show on this chart			
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May 2025 - Sales Volume per City

\$157,534,000 Riverside 219 \$116,661,000 Murrieta 149 \$114,535,000 Corona 144 \$93,482,100 Menifee 161 \$90,175,700 Temecula 104 \$76,526,300 Rancho Cucamonga 85 \$69,265,400 Ontario 103 \$66,439,800 Hemet 159 \$66,293,100 Fontana 97 \$63,717,300 Moreno Valley 112 \$56,849,100 Chino Hills 47 \$51,951,900 Lake Elsinore 87 \$48,939,900 San Bernardino 99 \$45,997,100 Redlands 60 \$44,735,300 Chino 59 \$43,286,400 Top 12 communities had Upland 52 \$40,322,800 Beaumont combined Sales Volume 75 \$37,587,100 Perris of \$1023M 68 \$37,024,000 Winchester 58 \$34,120,100 Claremont 27 \$32,700,500 Pomona 49 \$31,979,200 Diamond Bar 32 \$31,393,400 Jurupa Valley 45 \$25,782,300 Eastvale 28 \$25,723,200 Rialto 44 \$23,259,000 Norco 22 \$22,893,200 Wildomar 35 \$21,217,200 Yucaipa 37 \$20,004,300 Highland 33 \$17,785,100 San Jacinto 40 \$16,735,000 Canyon Lake 20 \$15,918,800 Banning 38 \$15,653,800 San Dimas 15 \$14,355,000 La Verne 13 Legend: \$13,111,900 Loma Linda 17 \$9,374,900 Montclair The BLUE bars show last 14 \$5,556,940 Homeland month's sales volume (both count 11 \$5,123,990 and dollars) for each city. Colton 11

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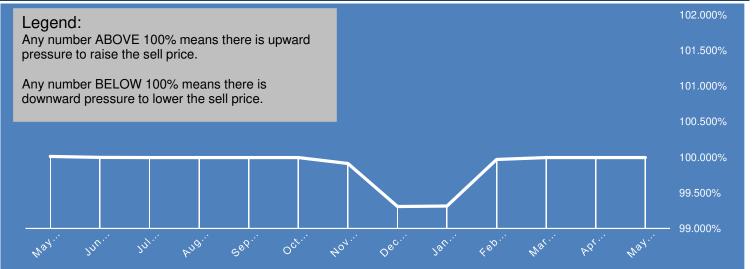


May 2025 - Top Communities with New Listings (year-over-year)

00%	-80%	-60%	-40%	-20%	0%	20%	40%	60%	80% 1	100
	Canyon Lake	46								
	Banning	72								
	Claremont	36								
	Loma Linda	18								
	Temecula	223								
	Upland	83								
	San Jacinto	82								
Rai	ncho Cucamonga	171								
	Ontario	178								
	Jurupa Valley	70								
	Lake Elsinore	117								
	Winchester	106								_
	La Verne	34								_
	Eastvale	56								_
	Moreno Valley	164								_
	Murrieta	211								
	San Bernardino	177								
	Chino	84								
	Fontana	149								
	Pomona	69								
	Riverside	285						Legend:		
	Homeland	13								rs on
	Chino Hills	75							of numbers or	
	Montclair	17						the left is the # of new		
	Corona	188						 listings in each city for I month. The bars show the annu 	ich city for last	
	Redlands	83								
	Rialto	66							ow the annual	
	Perris	87						percent chai	nge since the	
	San Dimas	28						same month	, 1 year ago.	
	Highland	48								
	Menifee	214								
	Hemet	188								
	Diamond Bar	50								_
	Yucaipa	52								
	Beaumont	93								_
	Colton	24								_
	Wildomar	31								—
	Norco	20								

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Sell Price vs Original List 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

