INLAND EMPIRE BOARD OF REAL ESTATE

A division of IVAR

Housing Data Report

July 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



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

Jul 2025 - Monthly Summary Report

Mark Dowling, IVAR CEO

- 2025's 3rd Qtr. is off to a slower start. The housing market data for the month of July showed a slight improvement in New Listings at 2.7%, however Pending Sales were down -0.6%, Sold Listings were down -1.4%, and Sales Volume for the month was down -1.9%.
- Median Sales Price for July experienced its biggest drop since October of 2024, going from \$631,0000 to \$623,000.
- Additionally, Days on Market (DOM) continues to tick upward over the last year from 14 to 23 DOM.



Annual Change



New Listings	3,610	3,707	1	2.7%	
Pending Sales	2,713	2,696	•	-0.6%	
Sold Listings	2,684	2,647	•	-1.4%	
Median Sales Price	\$635,000	\$623,000	•	-1.9%	
Sales Volume (\$M)	\$1,841	\$1,806	•	-1.9%	
Price/Sq.Ft.	\$352	\$355	1	0.8%	
Sold \$/List \$	100.00%	98.97%	•	-1.0%	
Days on Market	14	23	1	64.3%	
CDOM	15	25	1	66.7%	

Jul-2025

Jul-2024



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.







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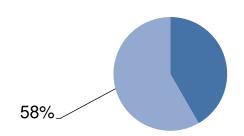
Year-Over-Year

2025 - Year to Date Report

The statistics shown below are for the first 7 months 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 signifiant trends.

We are 7 months through the year:



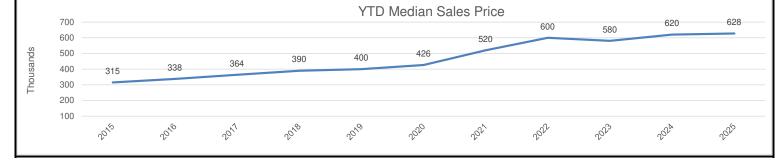


	Jan-Jul 2024	Jan-Jul 2025	Change			
New Listings	22,982	25,920	12.8%			
Pending Sales	17,726	17,710	- 0.1%			
Sold Listings	16,507	16,569	1 0.4%			
Median Sales Price	\$620,000	\$628,000	↑ 1.3%			
Sales Volume (\$M)	\$11,062	\$11,327	↑ 2.4%			
Price/Sq.Ft.	\$346	\$351	1.4%			
Sold \$/List \$	100.00%	99.83%	-0.2%			
Days on Market	15	22	1 46.7%			
CDOM	16	25	↑ 56.3%			
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Jul 2025 City Overview

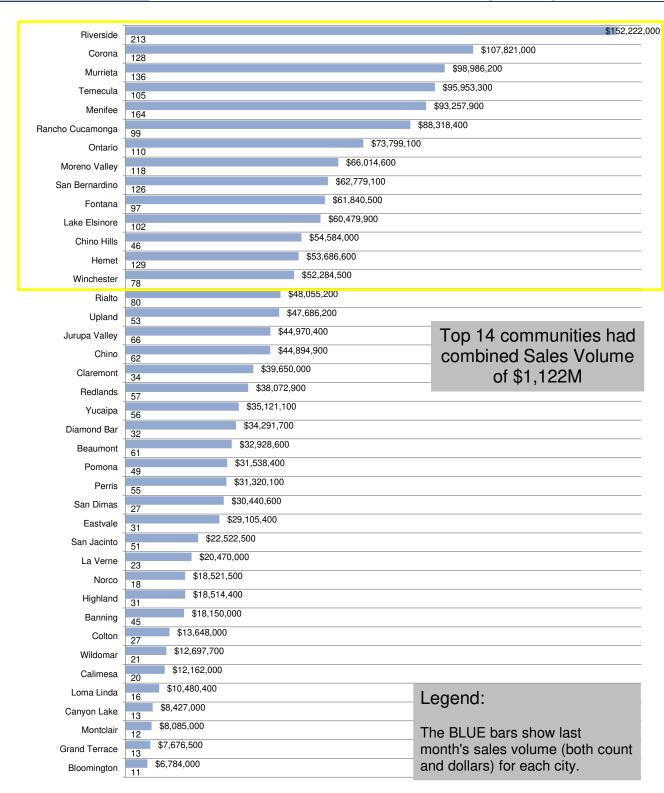
The following monthly data shows "YEAR-OVER-YEAR" (YOY) changes as well as current conditions in the real estate market

The following monthly d	The following monthly data shows "YEAR-OVER-YEAR" (YOY)changes as well as o							
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market		
Banning	1 29%	↓ -4%	\$ 365,000	127	\$ 248	54		
Beaumont	-8%	-2%	\$ 544,000	110	\$ 260	37		
Bloomington	57%	26%	\$ 610,000	17	\$ 401	33		
Calimesa	100%	29%	\$ 662,498	17	\$ 293	37		
Canyon Lake	-38%	-2%	\$ 630,000	52	\$ 334	77		
Chino	27%	-1%	\$ 700,495	126	\$ 395	29		
Chino Hills	-16%	2%	\$ 1,038,000	75	\$ 533	16		
Claremont	3%	5%	\$ 1,032,500	47	\$ 500	19		
Colton	29%	-9%	\$ 473,000	57	\$ 339	20		
Corona	-10%	-1%	\$ 769,000	288	\$ 412	29		
Diamond Bar	-22%	-6%	\$ 930,000	65	\$ 529	28		
Eastvale	-23%	-1%	\$ 950,000	88	\$ 355	23		
Fontana	-2%	-4%	\$ 615,000	228	\$ 380	22		
Grand Terrace	8%	-1%	\$ 615,000	11	\$ 334	28		
Hemet	-14%	-1%	\$ 435,000	258	\$ 244	29		
Highland	-24%	5%	\$ 619,000	64	\$ 305	27		
Jurupa Valley	89%	-6%	\$ 661,500	92	\$ 393	22		
La Verne	5%	-28%	\$ 850,000	44	\$ 550	12		
Lake Elsinore	26%	0%	\$ 590,000	172	\$ 290	34		
Loma Linda	33%	-10%	\$ 632,500	27	\$ 342	28		
Menifee	-2%	-4%	\$ 589,000	312	\$ 288	31		
Montclair	-8%	-1%	\$ 672,500	20	\$ 535	13		
Moreno Valley	8%	-5%	\$ 550,550	228	\$ 312	21		
Murrieta	5%	1%	· · · · · ·		,	25		
			· · · · · · · · · · · · · · · · · · ·	266 31	\$ 320 \$ 469			
Norco	-18%	-1%				16		
Ontario	15%	6%	\$ 680,250	218	\$ 412	31		
Perris	-25%	-2%	\$ 550,000	148	\$ 275	26		
Pomona	-16%	-8%	\$ 625,000	92	\$ 494	25		
Rancho Cucamonga	-6%	2%	\$ 775,000	228	\$ 451	15		
Redlands	-2%	-7%	\$ 607,000	98	\$ 370	20		
Rialto	43%	-2%	\$ 600,000	89	\$ 331	25		
Riverside	-11%	-3%	\$ 655,000	484	\$ 378	26		
San Bernardino	-4%	-1%	\$ 499,950	273	\$ 356	22		
San Dimas	23%	17%	\$ 1,020,000	29	\$ 540	13		
San Jacinto	9%	4%	\$ 495,000	90	\$ 261	24		
Temecula	-22%	-7%	\$ 745,000	299	\$ 366	31		
Upland	0%	-3%	\$ 775,000	84	\$ 442	19		
Wildomar	-38%	0%	\$ 635,000	46	\$ 304	12		
Winchester	20%	-1%	\$ 628,500	115	\$ 301	40		
Yucaipa	6%	0%	\$ 554,750	83	\$ 337	29		
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			Requires 10 sales in the					
			mo	onth to sh	ow on this	s chart _		
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Jul 2025 - Sales Volume per City



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

100% -80%	-60%	-40%	-20%	0%	20%	40%	60%	80%		
Bloomington	20	,	'							
Loma Linda	27									
San Jacinto	82									
Ontario	229									
Norco	28									
Rialto	58									
Winchester	110									
Menifee	218									
Rancho Cucamonga	154									
San Bernardino	159									
Jurupa Valley	69									
Temecula	187									
Banning	64									
Wildomar	40									
Upland	70									
Redlands	73									
Perris	95									
Riverside	308									
Claremont	41									
Grand Terrace	9									
La Verne	27									
Pomona	82					1	_egend:			
Murrieta	189						-egena.			
Canyon Lake	26					1	The column of numbers			
Fontana	141					t	the left is the # of new			
Lake Elsinore	102						listings in each city for lamonth.			
Calimesa	16					r				
Moreno Valley	154						The best of			
Diamond Bar	60						The bars show the annu percent change since th			
Eastvale	53							i, 1 year ago.		
Corona	200						Same month	i, i yeai ago.		
Colton	35									
Chino Hills	60									
Chino	85									
Montclair	17									
Yucaipa	50									
Hemet										
Lliabland	+									
Highland	1			*						
Beaumont	72									

Riverside Office:

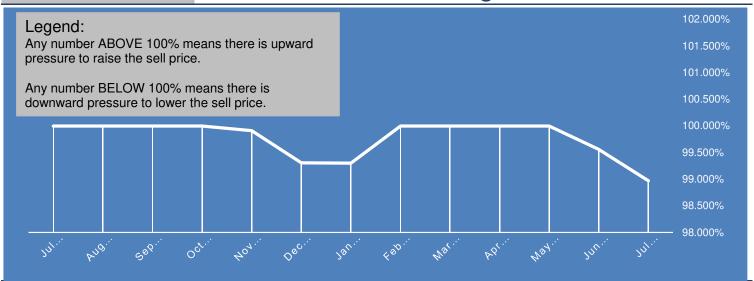
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Sell Price vs Original List Price



INLAND EMPIRE LISTINGS OVERVIEW (Previous 12 Months)

	New	Pending	Closed
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%
June	4.3%	5.3%	2.7%
July	2.7%	-0.6%	-1.4%

MONTHLY FINANCING TYPES

