

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

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 \$631,000 to \$623,000.
- Additionally, Days on Market (DOM) continues to tick upward over the last year from 14 to 23 DOM.

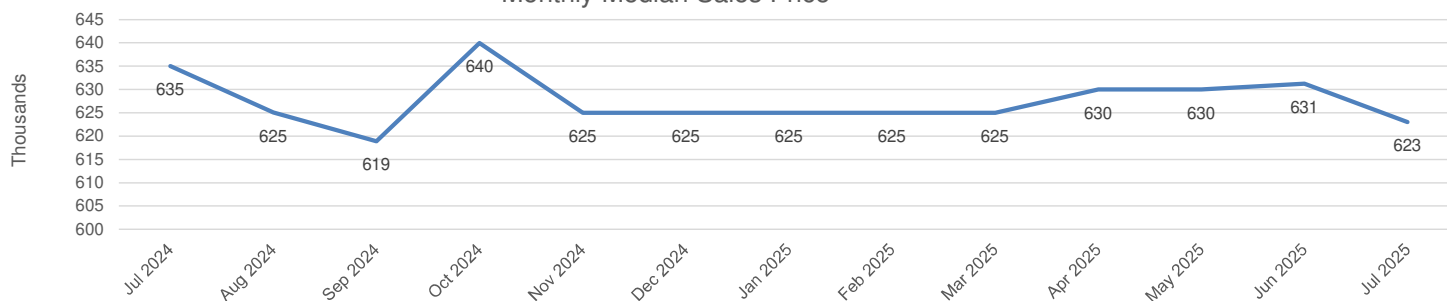


	Jul-2024	Jul-2025	Annual Change
Monthly New Listings			
New Listings	3,610	3,707	↑ 2.7%
Pending Sales	2,713	2,696	↓ -0.6%
Sold Listings	2,684	2,647	↓ -1.4%
Median Sales Price	\$635,000	\$623,000	↓ -1.9%
Sales Volume (\$M)	\$1,841	\$1,806	↓ -1.9%
Price/Sq.Ft.	\$352	\$355	↑ 0.8%
Sold \$/List \$	100.00%	98.97%	↓ -1.0%
Days on Market	14	23	↑ 64.3%
CDOM	15	25	↑ 66.7%

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

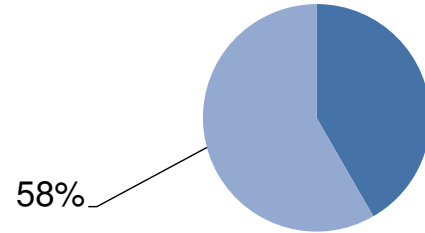


2025 - Year to Date Report

We are 7 months through the year:

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 significant trends.

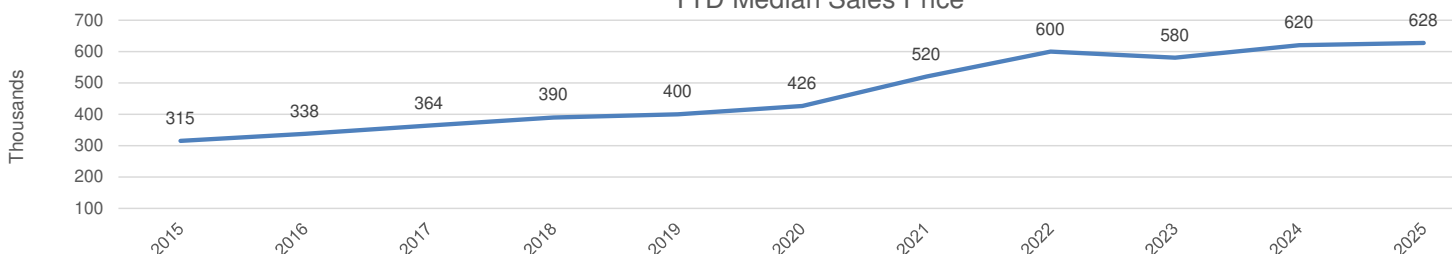


	Jan-Jul 2024	Jan-Jul 2025	Year-Over-Year Change
YTD New Listings			
New Listings	22,982	25,920	↑ 12.8%
Pending Sales	17,726	17,710	↓ -0.1%
Sold Listings	16,507	16,569	↑ 0.4%
Median Sales Price	\$620,000	\$628,000	↑ 1.3%
Sales Volume (\$M)	\$11,062	\$11,327	↑ 2.4%
Price/Sq.Ft.	\$346	\$351	↑ 1.4%
Sold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

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YTD Median Sales Price



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



Jul 2025 City Overview

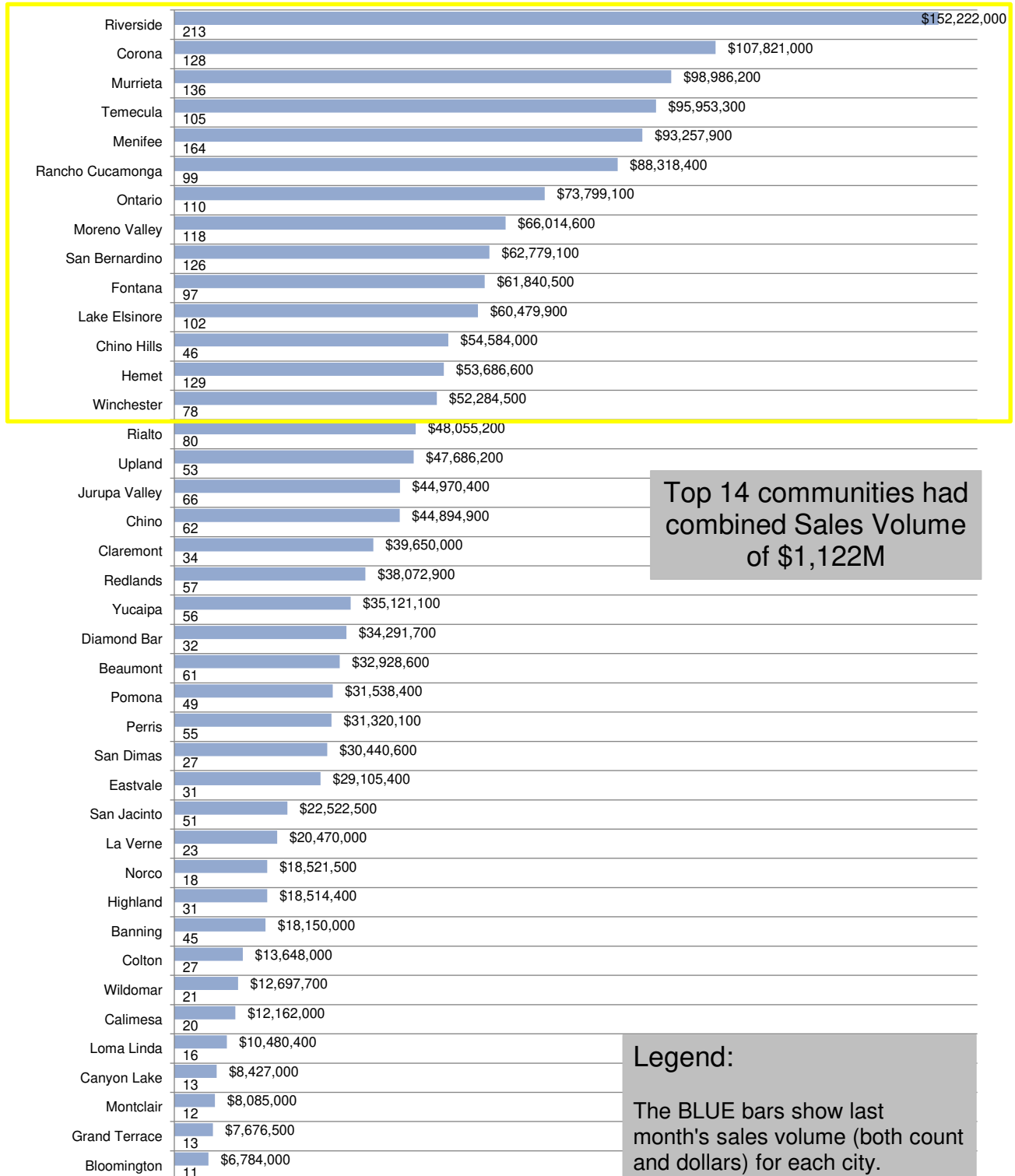
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Jul 2025 - Sales Volume per City

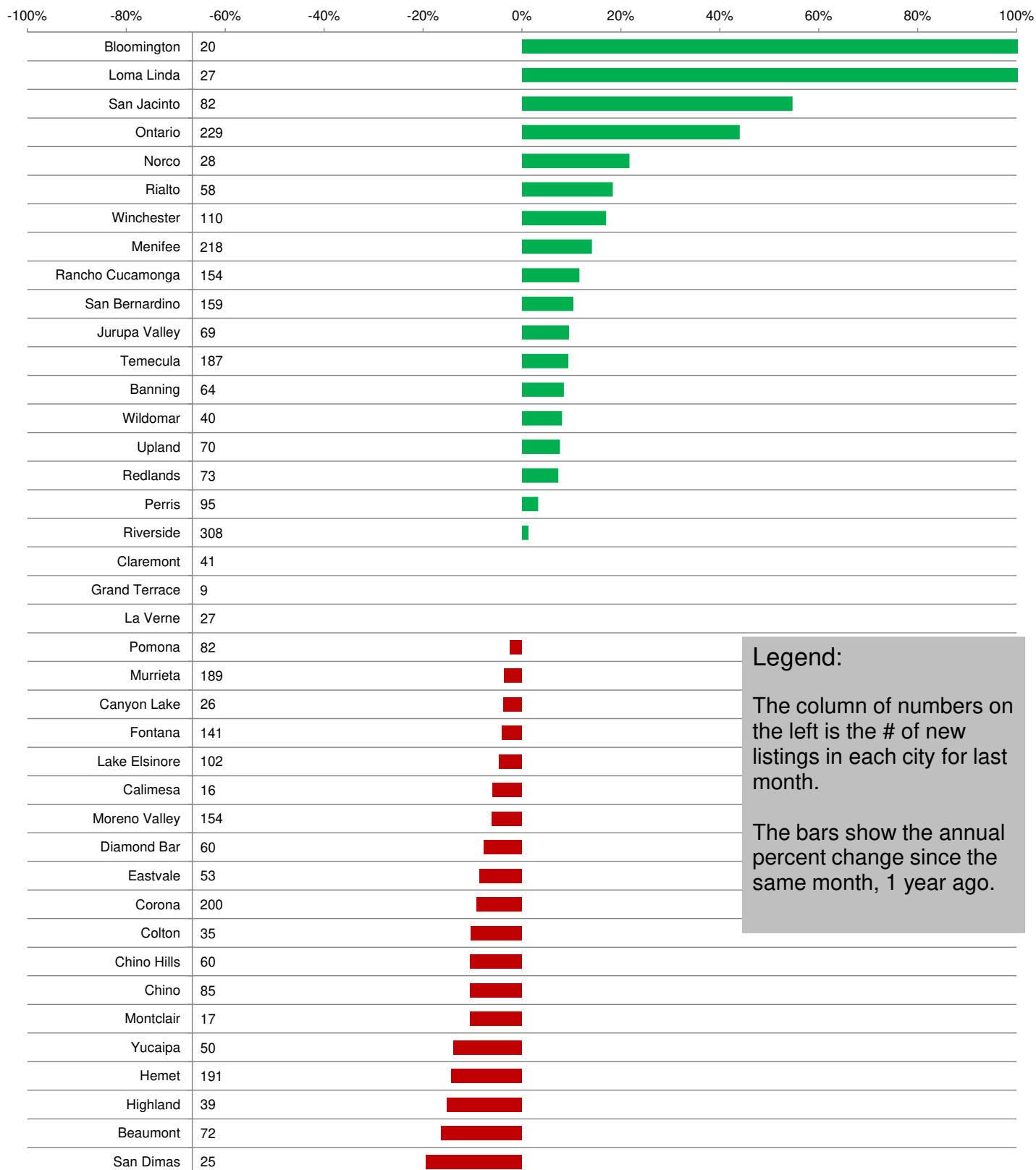


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Jul 2025 - Top Communities with New Listings (year-over-year)



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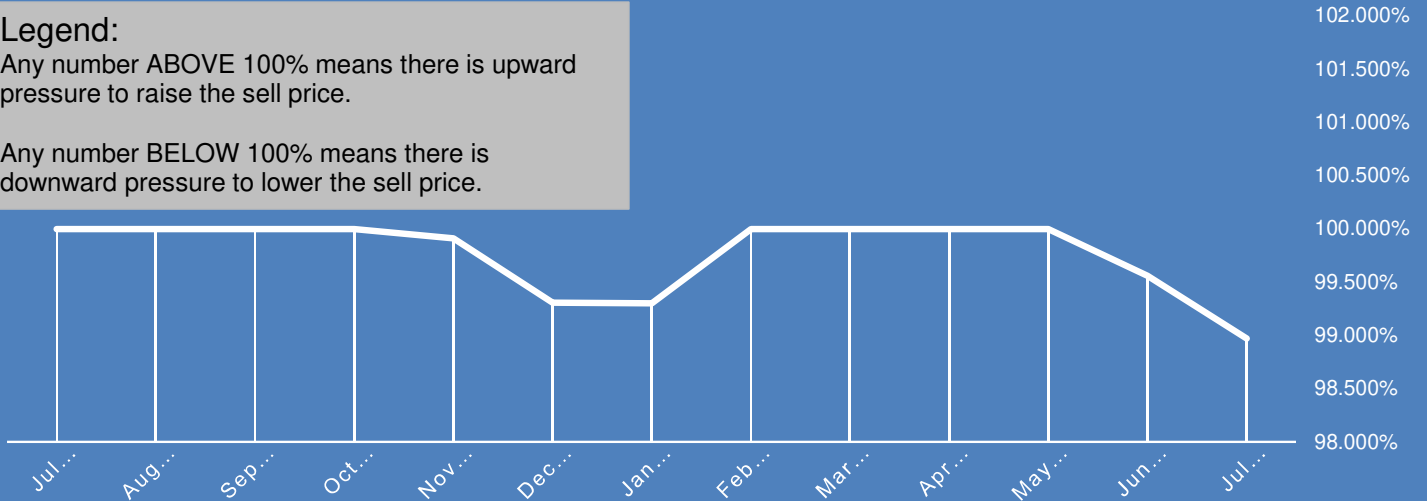


Sell Price vs Original List Price

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
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

