# INLAND EMPIRE BOARD OF REAL ESTATE

A division of IVAR

Housing Data Report

August 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

# **Aug 2025 - Monthly Summary Report**

#### Mark Dowling, IVAR CEO,

- 2025's 3<sup>rd</sup> Qtr. is off to a slow start. The housing market data for the month of August had the steepest decline in New Listings in over a year at -15%, while Pending Sales were up 6.3%, and Sold Listings were down -8.8%. Sales Volume for the month was down -7.8%.
- Median Sales Price for August increased slightly to \$629,000, where it's basically hovered for the last year.
- Additionally, Days on Market (DOM) continues to move upward, and since August of last year has moved from 17 days to currently 27 DOM.



**Annual Change** 



New Listings	3,671	3,121	•	-15.0%
Pending Sales	2,624	2,790	1	6.3%
Sold Listings	2,653	2,419	Ψ	-8.8%
Median Sales Price	\$625,089	\$629,000	1	0.6%
Sales Volume (\$M)	\$1,791	\$1,650	•	-7.8%
Price/Sq.Ft.	\$355	\$352	•	-1.0%
Sold \$/List \$	100.00%	98.75%	•	-1.3%
Days on Market	17	27	1	58.8%
СДОМ	18	31	1	72.2%

Aug-2025

Aug-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.







### Riverside Office:

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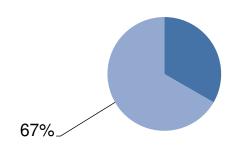
Year-Over-Year

# 2025 - Year to Date Report

The statistics shown below are for the first 8 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 8 months through the year:



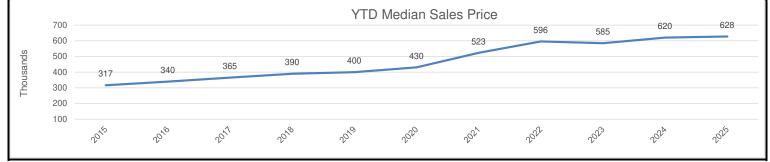


	Jan-Aug	2024	Jan-Aug	2025		Change	
New Listings	26,6	53	29,	107	<b>^</b>	9.2%	
Pending Sales	20,3	350	20,	420	1	0.3%	
Sold Listings	19,1	60	18,	998	Ψ	-0.8%	
Median Sales Price	\$620,	000	\$628	,000	1	1.3%	
Sales Volume (\$M)	\$12,	852	\$12	.,984	1	1.0%	
Price/Sq.Ft.	\$	348		\$352	1	1.1%	
Sold \$/List \$	100.0	00%	99.	57%	Ψ	-0.4%	
Days on Market		15		23	1	53.3%	
CDOM		16		26	1	62.5%	
All data used to generate these reports comes from the							



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# Aug 2025 City Overview

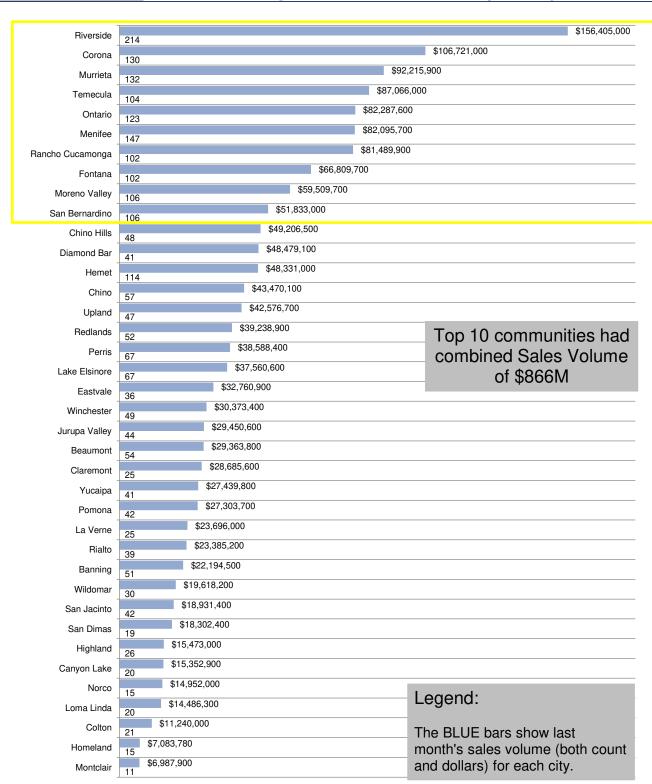
The following monthly data shows "YEAR-OVER-YEAR" (YOY)changes as well as current conditions in the real estate market

The following monthly d	t conditions in the real estate market						
	YOY Sales Transactions	YOY Median Sales Price %	Median Sales Price \$	Active Listings	Price per Sq.Ft.	Total Days on Market	
Banning	<b>↑</b> 50%	<b>10%</b>	\$ 421,000	84	\$ 263	42	
Beaumont	-31%	0%	\$ 532,300	96	\$ 262	49	
Canyon Lake	43%	-4%	\$ 652,450	46	\$ 307	19	
Chino	-15%	-3%	\$ 735,000	106	\$ 412	34	
Chino Hills	14%	-2%	\$ 971,000	63	\$ 542	29	
Claremont	-26%	-6%	\$ 1,040,000	35	\$ 539	26	
Colton	-32%	-3%	\$ 510,000	47	\$ 349	21	
Corona	-23%	6%	\$ 779,500	241	\$ 392	29	
Diamond Bar	-5%	17%	\$ 1,080,000	62	\$ 519	35	
Eastvale	-3%	-6%	\$ 915,000	55	\$ 338	27	
Fontana	6%	-1%	\$ 625,086	186	\$ 360	25	
Hemet	-29%	-3%	\$ 435,000	224	\$ 244	29	
Highland	-37%	9%	\$ 575,000	58	\$ 319	45	
Homeland	-17%	4%	\$ 489,259	25	\$ 239	31	
Jurupa Valley	-8%	-6%	\$ 668,508	75	\$ 353	17	
La Verne	-7%	-23%	\$ 910,000	31	\$ 558	20	
Lake Elsinore	-27%	-5%	\$ 569,000	145	\$ 297	44	
Loma Linda	150%	32%	\$ 674,492	22	\$ 348	26	
Menifee	-19%	-1%	\$ 574,900	238	\$ 290	32	
Montclair	-31%	1%	\$ 680,000	18	\$ 453	34	
Moreno Valley	12%	0%	\$ 550,000	191	\$ 318	31	
Murrieta	13%	-4%	\$ 647,000	203	\$ 327	33	
Norco	-29%	-1%	\$ 985,000	26	\$ 448	34	
Ontario	5%	1%	\$ 645,970	210	\$ 408	29	
Perris	14%	-6%	\$ 537,220	149	\$ 301	32	
Pomona	-30%	-5%	\$ 649,000	75	\$ 481	41	
Rancho Cucamonga	-11%	-1%	\$ 746,500	191	\$ 435	37	
Redlands	2%	-3%	\$ 650,750	82	\$ 358	22	
Rialto	0%	6%	\$ 610,000	75	\$ 359	20	
Riverside	-3%	0%			\$ 376	32	
San Bernardino	-4%	-5%	\$ 650,000 \$ 480,000	446 227	\$ 345	29	
		16%	\$ 925,000	23		26	
San Dimas San Jacinto	-10% 11%	-1%	\$ 925,000	87	\$ 550 \$ 248	31	
	-9%	0%		240	\$ 366	29	
Temecula							
Upland	12%	8%	\$ 850,000	65	\$ 434	26	
Wildomar	-9%	7%	\$ 665,000	38	\$ 300	28	
Winchester	-23%	0%	\$ 603,990	98	\$ 310	32	
Yucaipa	-11%	8%	\$ 610,000	71	\$ 322	25	
				Poguiros :		n tho	
			Requires 10 sales in the				
			month to show on this cha				

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# Aug 2025 - Sales Volume per City



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### Aug 2025 - Top Communities with New Listings (year-over-year)

00% -80%	-60%	-40%	-20%	0%	20%	40%	60%	80%	100	
Jurupa Valley	78									
Loma Linda	19									
Canyon Lake	31									
Colton	37									
San Jacinto	75									
Norco	18									
Claremont	36									
Diamond Bar	49									
Murrieta	180									
Redlands	64									
Perris	92									
Rialto	67									
Riverside	279									
Wildomar	32									
Temecula	143									
Banning	59									
Fontana	142									
San Bernardino	149									
Winchester	69									
Pomona	79									
Moreno Valley	122						Legend:			
Menifee	183						Logona.			
Ontario	130						The column		on	
Chino Hills	63						the left is the			
Chino	78						listings in each city for la month.			
Lake Elsinore	107									
Rancho Cucamonga	107						The bars sh	ow the anni	ual	
Upland	47						percent change since the			
Highland	42						same month	n, 1 year ago	0.	
Hemet	150									
Beaumont	73									
Eastvale	33									
Yucaipa	38									
La Verne	15									
Corona	135									
	13									
Montclair	+									
Montclair San Dimas	16									

**Riverside Office:** 

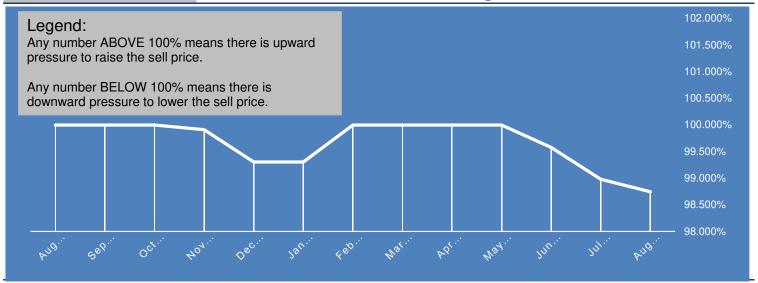
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# **Sell Price vs Original List Price**



# **INLAND EMPIRE LISTINGS OVERVIEW (Previous 12 Months)**

	New	Pending	Closed
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%
August	-15.0%	6.3%	-8.8%

# **MONTHLY FINANCING TYPES**

