The Voice of Real Estate in the Inland Empire™

INLAND EMPIRE BOARD OF REAL ESTATE

A division of IVAR

Housing Data Report

February 2026

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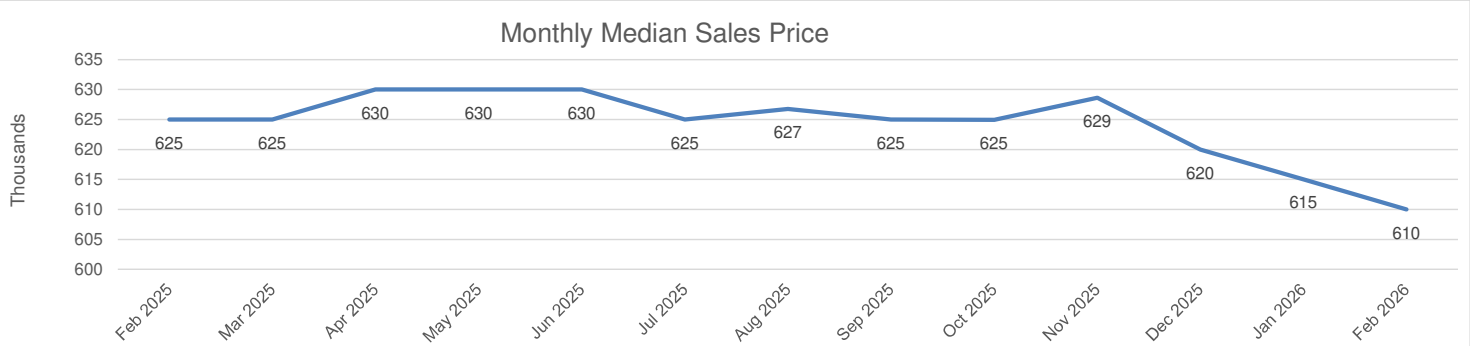
Feb 2026 - Monthly Summary Report

Mark Dowling, IVAR CEO

- The Inland Empire's February housing market continues its sluggish start for 2026. For the seventh straight month New Listings decreased, -11.5% for the month, while Pending Sales were up 5.3%, and Sold Listings were down -3.5%. Additionally, Sales Volume for the month was down -7.1%.
- For the third month in a row, Median Sales Price declined slightly going from a November high of $629,000 down to $610,000 for the month of February.
- Days on Market (DOM) continues to move upward showing a slight decrease in demand. Whereas a year ago DOM was 25 days, February increased to 30 days.

	Feb-2025	Feb-2026	Annual Change
New Listings	3,292	2,914	-11.5%
Pending Sales	2,284	2,404	5.3%
Sold Listings	2,011	1,941	-3.5%
Median Sales Price	$625,000	$610,000	-2.4%
Sales Volume ($M)	$1,373	$1,275	-7.1%
Price/Sq.Ft.	$350	$354	1.3%
Sold $/List $	100.00%	99.05%	-0.9%
Days on Market	25	30	20.0%
CDOM	30	36	22.0%

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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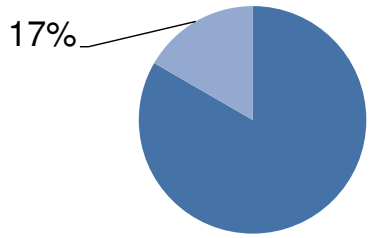
2026 - Year to Date Report

The statistics shown below are for the first 2 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 2 months through the year:



	Jan-Feb 2025	Jan-Feb 2026	Year-Over-Year Change
New Listings	6,716	6,225	-7.3%
Pending Sales	4,441	4,675	5.3%
Sold Listings	3,819	3,679	-3.7%
Median Sales Price	$625,000	$615,000	-1.6%
Sales Volume ($M)	$2,595	$2,428	-6.4%
Price/Sq.Ft.	$350	$348	-0.5%
Sold $/List $	99.60%	98.82%	-0.8%
Days on Market	27	32	18.5%
CDOM	31	36	16.1%

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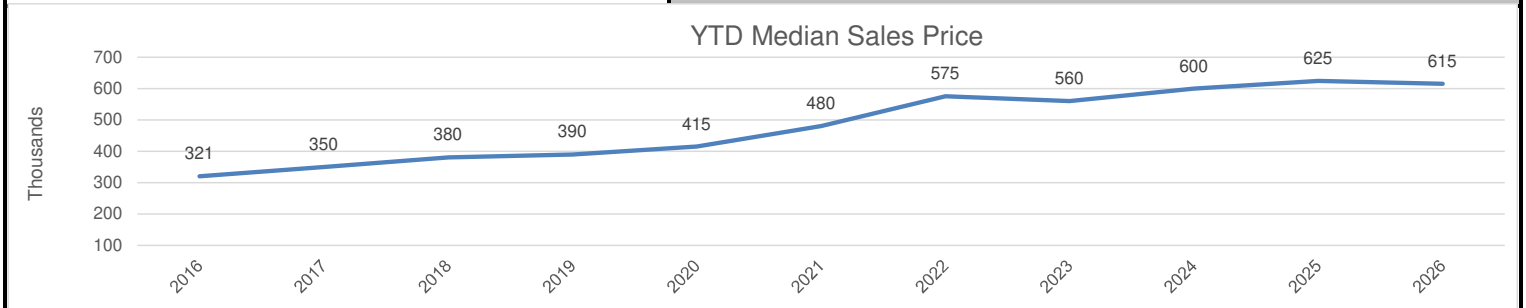

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Feb 2026 City Overview

The following monthly data shows "YEAR-OVER-YEAR" (YOY)changes as well as current 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	-15%	-6%	$ 400,000	96	$ 252	83
Beaumont	12%	-3%	$ 530,000	100	$ 259	34
Canyon Lake	100%	-13%	$ 612,250	35	$ 385	73
Chino	-16%	1%	$ 768,000	71	$ 391	54
Chino Hills	-40%	8%	$ 1,020,000	42	$ 504	37
Claremont	-50%	-11%	$ 930,000	32	$ 555	10
Colton	-14%	-15%	$ 460,000	45	$ 339	24
Corona	-11%	-2%	$ 735,000	210	$ 381	40
Diamond Bar	25%	18%	$ 1,038,000	36	$ 577	45
Eastvale	40%	-3%	$ 920,000	48	$ 338	14
Fontana	4%	-6%	$ 617,944	151	$ 377	28
Hemet	2%	-5%	$ 415,000	224	$ 251	43
Highland	-40%	6%	$ 600,000	43	$ 337	15
Jurupa Valley	-11%	-5%	$ 630,000	75	$ 386	23
La Verne	-27%	-7%	$ 1,000,000	19	$ 567	16
Lake Elsinore	-17%	-3%	$ 572,500	104	$ 301	46
Loma Linda	160%	1%	$ 709,000	16	$ 330	42
Menifee	-3%	-1%	$ 580,000	238	$ 275	61
Moreno Valley	-18%	-7%	$ 535,000	179	$ 323	25
Murrieta	34%	1%	$ 660,000	197	$ 309	47
Ontario	-1%	-2%	$ 629,495	166	$ 411	35
Perris	-13%	7%	$ 602,995	129	$ 300	26
Pomona	11%	4%	$ 675,000	80	$ 468	43
Rancho Cucamonga	4%	-1%	$ 765,500	129	$ 431	22
Redlands	5%	8%	$ 634,000	86	$ 371	69
Rialto	-23%	-2%	$ 575,000	80	$ 331	13
Riverside	-1%	-4%	$ 650,000	358	$ 384	41
San Bernardino	-5%	-1%	$ 495,000	162	$ 375	37
San Jacinto	3%	2%	$ 494,950	62	$ 259	63
Temecula	17%	-10%	$ 737,500	150	$ 376	37
Upland	0%	4%	$ 834,500	59	$ 462	18
Wildomar	-7%	8%	$ 665,000	42	$ 285	38
Winchester	2%	1%	$ 603,990	76	$ 277	29
Yucaipa	0%	-1%	$ 595,000	54	$ 360	14

Requires 10 sales in the month to show on this chart

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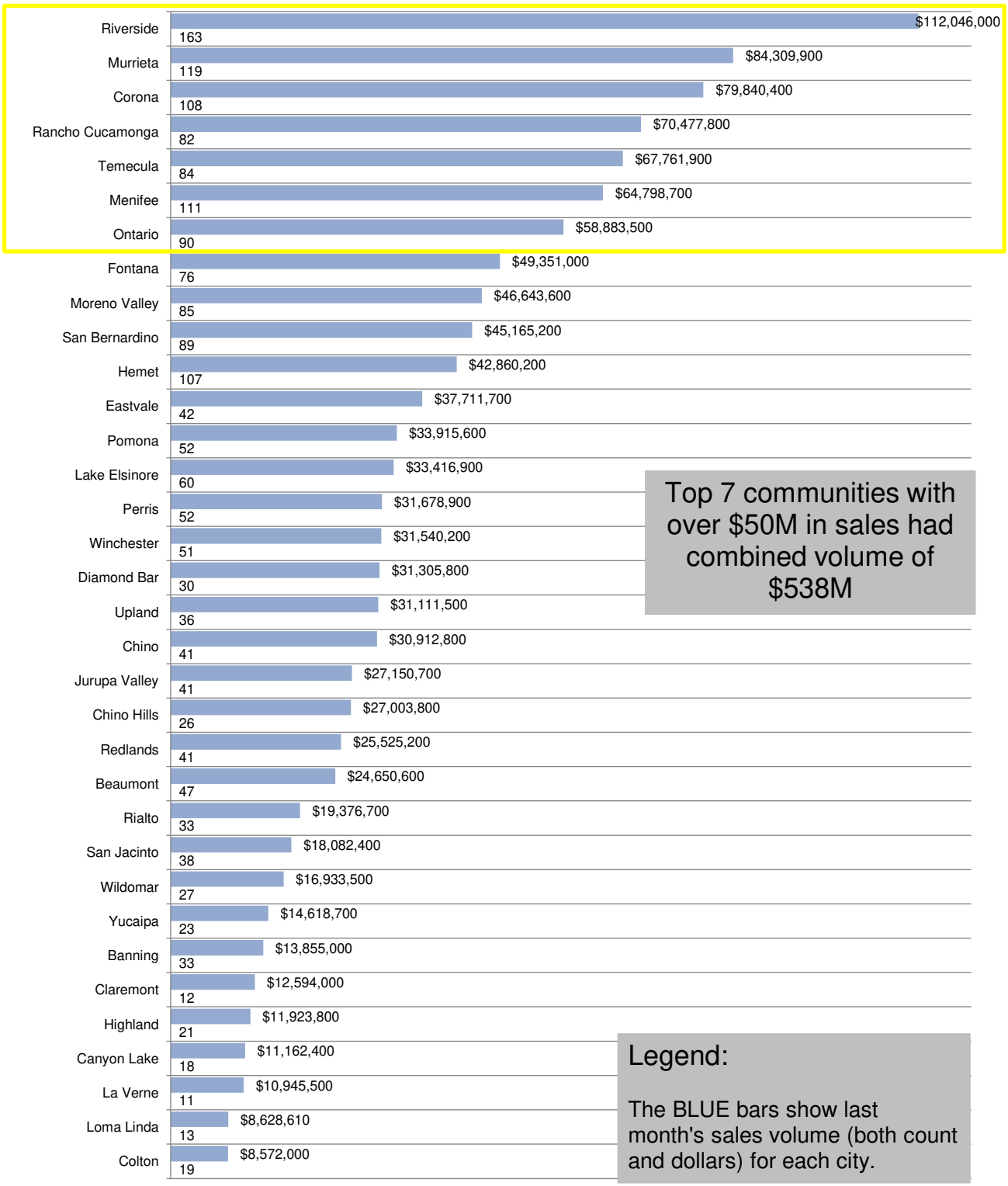
Feb 2026 - Sales Volume per City



Top 7 communities with over $50M in sales had combined volume of $538M

Legend:

The BLUE bars show last month's sales volume (both count and dollars) for each city.

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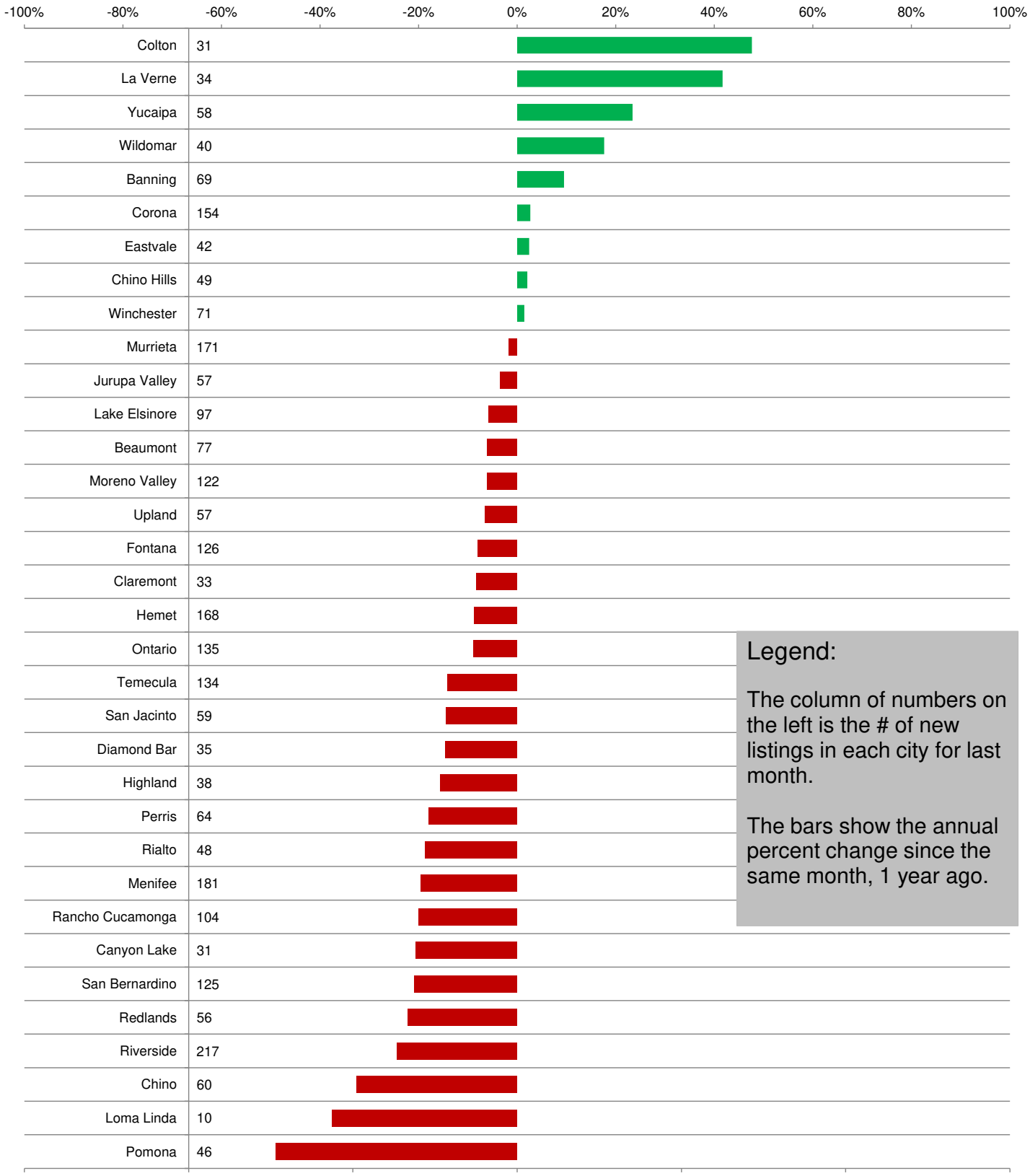
Feb 2026 - Top Communities with New Listings (year-over-year)



Legend:

The column of numbers on the left is the # of new listings in each city for last month.

The bars show the annual percent change since the same month, 1 year ago.

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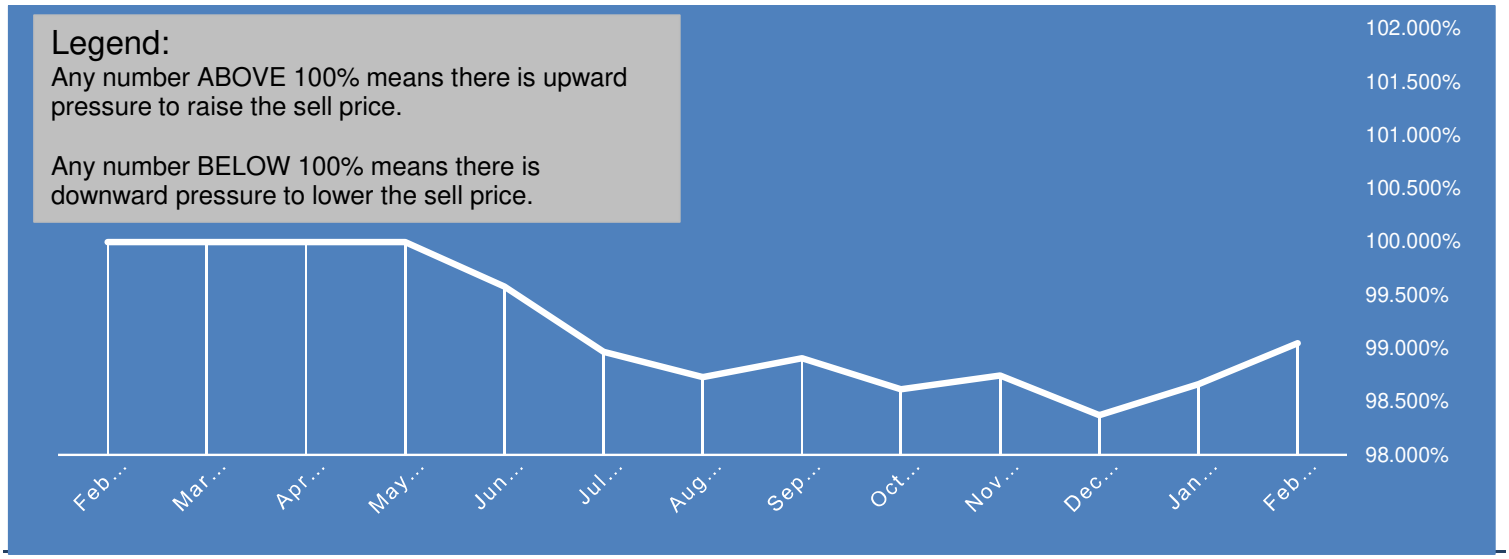
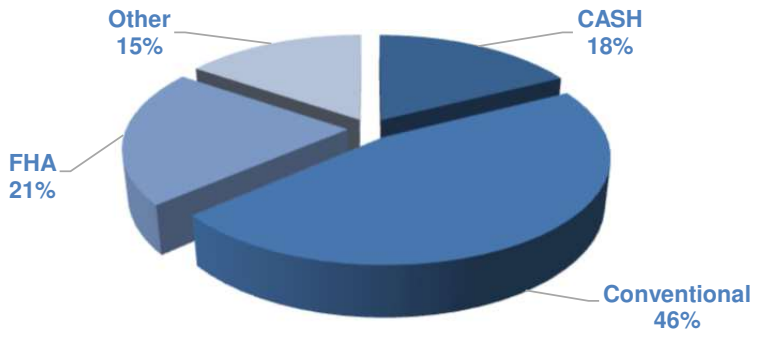
Sell Price vs Original List Price



INLAND EMPIRE LISTINGS OVERVIEW (Previous 12 Months)

	New	Pending	Closed
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%
September	-1.0%	17.2%	4.4%
October	-5.9%	8.7%	2.6%
November	-12.3%	5.3%	-3.7%
December	-9.5%	3.2%	1.2%
January	-5.9%	8.7%	-3.9%
February	-11.5%	5.3%	-3.5%

MONTHLY FINANCING TYPES