

INLAND EMPIRE

— BOARD OF —

REAL ESTATE

A division of IVAR

Housing Data Report

May 2026

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

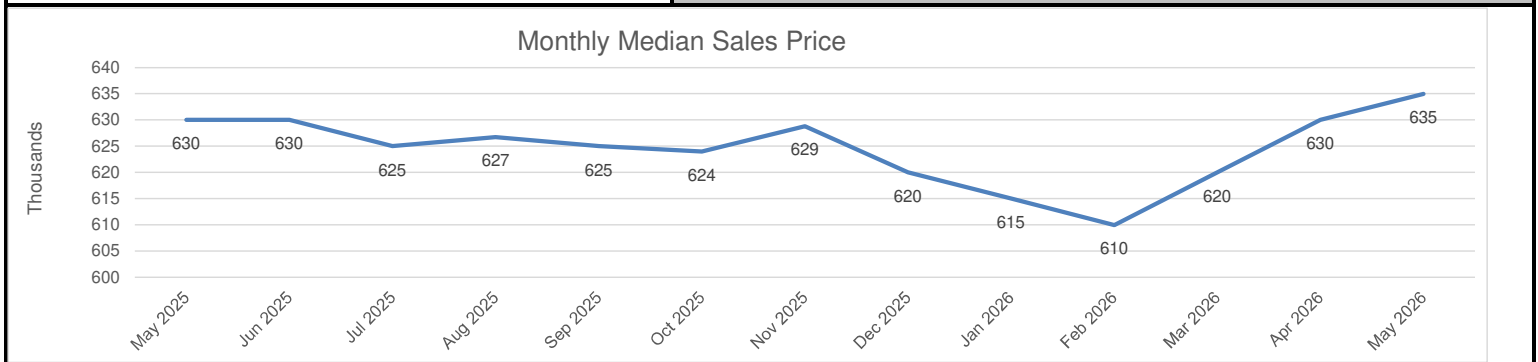
May 2026 - Monthly Summary Report

Mark Dowling, IVAR CEO



- The Inland Empire's May housing market continues reflect a slow Spring season. For the tenth straight month New Listings decreased, -8% for the month, while Pending Sales were up 5%, and Sold Listings were down -3.2%. Additionally, Sales Volume for the month was down -1.8%.
- For the third consecutive month, the Median Sales Price experienced a slight increase with May coming in at \$635,000, up from \$630,000 from April.
- Days on Market (DOM) has been steady for the last year and currently stands at 20 days.

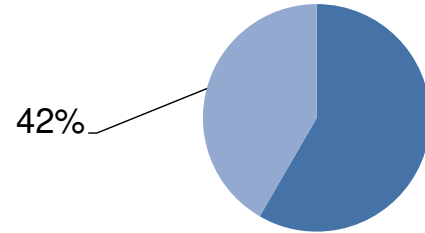
	May-2025	May-2026	Annual Change
<p>Monthly New Listings</p>	New Listings	3,933	3,619 ↓ -8.0%
	Pending Sales	2,625	2,755 ↑ 5.0%
	Sold Listings	2,517	2,437 ↓ -3.2%
	Median Sales Price	\$630,000	\$635,000 ↑ 0.8%
	Sales Volume (\$M)	\$1,732	\$1,701 ↓ -1.8%
	Price/Sq.Ft.	\$351	\$348 ↓ -0.9%
	Sold \$/List \$	100.00%	100.00% → 0.0%
<p>Monthly Closed Listings</p>	Days on Market	19	20 ↑ 5.3%
	CDOM	21	22 ↑ 4.8%
<p>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.</p>			



2026 - Year to Date Report

We are 5 months through the year:

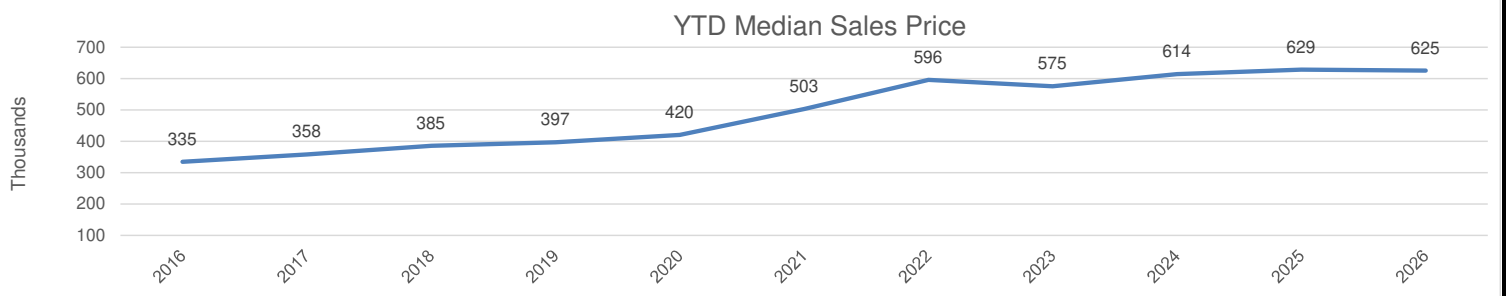
The statistics shown below are for the first 5 months of the years represented.



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-May 2025	Jan-May 2026	Year-Over-Year Change
YTD New Listings	18,541	17,443	↓ -5.9%
Pending Sales	12,424	12,561	↑ 1.1%
Sold Listings	11,374	10,922	↓ -4.0%
Median Sales Price	\$628,750	\$625,000	↓ -0.6%
Sales Volume (\$M)	\$7,766	\$7,400	↓ -4.7%
Price/Sq.Ft.	\$351	\$348	↓ -0.7%
Sold \$/List \$	100.00%	99.52%	↓ -0.5%
Days on Market	22	24	↑ 9.1%
CDOM	25	26	↑ 4.0%

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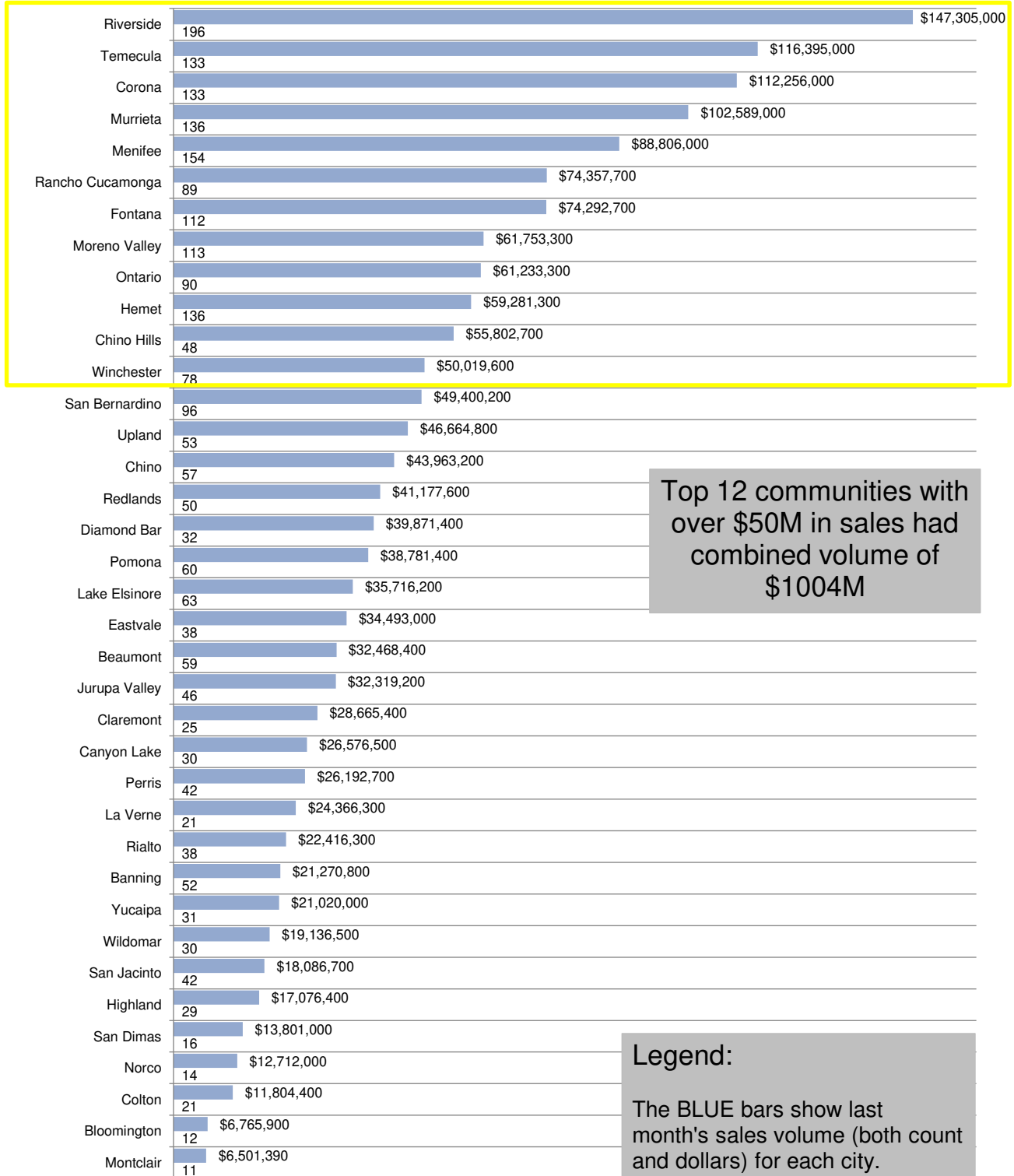


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May 2026 - Sales Volume per City



Top 12 communities with over \$50M in sales had combined volume of \$1004M

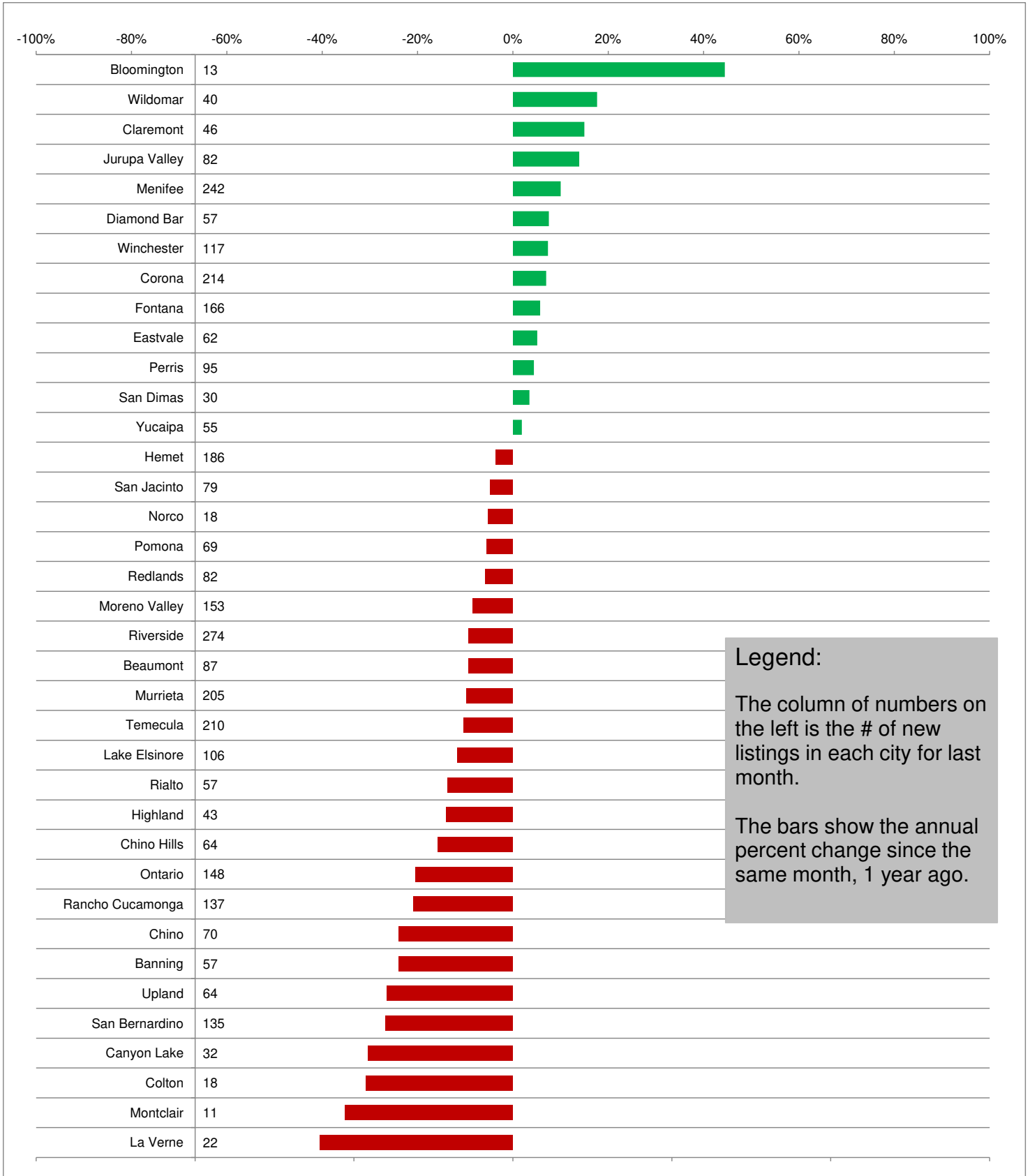
Legend:
 The BLUE bars show last month's sales volume (both count and dollars) for each city.

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May 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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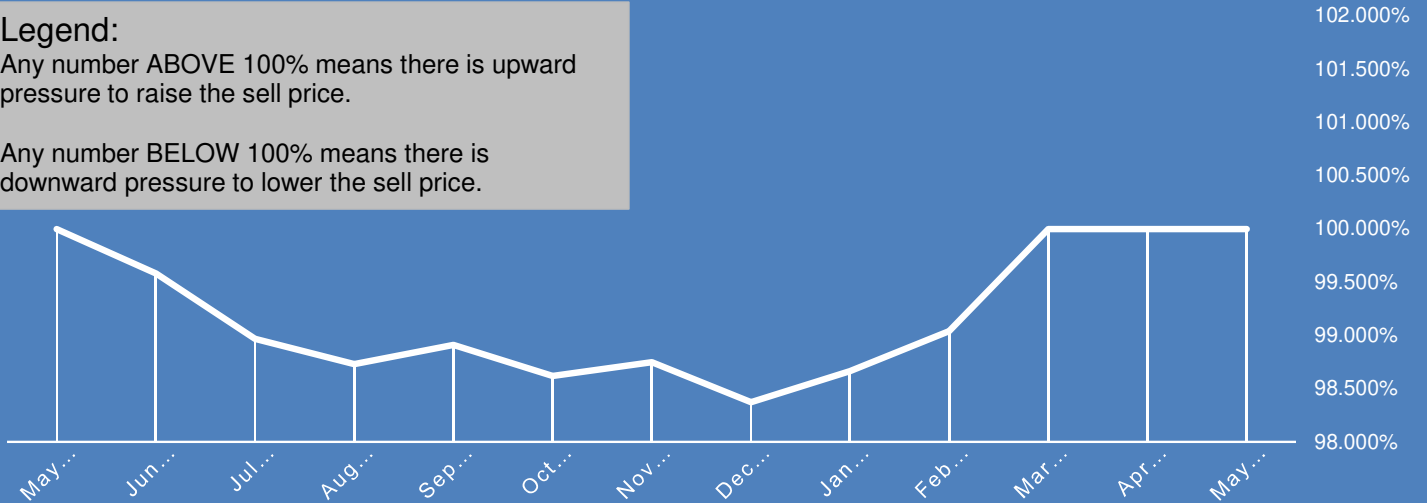


Sell Price vs Original List Price

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
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%
March	-11.8%	2.3%	-2.1%
April	-8.7%	6.3%	-7.4%
May	-8.0%	5.0%	-3.2%

MONTHLY FINANCING TYPES

