The Voice of Real Estate in the Inland Empire™

INLAND EMPIRE BOARD OF REAL ESTATE

A division of IVAR

Housing Data Report

July 2026

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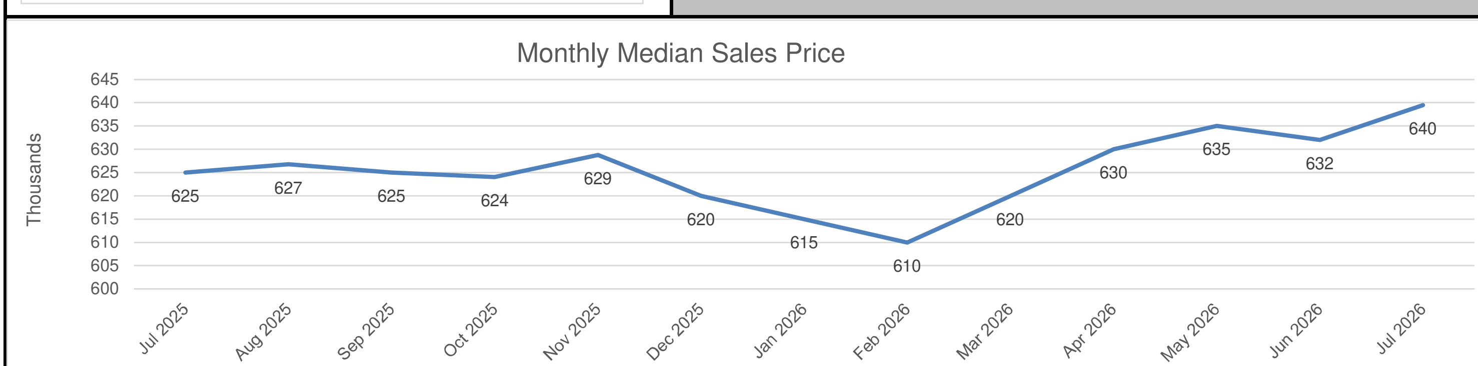
Jul 2026 - Monthly Summary Report

Mark Dowling, IVAR CEO

- The Inland Empire's July housing market continues to reflect a slow and steady pace. Although for the 12th straight month New Listings decreased, -6.5% for the month, Pending Sales were up 2.8%, and Sold Listings were up slightly .5%. Additionally, Sales Volume for the month was up 1.6%.
- The regional Median Sales Price experienced a slight increase in July, going up to $640,000 over the previous month at $632,000.
- Days on Market (DOM) has been steady for the last year and currently is at 21 days.

	Jul-2025	Jul-2026	Annual Change
New Listings	3,807	3,558	-6.5%
Pending Sales	2,571	2,642	2.8%
Sold Listings	2,647	2,659	0.5%
Median Sales Price	$624,999	$639,500	2.3%
Sales Volume ($M)	$1,807	$1,836	1.6%
Price/Sq.Ft.	$355	$350	-1.6%
Sold $/List $	98.97%	99.70%	0.7%
Days on Market	23	21	-8.7%
CDOM	25	24	-4.0%

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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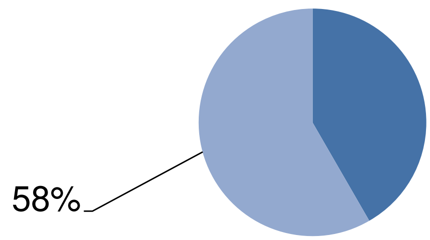
2026 - Year to Date Report

The statistics shown below are for the first 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 2025	Jan-Jul 2026	Year-Over-Year Change
New Listings	26,119	24,792	-5.1%
Pending Sales	17,513	17,751	1.4%
Sold Listings	16,576	16,324	-1.5%
Median Sales Price	$628,000	$628,064	0.0%
Sales Volume ($M)	$11,334	$11,135	-1.7%
Price/Sq.Ft.	$351	$349	-0.8%
Sold $/List $	99.82%	99.69%	-0.1%
Days on Market	22	22	0.0%
CDOM	25	25	0.0%

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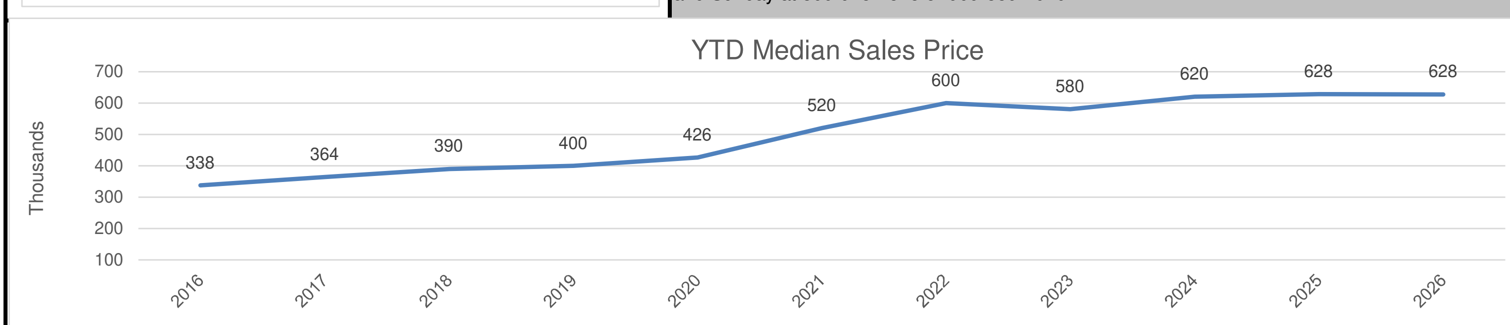

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Jul 2026 City Overview

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	-13%	7%	$ 389,900	77	$ 266	36
Beaumont	8%	-4%	$ 522,000	109	$ 260	38
Calimesa	-25%	-15%	$ 560,000	11	$ 262	14
Canyon Lake	115%	3%	$ 648,750	51	$ 354	24
Chino	10%	7%	$ 750,000	82	$ 406	17
Chino Hills	15%	-3%	$ 1,010,000	77	$ 504	24
Claremont	-18%	6%	$ 1,097,500	41	$ 521	21
Colton	-19%	18%	$ 560,000	39	$ 341	25
Corona	21%	-4%	$ 740,000	229	$ 399	27
Diamond Bar	28%	3%	$ 958,600	64	$ 552	24
Eastvale	48%	-16%	$ 795,500	61	$ 360	23
Fontana	14%	4%	$ 642,000	155	$ 360	19
Hemet	2%	0%	$ 435,000	235	$ 243	30
Highland	29%	-5%	$ 589,000	66	$ 333	19
Jurupa Valley	-21%	4%	$ 689,500	88	$ 393	19
Lake Elsinore	-6%	2%	$ 603,500	139	$ 294	27
Loma Linda	-13%	7%	$ 678,000	22	$ 360	21
Menifee	-3%	-1%	$ 585,000	234	$ 287	27
Moreno Valley	8%	-1%	$ 545,000	182	$ 324	17
Murrieta	10%	-1%	$ 675,000	229	$ 308	33
Norco	-11%	0%	$ 915,000	29	$ 480	40
Ontario	-18%	-3%	$ 658,000	159	$ 399	25
Perris	-2%	-2%	$ 540,000	93	$ 302	14
Pomona	-10%	4%	$ 650,000	66	$ 432	30
Rancho Cucamonga	11%	5%	$ 815,000	172	$ 451	19
Redlands	4%	10%	$ 669,000	80	$ 358	18
Rialto	-51%	-6%	$ 565,000	80	$ 346	18
Riverside	4%	7%	$ 700,000	355	$ 383	23
San Bernardino	4%	2%	$ 510,000	192	$ 358	16
San Dimas	-33%	-7%	$ 949,000	37	$ 546	18
San Jacinto	-26%	6%	$ 520,000	67	$ 259	27
Temecula	30%	3%	$ 766,500	206	$ 355	29
Upland	2%	4%	$ 806,000	63	$ 447	18
Wildomar	95%	2%	$ 645,000	58	$ 276	31
Winchester	-38%	4%	$ 655,000	102	$ 299	41
Yucaipa	-19%	9%	$ 602,500	77	$ 347	15

Requires 10 sales in the month to show on this chart

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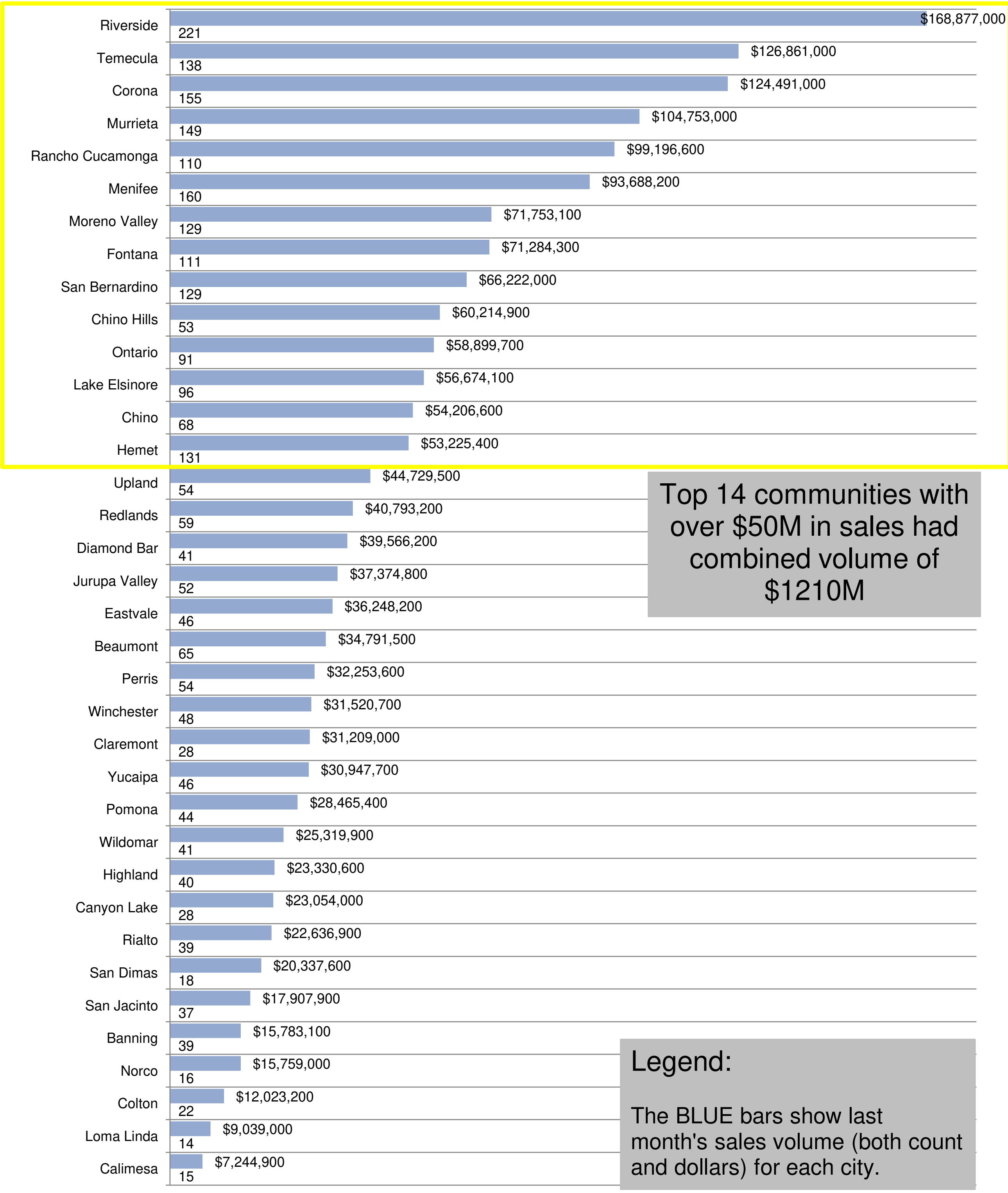
Jul 2026 - Sales Volume per City



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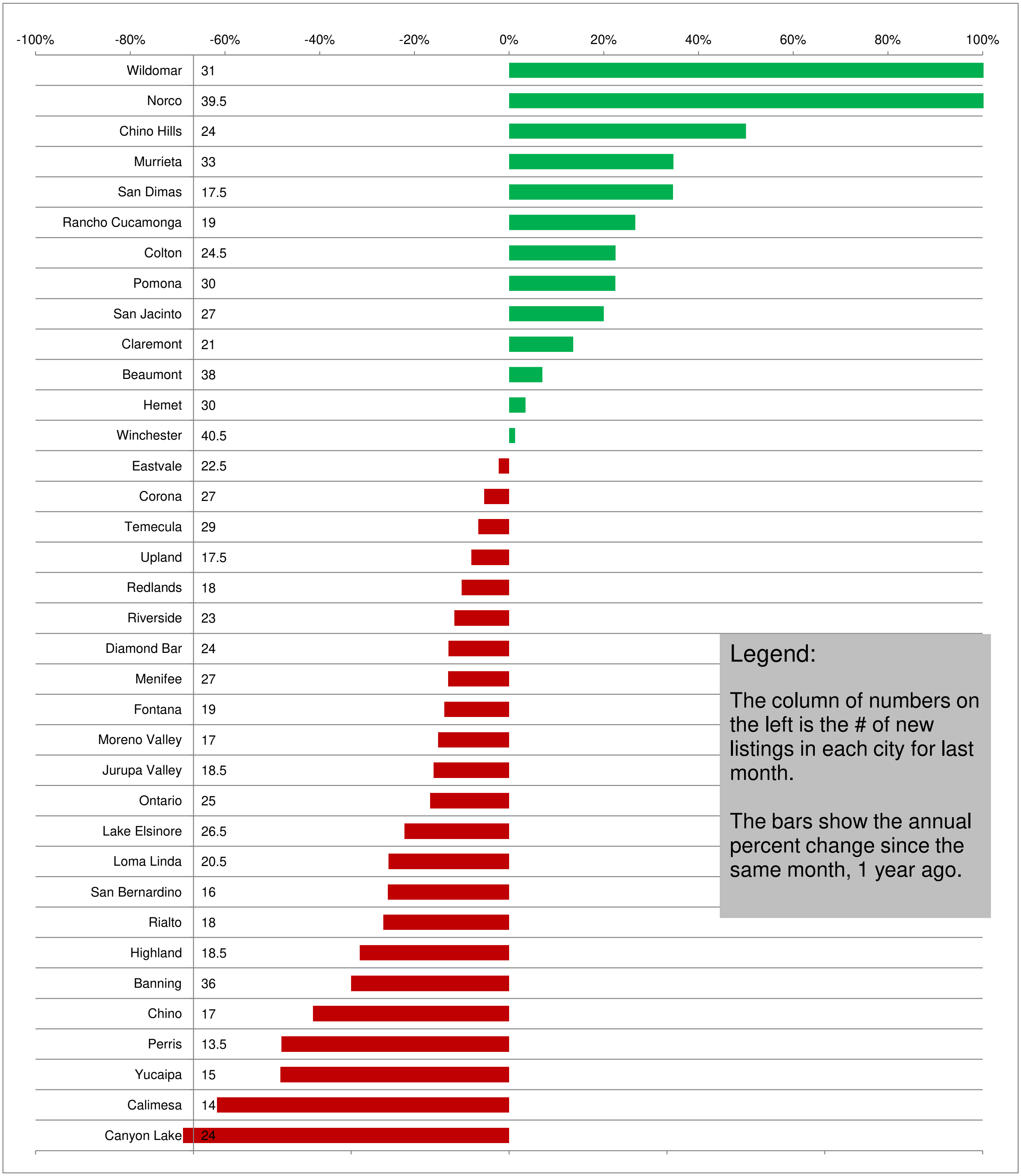
Jul 2026 - Top Communities with New Listings (year-over-year)



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Sell Price vs Original List Price

INLAND EMPIRE LISTINGS OVERVIEW (Previous 12 Months)

	New	Pending	Closed
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%
June	-5.3%	10.2%	7.4%
July	-6.5%	2.8%	0.5%

MONTHLY FINANCING TYPES