

# INLAND EMPIRE

## — BOARD OF — REAL ESTATE

A division of IVAR

### Housing Data Report

**August 2026**

RIVERSIDE OFFICE: 951-684-1221  
3690 Elizabeth St. Riverside, CA 92506

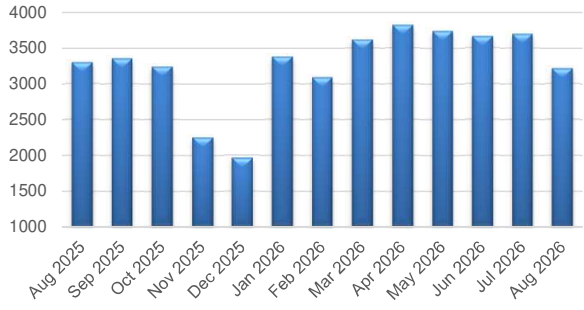
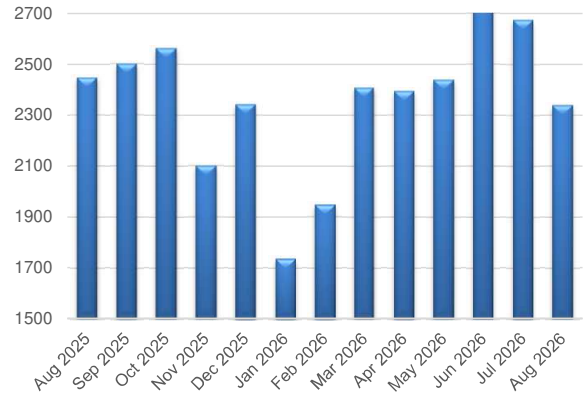
RANCHO OFFICE: 909-527-2133  
10574 Acacia St. D-7 Rancho Cucamonga, CA 91730

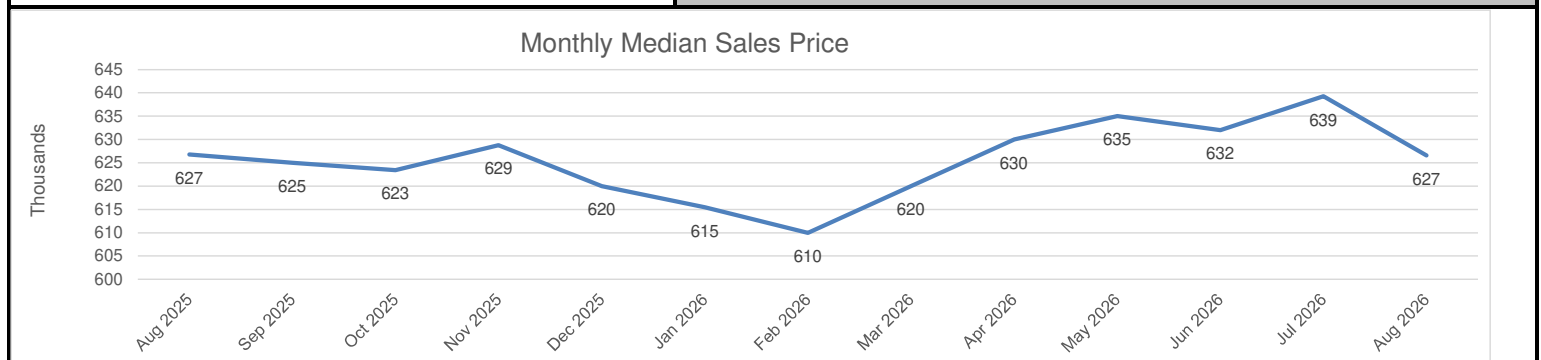
## Aug 2026 - Monthly Summary Report

**Mark Dowling, IVAR CEO,**



- The Inland Empire's August housing market continues reflect a sluggish pace. For the twelfth straight month New Listings decreased, -2.6% when compared to August 2025, while Pending Sales were down -3.6%, and Sold Listings were down -4.4%. Additionally, Sales Volume for the month was down -3.7%.
- The Median Sales Price experienced a slight increase in August coming in at \$627,000, down from \$639,000 in July.
- However, Days on Market (DOM) continues to reflect a fairly high level of demand as DOM decreased year-over-year from 27 days to 23 days.

|                                                                                                                                 | Aug-2025                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Aug-2026         | Annual Change    |                 |
|---------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|-----------------|
| <div><div>Monthly New Listings</div></div>     | <b>New Listings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>3,293</b>     | <b>3,207</b>     | ↓ <b>-2.6%</b>  |
|                                                                                                                                 | <b>Pending Sales</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>2,635</b>     | <b>2,540</b>     | ↓ <b>-3.6%</b>  |
|                                                                                                                                 | <b>Sold Listings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>2,446</b>     | <b>2,338</b>     | ↓ <b>-4.4%</b>  |
|                                                                                                                                 | <b>Median Sales Price</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>\$626,750</b> | <b>\$626,562</b> | ↓ <b>0.0%</b>   |
|                                                                                                                                 | <b>Sales Volume (\$M)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>\$1,667</b>   | <b>\$1,606</b>   | ↓ <b>-3.7%</b>  |
|                                                                                                                                 | <b>Price/Sq.Ft.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>\$352</b>     | <b>\$349</b>     | ↓ <b>-0.7%</b>  |
|                                                                                                                                 | <b>Sold \$/List \$</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>98.73%</b>    | <b>99.50%</b>    | ↑ <b>0.8%</b>   |
|                                                                                                                                 | <b>Days on Market</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>27</b>        | <b>23</b>        | ↓ <b>-14.8%</b> |
|                                                                                                                                 | <b>CDOM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>31</b>        | <b>26</b>        | ↓ <b>-16.1%</b> |
| <div><div>Monthly Closed Listings</div></div> | <div><div>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.</div><div></div></div> |                  |                  |                 |

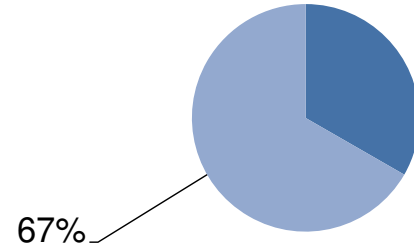


## 2026 - Year to Date Report

We are 8 months through the year:

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 significant trends.

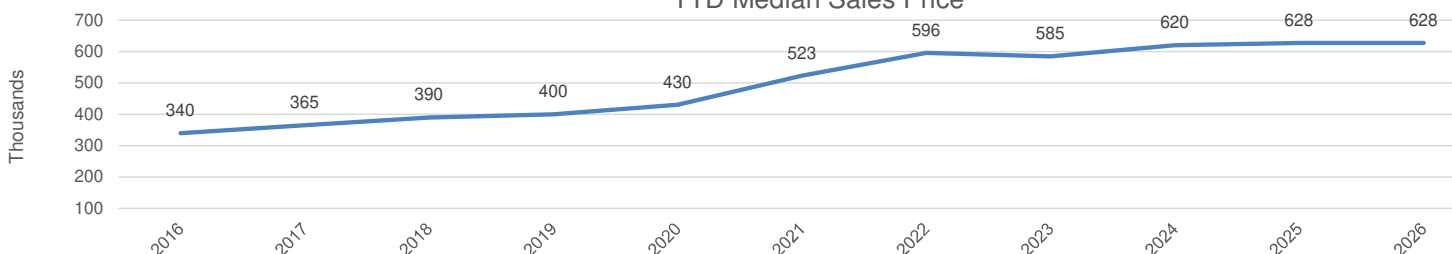


|                            | Jan-Aug 2025 | Jan-Aug 2026 | Year-Over-Year Change |
|----------------------------|--------------|--------------|-----------------------|
| <b>YTD New Listings</b>    |              |              |                       |
| New Listings               | 29,415       | 28,199       | ↓ -4.1%               |
| Pending Sales              | 20,146       | 20,110       | ↓ -0.2%               |
| Sold Listings              | 19,022       | 18,677       | ↓ -1.8%               |
| Median Sales Price         | \$628,000    | \$628,000    | → 0.0%                |
| Sales Volume (\$M)         | \$13,001     | \$12,753     | ↓ -1.9%               |
| <b>YTD Closed Listings</b> |              |              |                       |
| Price/Sq.Ft.               | \$352        | \$349        | ↓ -0.8%               |
| Sold \$/List \$            | 99.56%       | 99.65%       | ↑ 0.1%                |
| Days on Market             | 23           | 23           | → 0.0%                |
| CDOM                       | 26           | 25           | ↓ -3.8%               |

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### YTD Median Sales Price



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

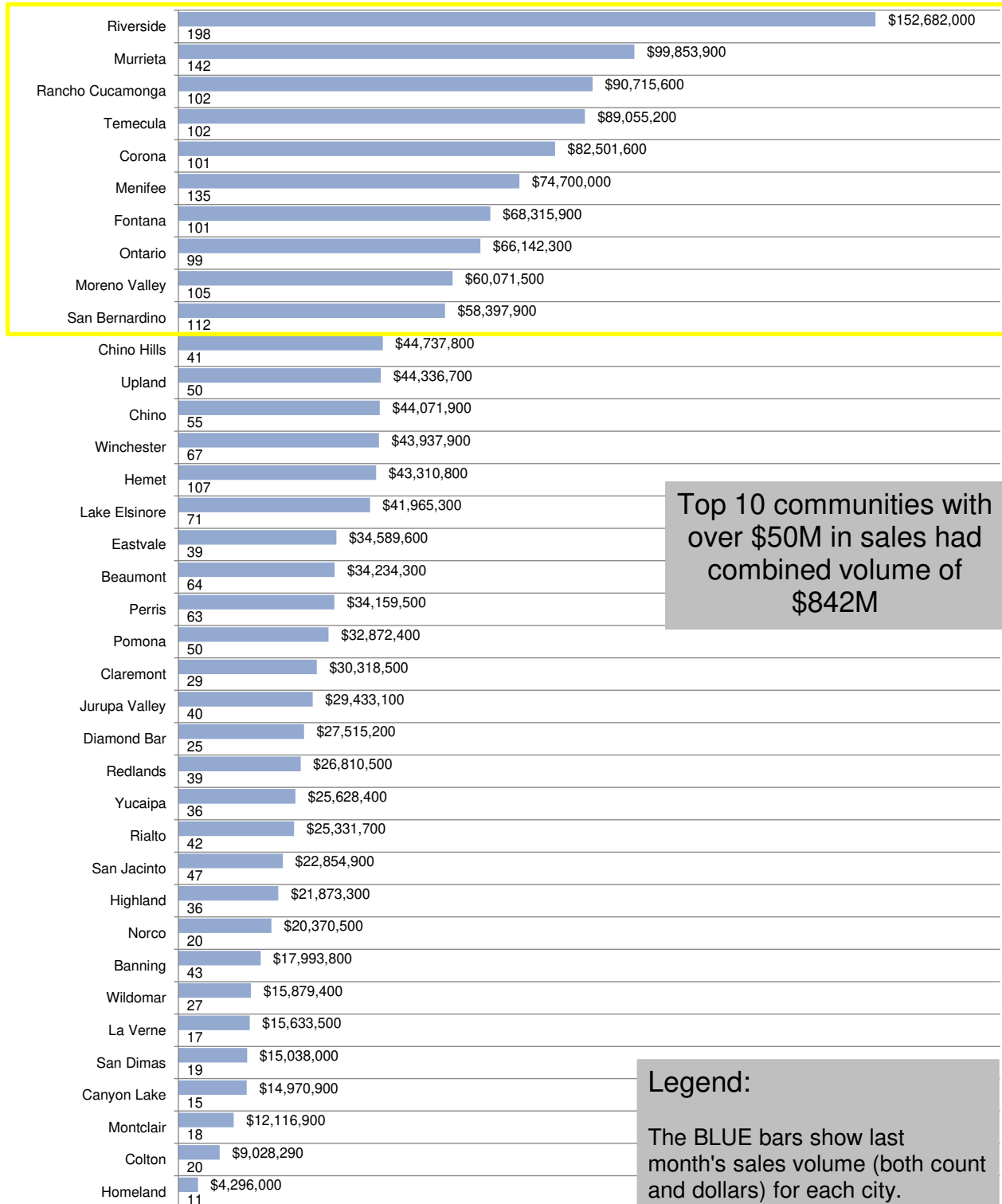
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**Riverside Office:**  
3690 Elizabeth Street  
Riverside, CA 92506

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



## Aug 2026 - Sales Volume per City

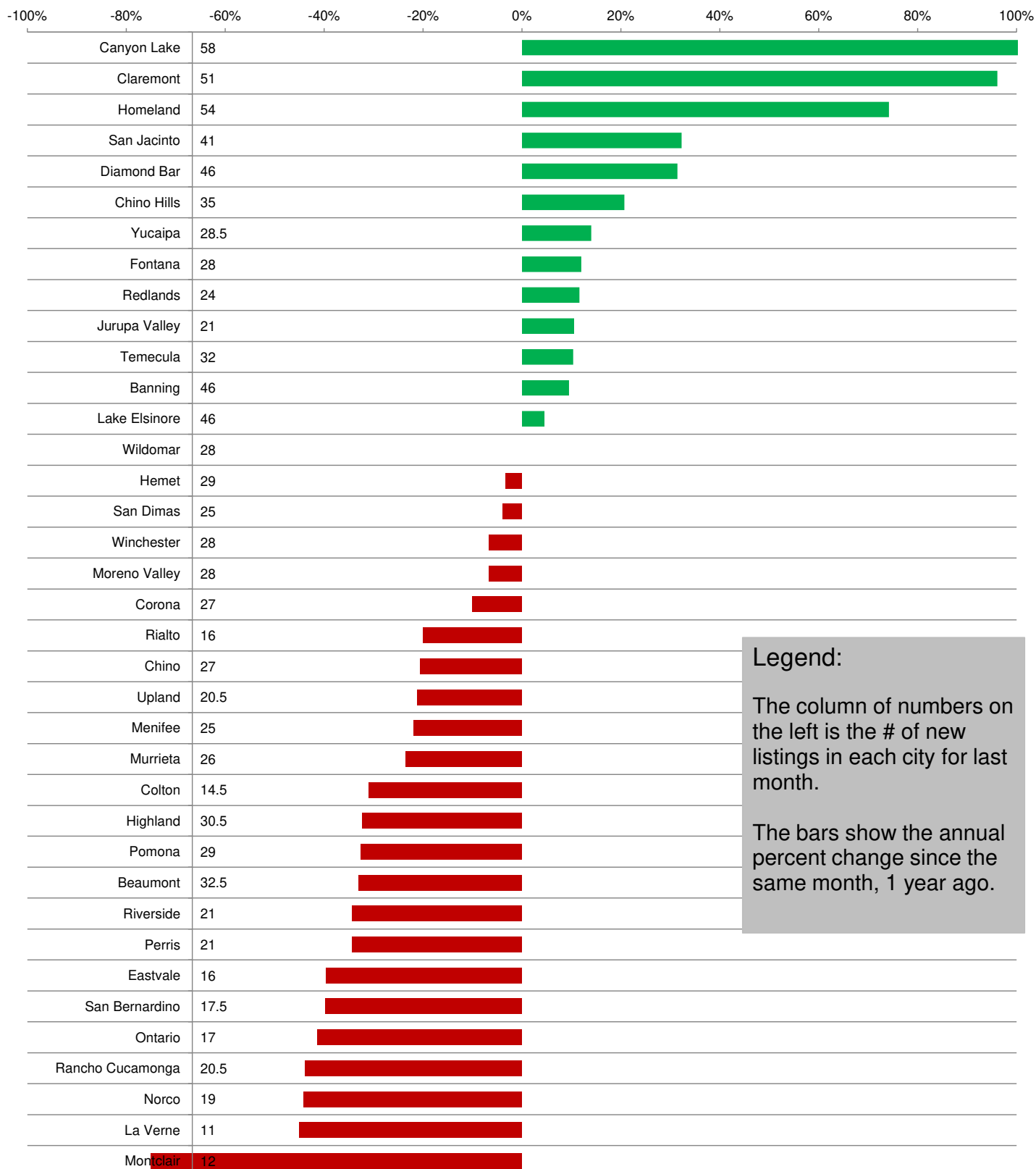


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## Aug 2026 - Top Communities with New Listings (year-over-year)



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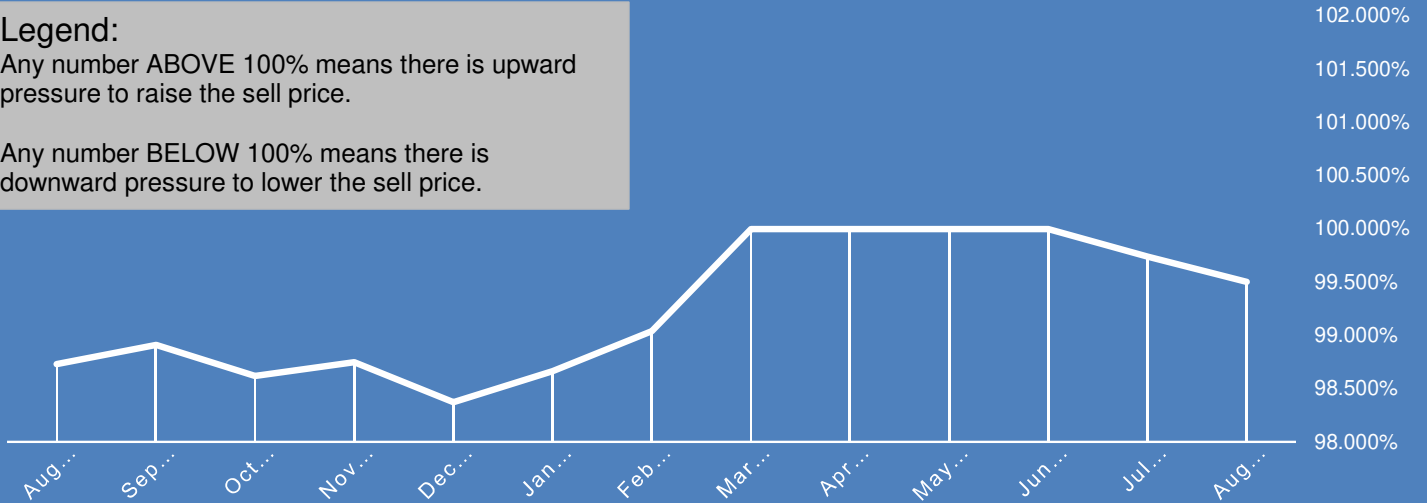


## Sell Price vs Original List Price

### 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 |
|-----------|--------|---------|--------|
| 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%   |
| August    | -2.6%  | -3.6%   | -4.4%  |

## MONTHLY FINANCING TYPES

