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MARKET UPDATE

California Housing Market Update 2023–2025

Three years of statewide prices and sales, plus a closer look at the Inland Empire: Riverside and San Bernardino counties.



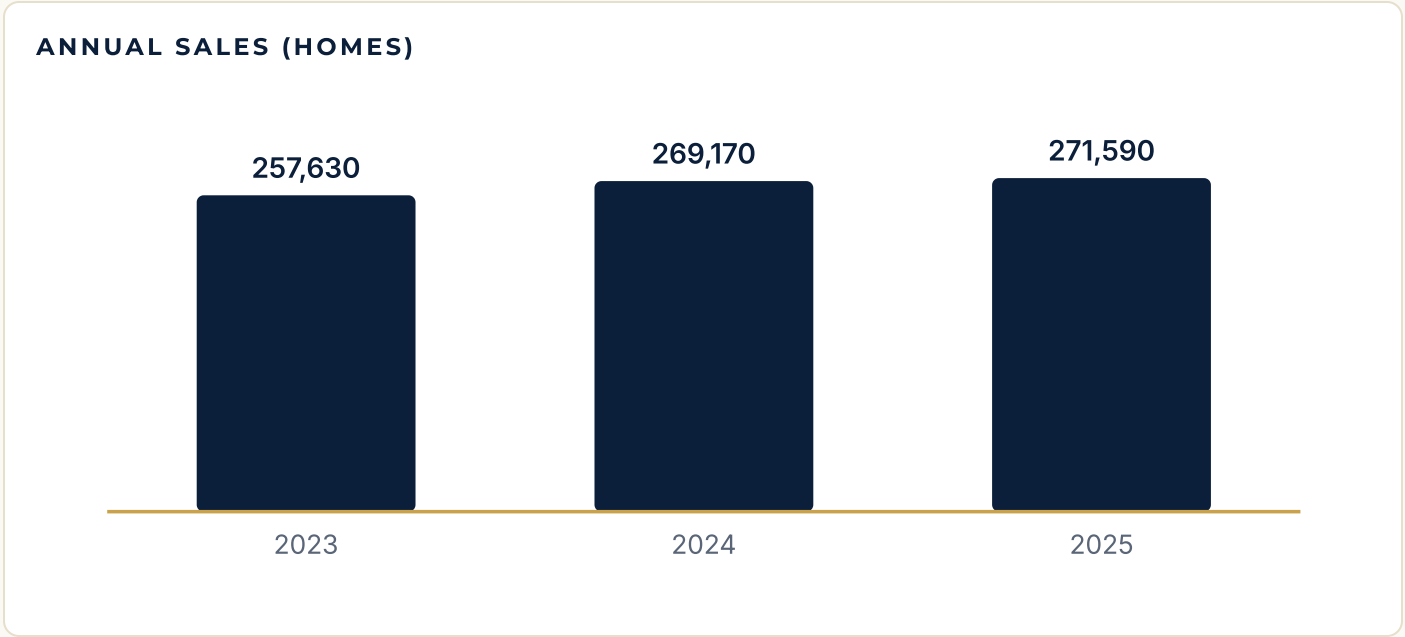
Javier A. Brown

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California at a Glance

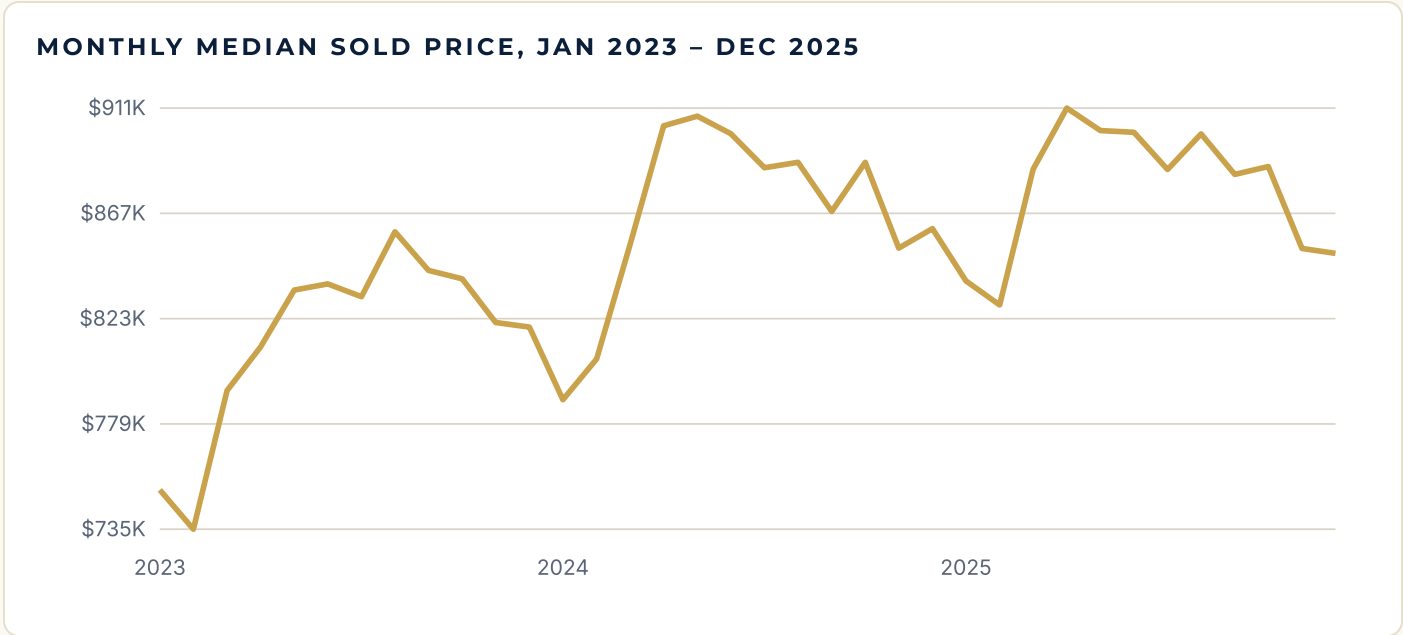
2023	2024	2025
\$813,980 CA MEDIAN PRICE	\$865,600 CA MEDIAN PRICE	\$875,600 CA MEDIAN PRICE
257,630 CA HOME SALES	269,170 CA HOME SALES	271,590 CA HOME SALES



Sales hit a low in 2023 and rose a little in each of the next two years. The statewide median price rose 6.3% in 2024 and 1.2% in 2025.

Annual medians and sales as reported by C.A.R. 2024 and 2025 medians are as published by C.A.R. rounded to the nearest \$100. Sales are seasonally adjusted annual totals.

California Median Price Trend

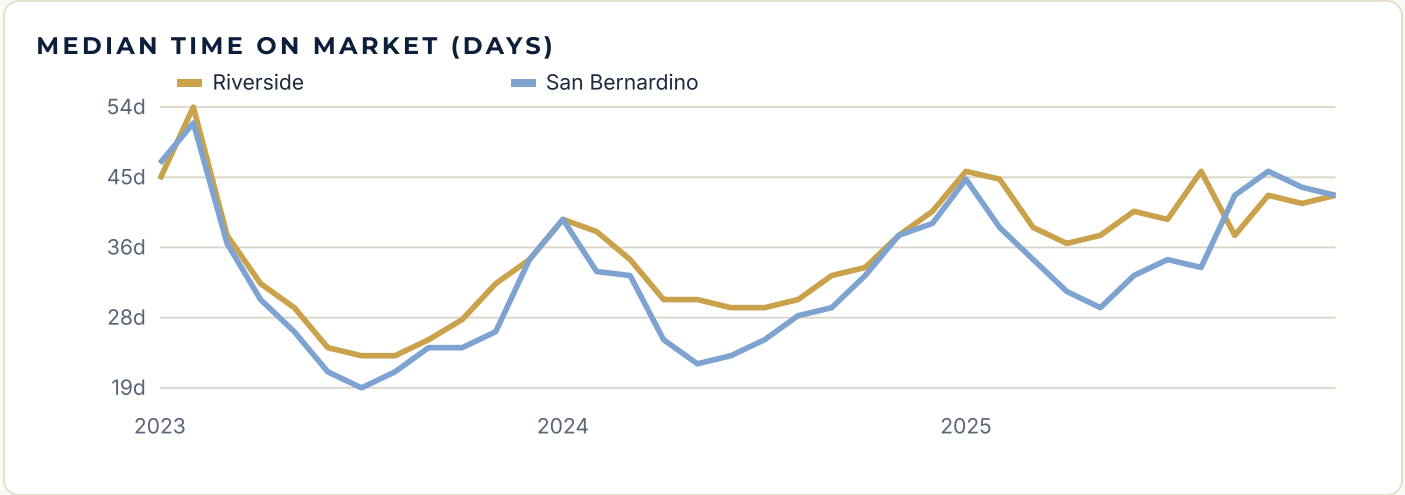
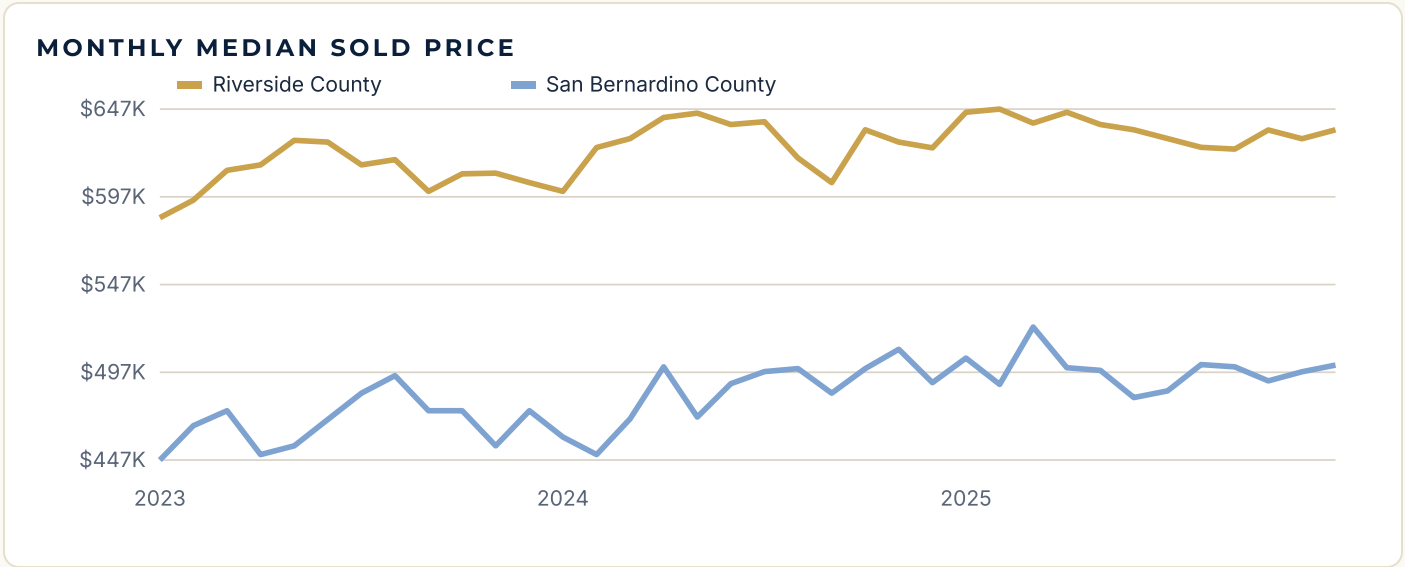


MILESTONE	MONTH	CA MEDIAN
Start of period	Jan 2023	\$751,700
Highest month	Apr 2025	\$911,400
End of period	Dec 2025	\$850,680

Prices follow a seasonal pattern. They peak each spring and early summer and ease in winter.

Inland Empire

DECEMBER 2025	RIVERSIDE CO.	SAN BERNARDINO CO.
Median sold price	\$635,000	\$500,970
Median price, Dec 2023	\$605,000	\$475,000
Unsold inventory (months of supply)	3.6	3.9
Median time on market	43 days	43 days
Housing Affordability Index, Q4 2025*	24%	30%
First-Time Buyer Affordability, Q4 2025*	44%	51%



*Share of households able to afford the median-priced home (statewide Q4 2025: 18%; first-time buyers 33%). Monthly county data from C.A.R. public data.



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