



Fidelity National Title - Team Title Guy

La Verne, CA

REPORT FOR 4/21/2026

Single-Family Homes

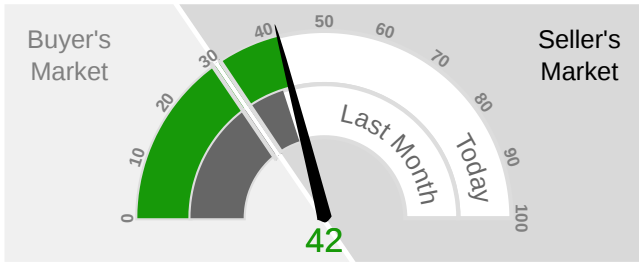


Have you seen the markets? Rates, DOM, Inventory?

This week the median list price for La Verne, CA is \$1,172,400 with the market action index hovering around 42. This is an increase over last month's market action index of 40. Inventory has increased to 36.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Slight Seller's Advantage

MARKET NARRATIVE

The market has been cooling off a bit in recent weeks, as more homes are available and demand is less. We're already seeing prices move lower as a result. Expect this trend to continue especially if the index falls to the Buyer's zone.

Watch for a persistent up-turn in Market Action to signal prices rising again.

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$1,925,000	3,880	0.25 - 0.5 acre	5	3	31	0	0	42
\$1,395,000	2,735	8,000 - 10,000 sqft	4	3	38	2	1	70
\$1,000,000	2,140	8,000 - 10,000 sqft	4	2	60	2	1	35
\$799,000	1,550	6,500 - 8,000 sqft	3	2	63	0	1	21

REAL-TIME MARKET PROFILE

Median List Price		\$1,172,400
Median Price of New Listings		\$1,187,000
Per Square Foot		\$506
Average Days on Market		81
Median Days on Market		42
Price Decreased		36%
Price Increased		0%
Relisted		11%
Inventory		36
Median Rent		\$2,895
Market Action		42

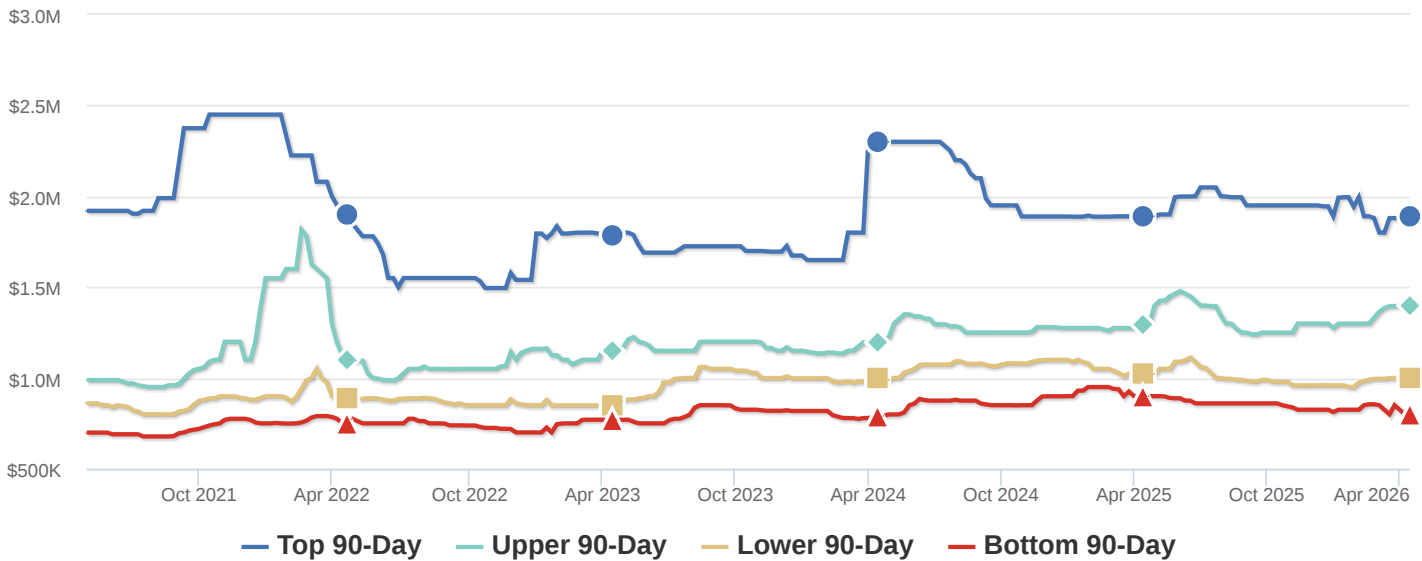
Slight Seller's Advantage

MEDIAN LIST PRICE

This week prices bumped up a bit but the trend of recent weeks is generally downward. The Market Action Index is a good leading indicator for the durability of this trend.

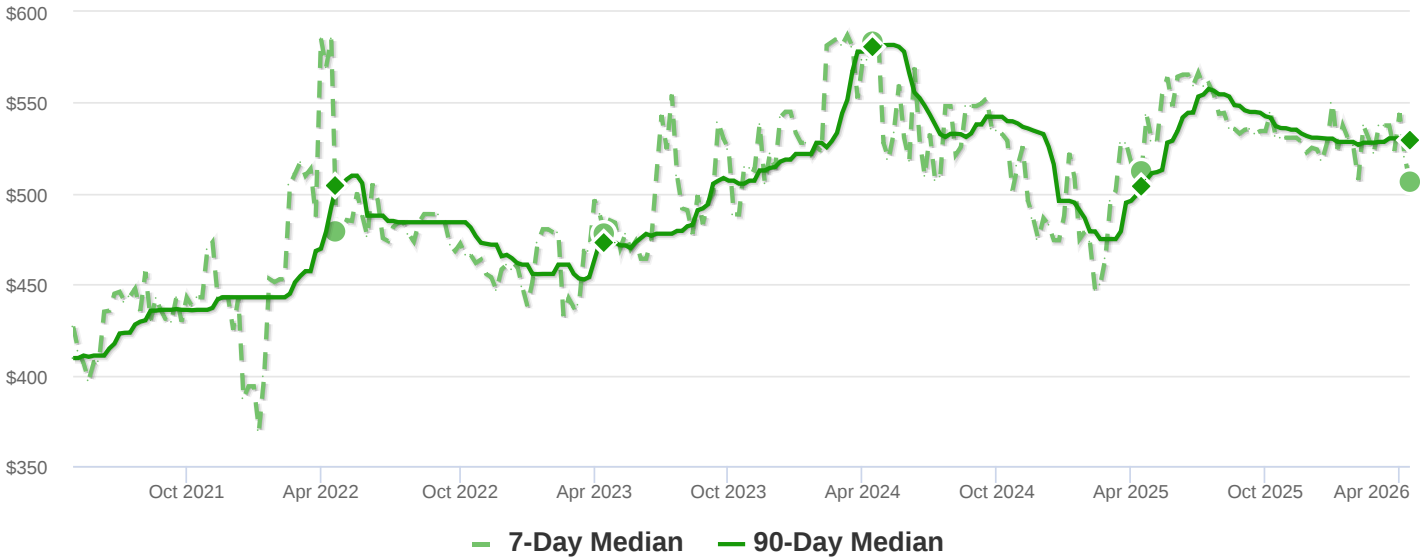


SEGMENTS



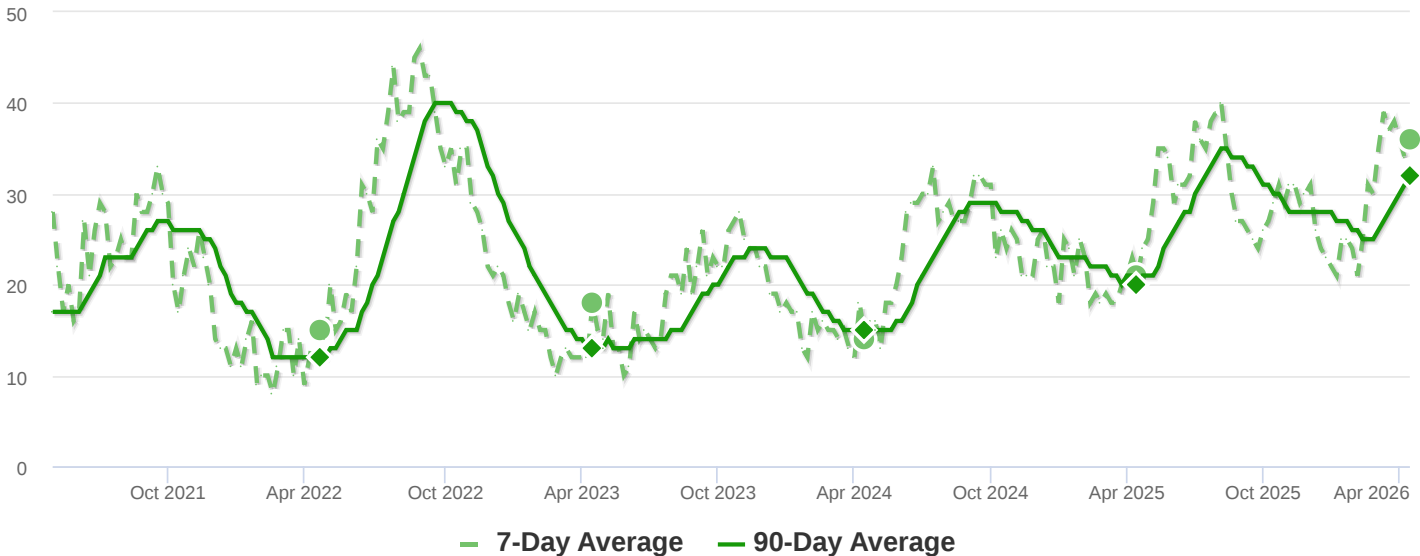
PRICE PER SQUARE FOOT

The market's downward trends are shared across both price and value. People are recently placing less value on homes (you can see the recent declines in price per square foot as evidence.) Look for significant changes in the Market Action Index as a precursor to price and value changes, possibly as inflection points for good investment opportunities.



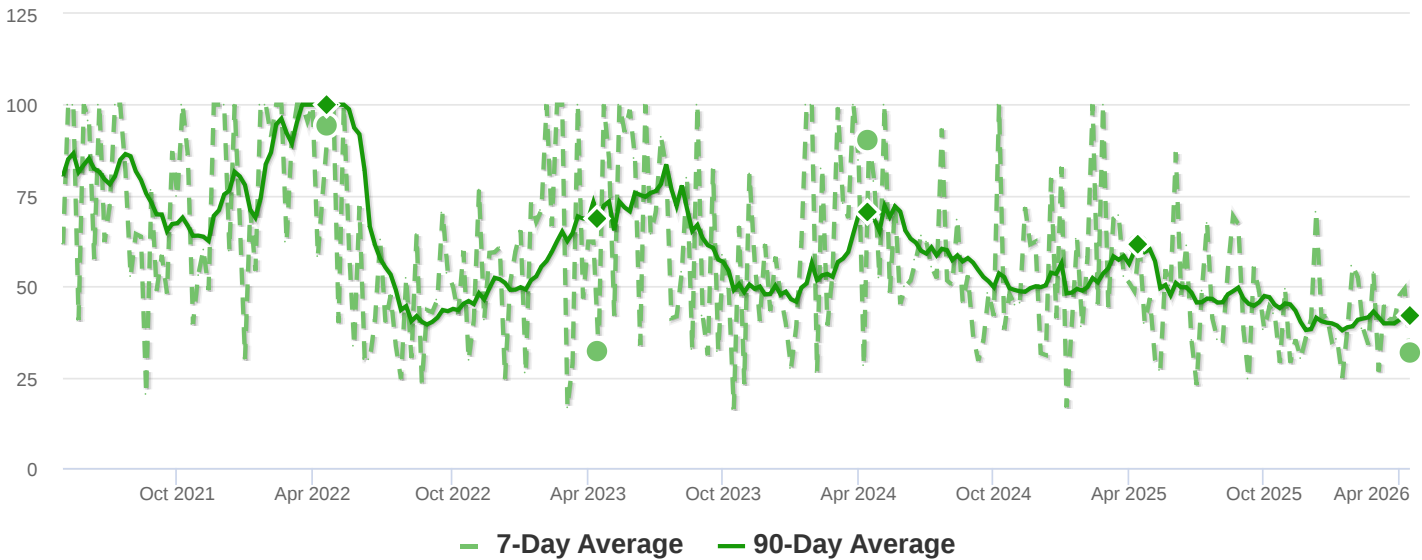
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.

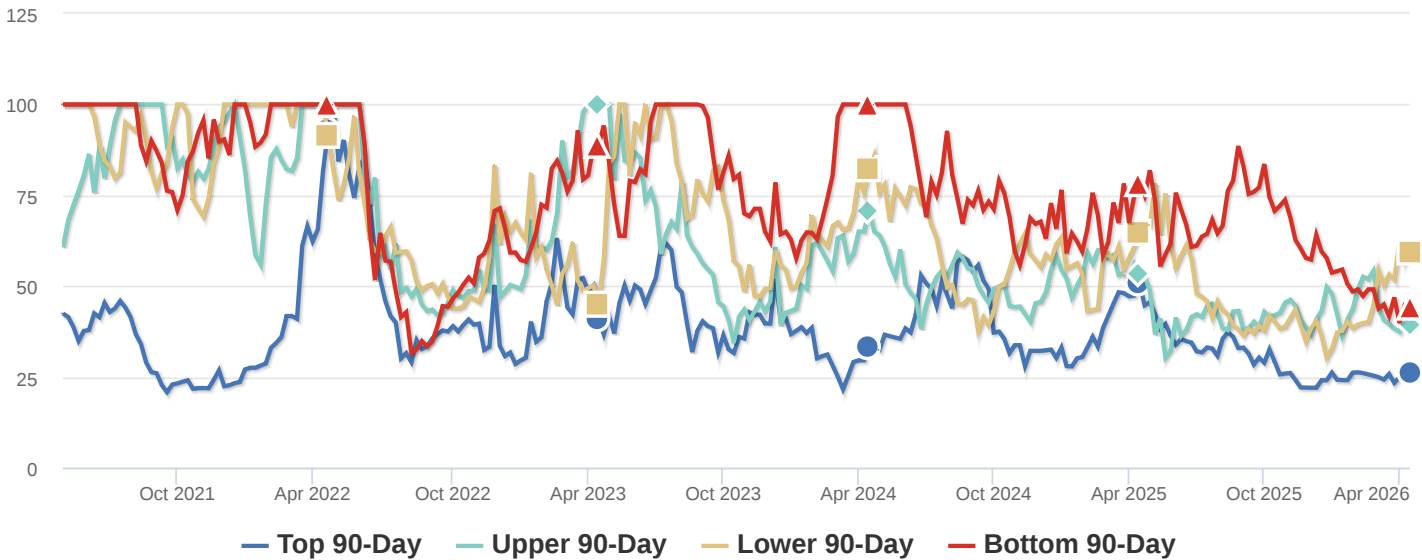


MARKET ACTION INDEX

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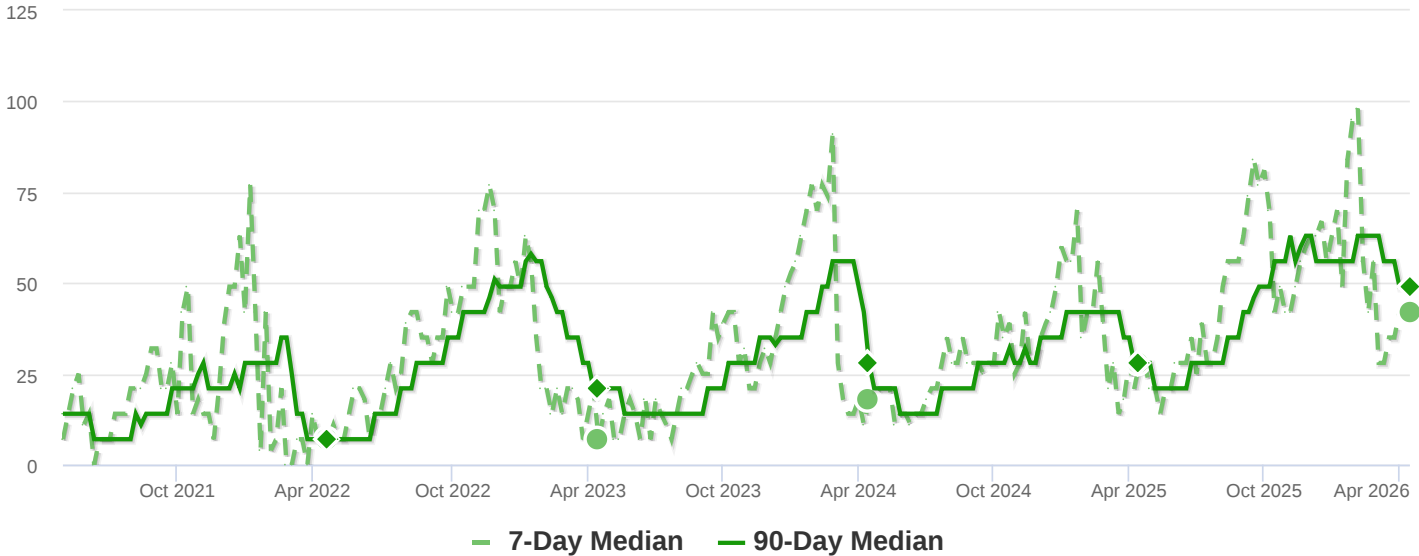


MARKET ACTION SEGMENTS



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 81 days. Half of the listings have come newly on the market in the past 42 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

