



Fidelity National Title - Team Title Guy

Upland, CA

REPORT FOR 4/21/2026

Single-Family Homes

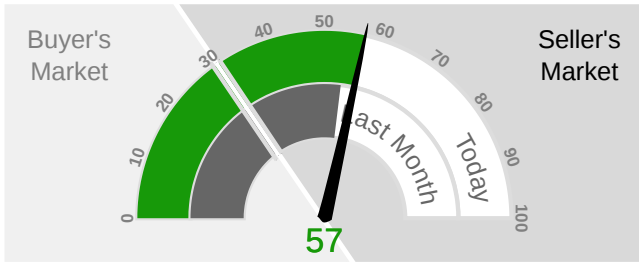


Have you seen the markets? Rates, DOM, Inventory?

This week the median list price for Upland, CA is \$915,000 with the market action index hovering around 57. This is an increase over last month's market action index of 54. Inventory has decreased to 55.

MARKET ACTION INDEX

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



Strong Seller's Market

MARKET NARRATIVE

Home sales have been exceeding new inventory for several weeks. However prices have not yet stopped falling. Since the market is already in the Seller's zone, expect prices to level off very soon. Should the sales trend continue expect that prices could climb from there.

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
\$1,294,999	2,834	0.25 - 0.5 acre	4	2.8	46	1	2	59
\$997,499	2,389	8,000 - 10,000 sqft	4	2.5	46	3	3	35
\$864,450	1,763	6,500 - 8,000 sqft	3	2	48	0	6	31
\$703,000	1,439	6,500 - 8,000 sqft	3	2	65	3	1	42

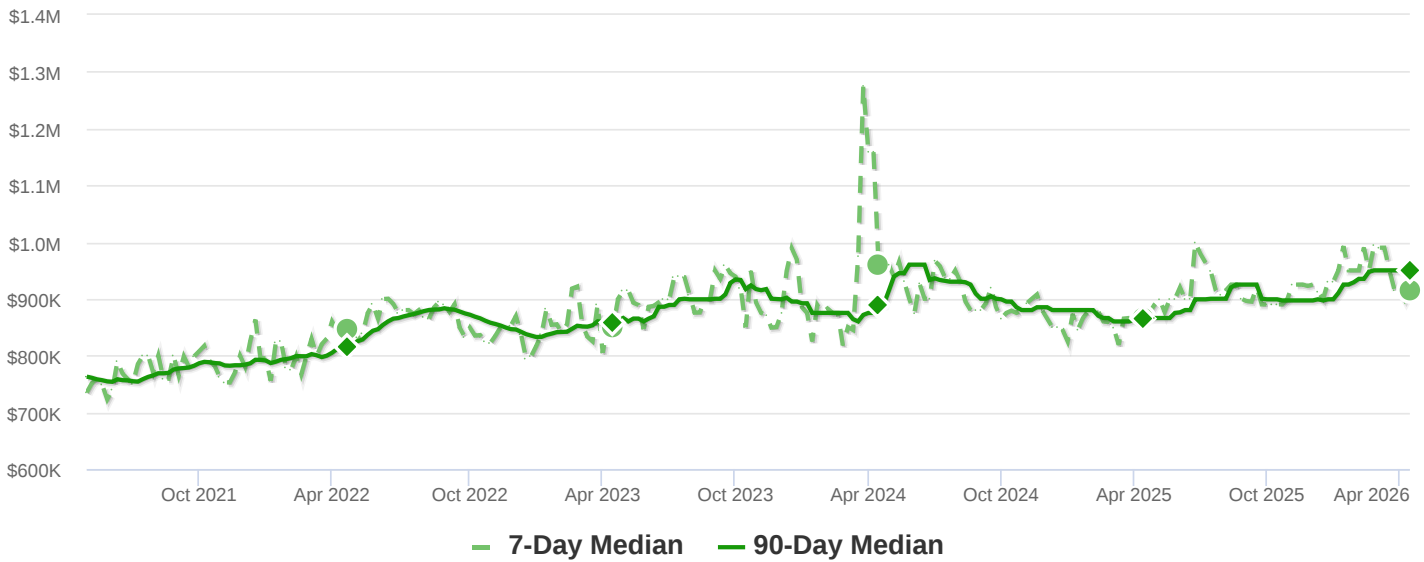
REAL-TIME MARKET PROFILE

Median List Price		\$915,000
Median Price of New Listings		\$999,999
Per Square Foot		\$463
Average Days on Market		69
Median Days on Market		35
Price Decreased		35%
Price Increased		2%
Relisted		4%
Inventory		55
Median Rent		\$3,675
Market Action		57

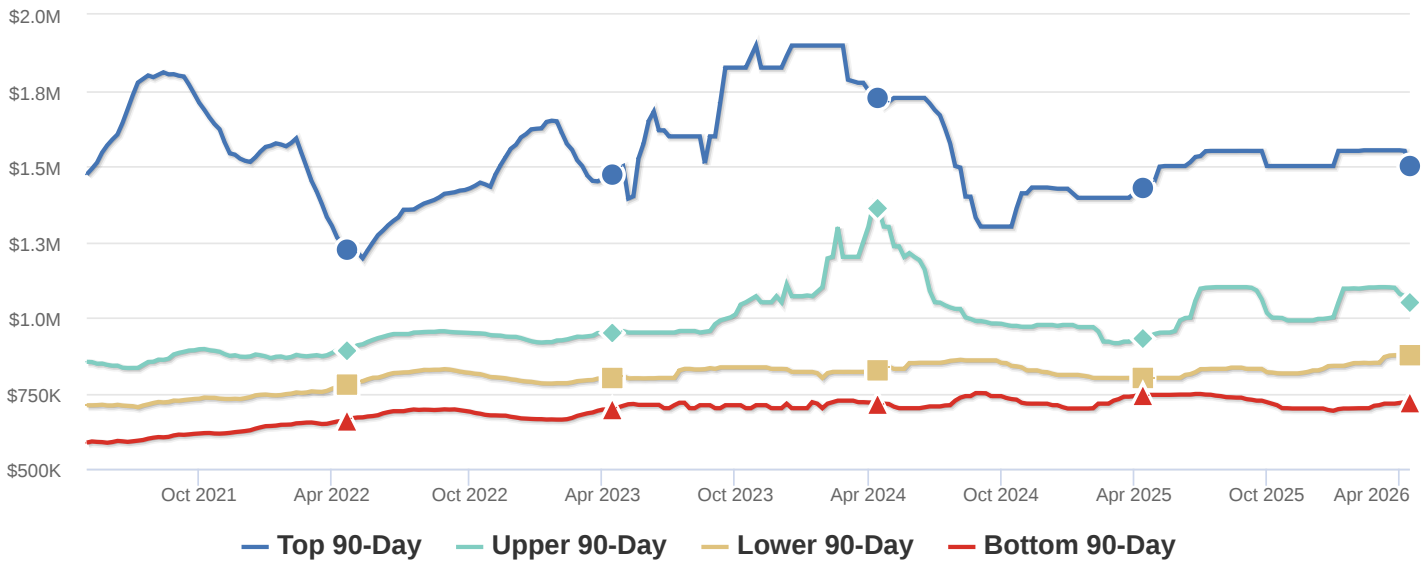
Strong Seller's Market

MEDIAN LIST PRICE

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



SEGMENTS



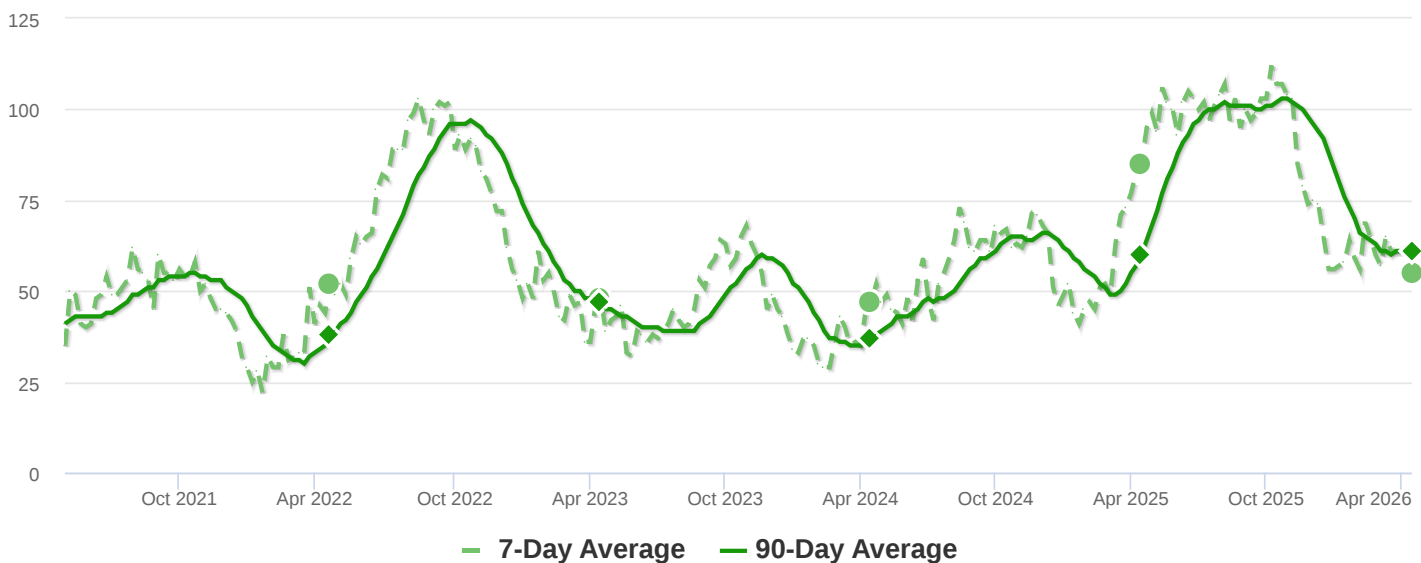
PRICE PER SQUARE FOOT

We're seeing fairly unusual market conditions as prices have been in a downward trend but price per square foot is actually increasing. (Buyers are paying less and getting less home for their money.) Anomalies like these can be attributed to micro-location variables.



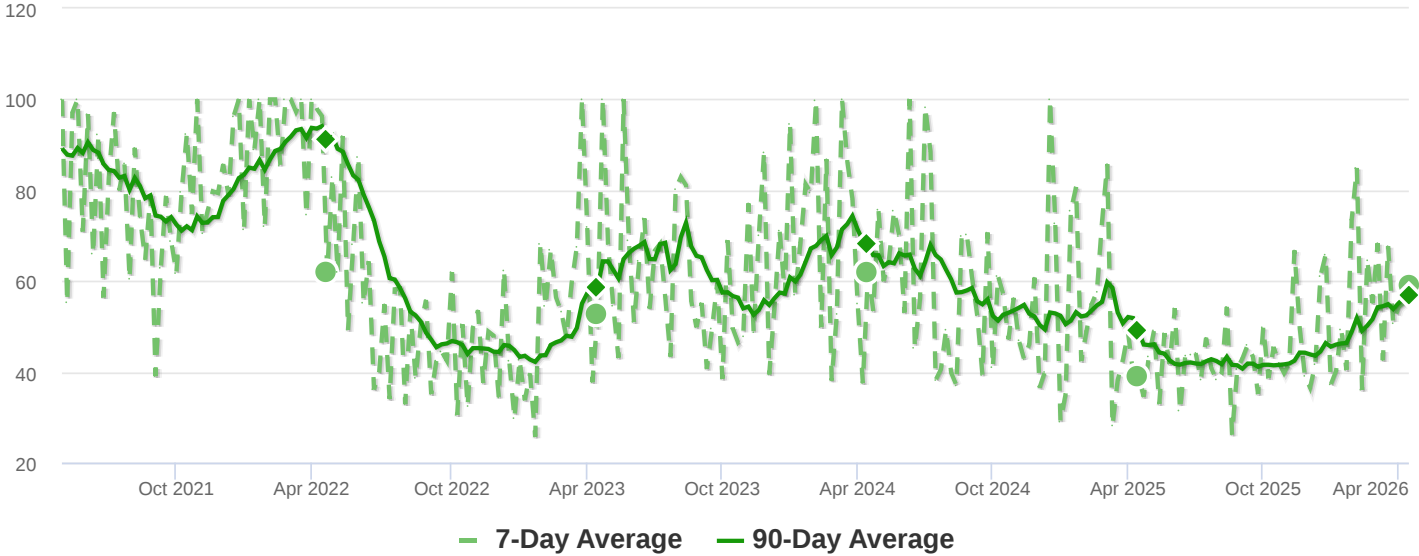
INVENTORY

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.

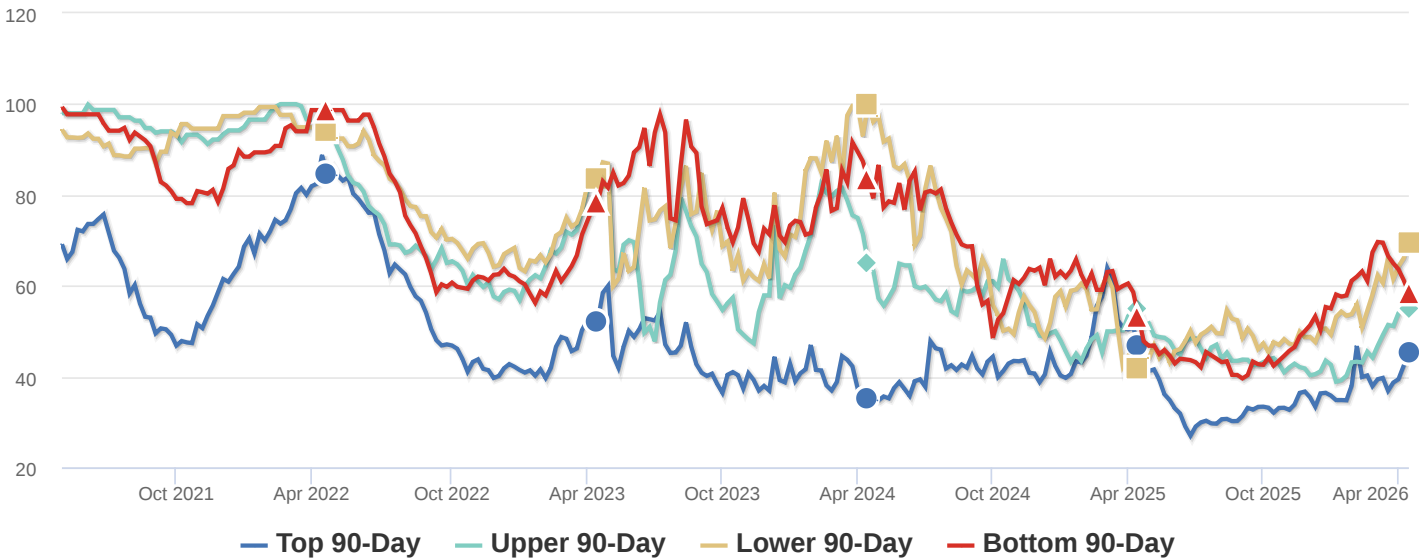


MARKET ACTION INDEX

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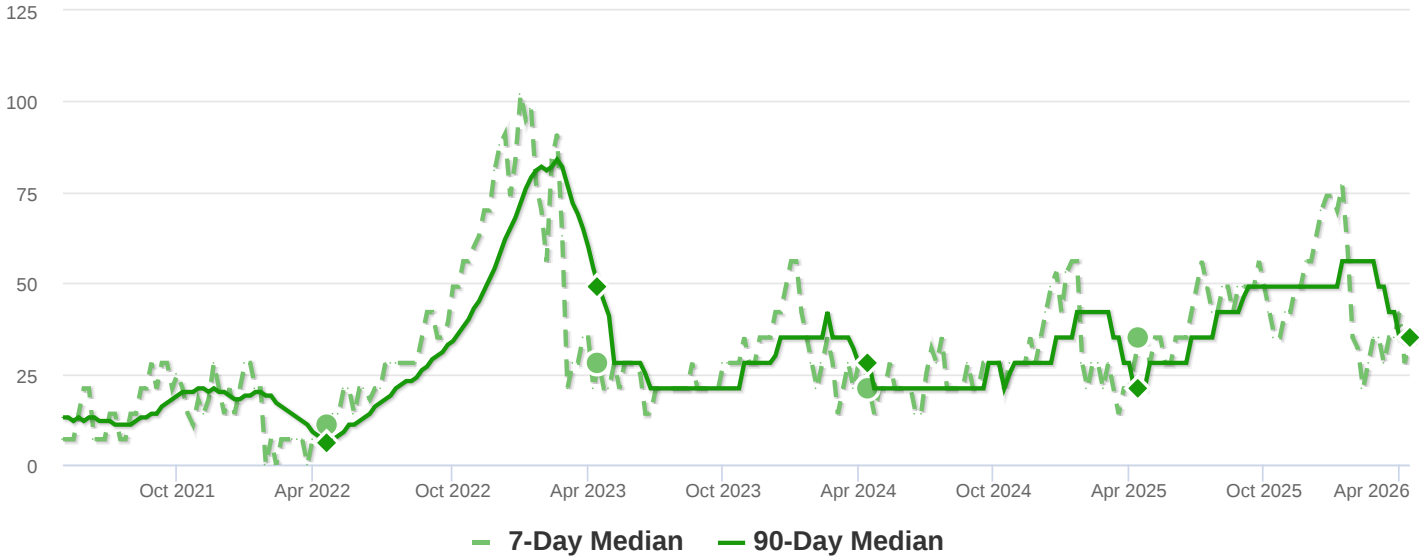


MARKET ACTION SEGMENTS



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 69 days. Half of the listings have come newly on the market in the past 35 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.

