



# **Fidelity National Title - Team Title Guy**

## **Upland, CA**

REPORT FOR 5/4/2026

Single-Family Homes

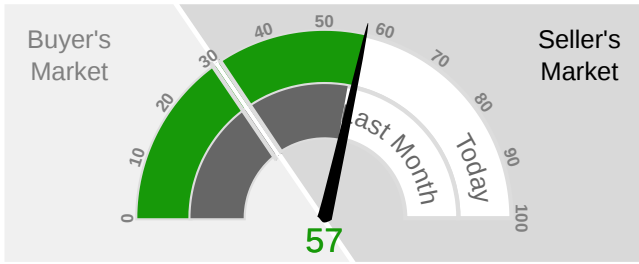


Have you seen the markets? Rates, DOM, Inventory?

This week the median list price for Upland, CA is \$944,950 with the market action index hovering around 57. This is an increase over last month's market action index of 56. Inventory has decreased to 58.

**MARKET ACTION INDEX**

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



**Strong Seller's Market**

**MARKET NARRATIVE**

The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

**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
\$1,500,000	3,884	0.25 - 0.5 acre	4	4	46	2	1	49
\$1,019,500	2,641	0.25 - 0.5 acre	4	2.5	39	2	4	38
\$880,000	2,031	6,500 - 8,000 sqft	4	2	49	4	2	35
\$715,950	1,404	6,500 - 8,000 sqft	3	2	63	2	4	21

**REAL-TIME MARKET PROFILE**

Median List Price		\$944,950
Median Price of New Listings		\$893,500
Per Square Foot		\$447
Average Days on Market		73
Median Days on Market		35
Price Decreased		34%
Price Increased		0%
Relisted		7%
Inventory		58
Median Rent		\$3,800
Market Action		57

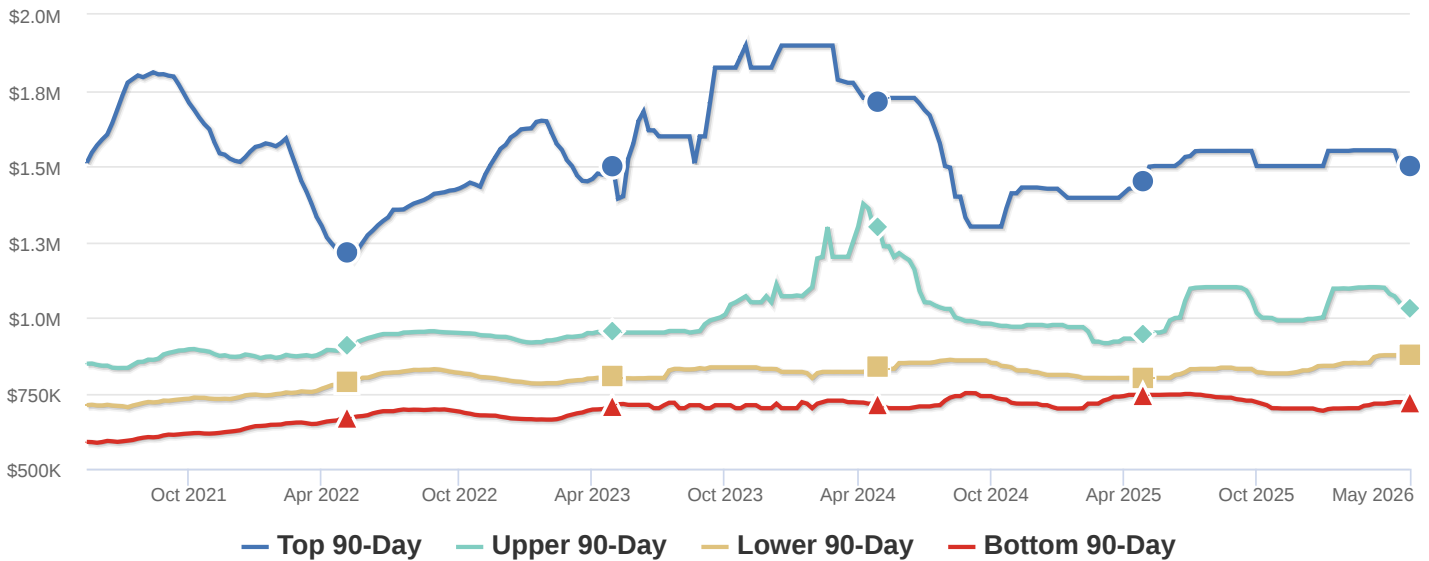
**Strong Seller's Market**

MEDIAN LIST PRICE

The market appears to be hovering around this plateau. This week prices eased down a bit. The Market Action Index is a good leading indicator for the durability of this shift.



SEGMENTS



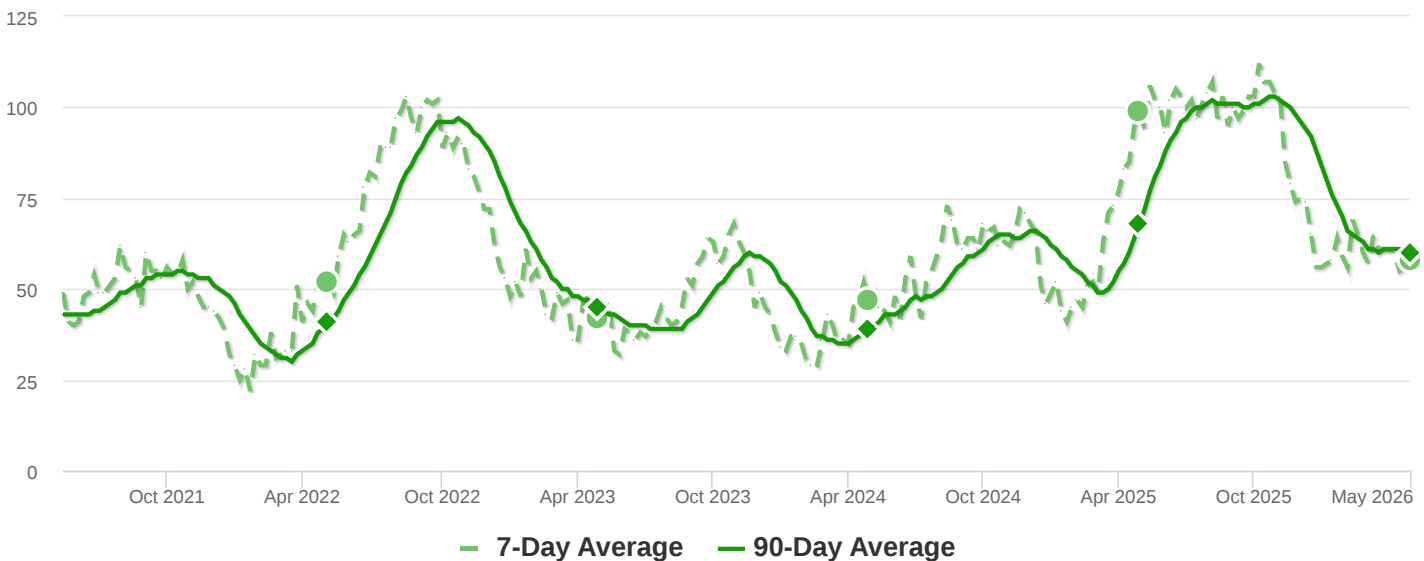
PRICE PER SQUARE FOOT

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



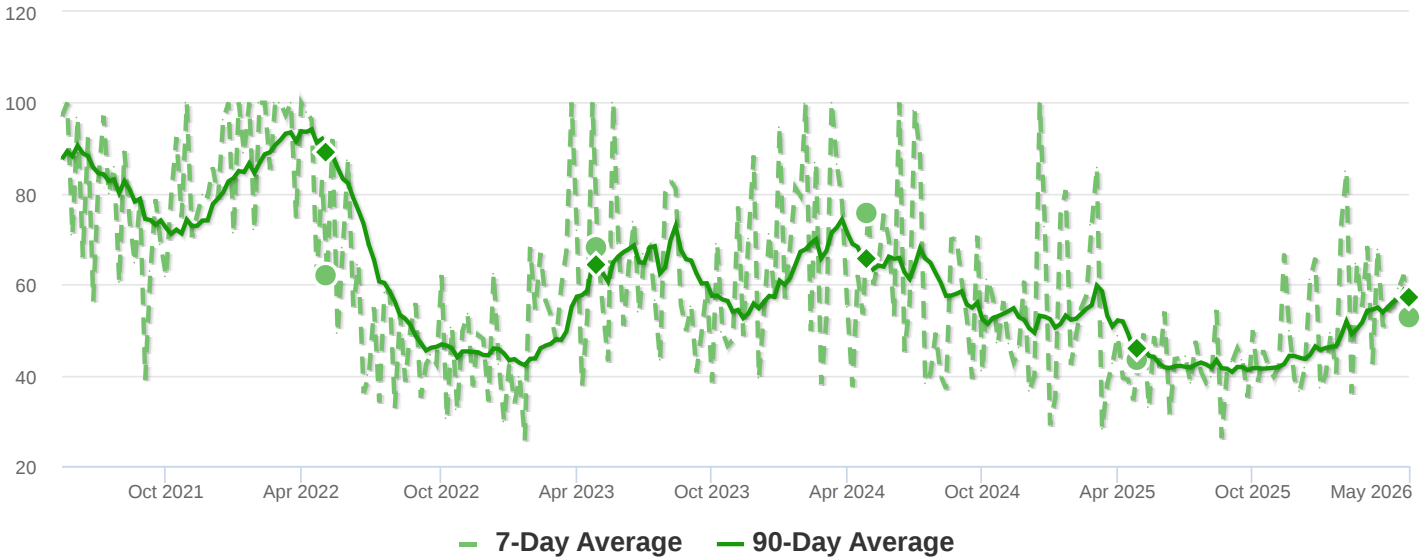
INVENTORY

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.

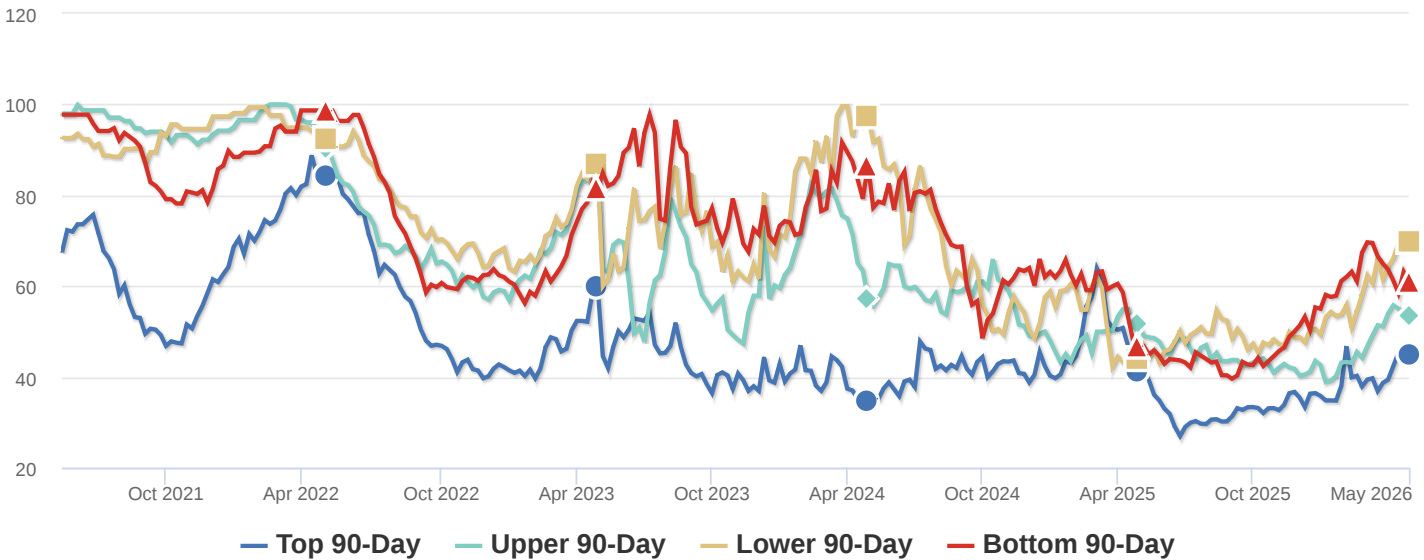


### MARKET ACTION INDEX

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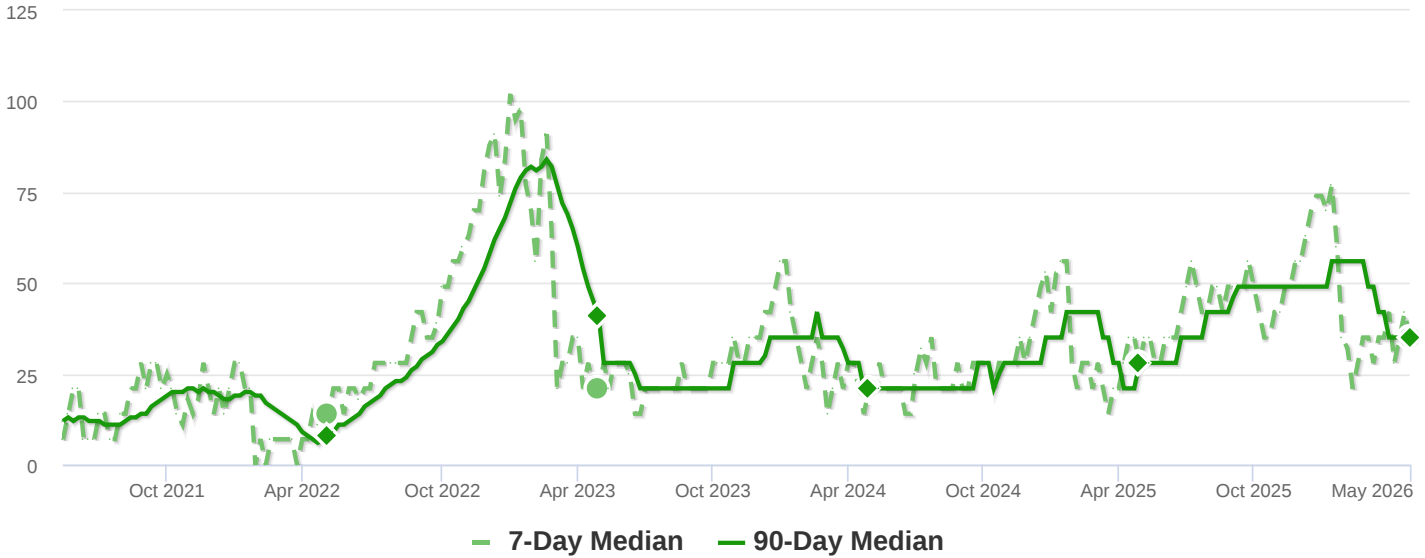


### MARKET ACTION SEGMENTS



**MEDIAN DAYS ON MARKET (DOM)**

The properties have been on the market for an average of 73 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.

