

Moving to Palm Springs and the Coachella Valley



Welcome to Palm Springs and all the cities in the Coachella Valley. We are Victor Tort and Ken Hamma working together as **Homes PSP** to make your transition as well as your real estate transactions easier.

No doubt, you will have questions that we haven't thought to ask or answer here. Just as you will have your own starting point with a unique set of expectations. So when you reach the limits of this general summary, call us. We look forward to hearing from you and to helping you as your guide to finding a home in the place we call home.

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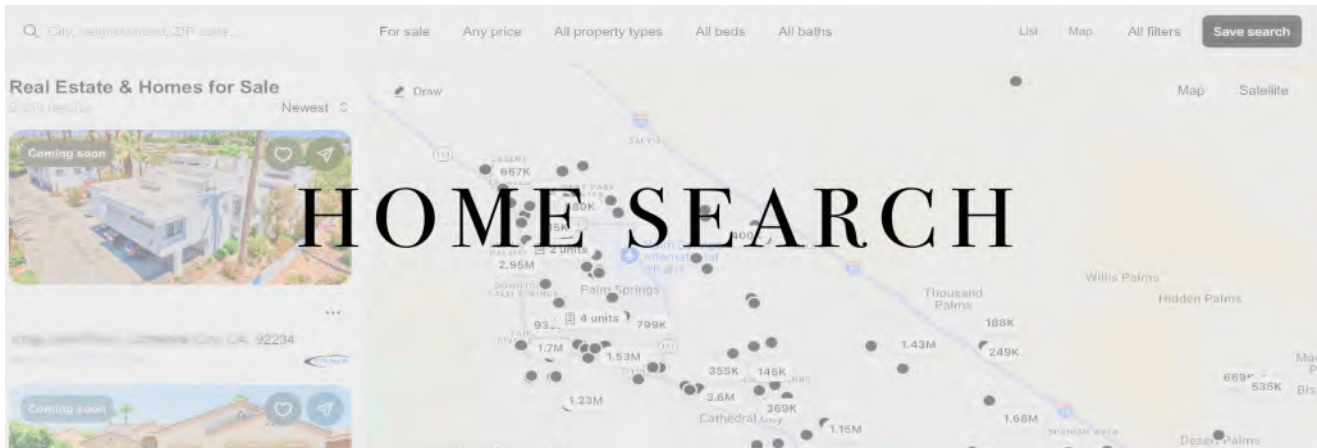
(orange text = web link)

The Homes PSP relocation guide for Palm Springs and the Coachella Valley

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Map

Three Useful Online Resources



There are a few key resources on our website that we don't put in a booklet like this because they change periodically and we are constantly keeping them up to date. Make a bookmark for these pages as you may come back to them more than once before you are settled in the California desert.

On our web site you can **search the MLS** - the realtor standard Multiple Listing Service - for homes for sale across the entire valley. This is better than Zillow or any other online service because -

- Instantly up to date with the data realtors themselves rely on.
 - Not cluttered with links to unknown realtors.
- No random emails from ads you don't remember clicking on.
 - Focused on the market you are interested in.

Register on this page to let us know you are searching, and then we can help by amplifying your search with our knowledge of the local market.

Collaborate with us directly while seeking the perfect home.

[CLICK HERE TO ACCESS OUR SAFE AND FREE MLS HOME SEARCH](#)

Moving to Palm Springs and the Coachella Valley

Three Useful Online Resources



A selection of service providers for your electricity, water, gas, and so on. It isn't always obvious where to start with this when relocating. We provide a complete list of residential utility providers for each city.

[CLICK HERE TO ACCESS OUR LIST OF DESERT UTILITIES](#)



Many home owners hope to recover some of the cost of ownership by renting their property when they are not using it. We provide a current list of the policies on short-term or vacation rentals from local governments.

[CLICK HERE FOR OUR LINKS TO CITY POLICIES ON VACATION RENTALS](#)

The Area and Its Weather

The Coachella Valley encompasses a broad area of many cities and diverse natural habitats. This is home to 300,000 to 600,000 people, depending on the season, attracted by the climate and by the endless opportunities.

Coachella Valley lies between the Little San Bernardino Mountains to the north and east, and the San Jacinto and Santa Rosa Mountains to the west and south. It is, depending on traffic, a little under two-hours drive to Los Angeles, a little over two hours to San Diego.

Its primary population center comprises nine cities - Coachella, Indio, Indian Wells, La Quinta, Palm Desert, Rancho Mirage, Cathedral City, Palm Springs, Desert Hot Springs. Monument.



Mount San Jacinto, in Cahuilla ancestral memory, was the birthplace of humanity.

Then the region continues south to Thermal and Mecca down to the Salton Sea, and north to the Morongo and Yucca Valleys and the Joshua Tree National

With the same broad-brush stroke the permits us to say we live in the desert, we say we live in Palm Springs. Maybe because that is where the main airport is located? What was once a focused destination has long since expanded to include other cities with their own unique character and attraction across the length of the valley. As new residents become acquainted with the area, they may be as likely to opt for the nearby seclusion of the Cathedral City Cove, the broad streets and quiet neighborhoods of Rancho Mirage, the proximity to shopping in Palm Desert, or the seclusion of a hill-side retreat in no particular town at all. But when we are away from this valley, we will probably still call it Palm Springs.

Moving to Palm Springs and the Coachella Valley

The Area and Its Weather

Weather is remarkably consistent across the Coachella Valley even though the mountains can make for differences especially in wind volume and rainfall. The route of Interstate Highway 10 can experience windy conditions, for example, while areas tucked up against the hills are completely calm. Palm Springs can receive an afternoon rain in February while cities further east remain dry. Higher elevations above the valley floor can be considerably cooler year round. While a November day in Rancho Mirage at 250 feet above sea level may be overcast and cool, Joshua Tree, only 45 minutes away but at almost 3000 feet above sea level, may have snow and blustery winds.

January

Temperature Range: Highs around 70°F (21°C); lows dip to the low 40s°F (4-6°C) at night

Rainfall: About 1 inch on average

January in Palm Springs feels like spring in much of the country. Cool mornings coupled with nighttime temperatures that can often drop into the low 40s.

February

Temperature Range: Highs around 73°F (23°C); lows near 48°F (9°C)

Rainfall: Slightly more than January, roughly 1.1 inches on average

The weather begins to warm slightly. The days are pleasant and sunny, though nights are still cooler. This is also the tail end of the region's rainy season.

March

Temperature Range: Highs of 80°F (27°C); lows around 54°F (12°C)

Rainfall: Less than 1 inch on average

Spring is in full swing with warm, sunny days. March can also bring desert winds, which may create hazy skies and affect outdoor plans.

April

Temperature Range: Highs near 88°F (31°C); lows around 60°F (16°C)

Rainfall: Minimal, about 0.2 inches

April in Palm Springs is the definition of desert perfection. The skies are clear, the temperatures are warm but not oppressive, and the evenings are still cool enough to feel refreshing.

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The Area and Its Weather

May

Temperature Range: Highs of 95°F (35°C); lows near 66°F (19°C)

Rainfall: Almost none (just 0.1 inches on average)

Summer vibes start to take hold in May with nearly cloudless skies. Daytime temperatures can climb close to triple digits, but it's still comfortable to be outside in the morning or evening.

June

Temperature Range: Highs around 104°F (40°C); lows near 73°F (23°C)

Rainfall: Virtually none

Welcome to the desert summer! June is hot, dry, and sunny, so midday outdoor activities may be better swapped for lounging by the pool.

July

Temperature Range: Highs of 108°F (42°C); lows around 78°F (26°C)

Rainfall: Slightly more than June, but still only 0.2 inches on average

July is peak summer, and it's hot. If you're not used to desert heat, plan to do most activities early in the morning. Surprisingly, locals and regular visitors love the dry sauna effect, and many resorts are quieter this time of year.



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The Area and Its Weather

August

Temperature Range: Highs near 107°F (42°C); lows around 78°F (26°C)

Rainfall: About 0.3 inches, occasionally influenced by monsoon season

August mirrors July with summer heat, but it may also bring sporadic summer storms. These dramatic bursts of rain and thunder (thanks to the monsoon season) are short-lived and bring a refreshing change to the dry desert air. Sunset skies after these storms are stunning.

September

Temperature Range: Highs of 101°F (38°C); lows around 72°F (22°C)

Rainfall: Similar to August, about 0.3 inches

September offers relief from summer's impact as temperatures gradually cool. It's a great month for evening activities as the desert begins to lose some of its daytime intensity.

October

Temperature Range: Highs near 91°F (33°C); lows around 63°F (17°C)

Rainfall: Minimal, usually about 0.2 inches

October is a favorite with its sunny skies, warm days, and cooler nights.

November

Temperature Range: Highs of 78°F (26°C); lows near 52°F (11°C)

Rainfall: Typically around 0.3 inches

November ushers in cooler weather, making it one of the loveliest months of the year. Sunshine remains abundant, and the cooler nights call for cozy evenings by a fire pits or outdoor spa.

December

Temperature Range: Highs around 70°F (21°C); lows near 45°F (7°C)

Rainfall: About 1 inch, similar to January

December brings mild winter weather, perfect for holiday activities. Palm Springs feels refreshing while much of the country shivers in snowstorms.

Cities of the Coachella Valley

The cities in this valley share many amenities afforded by the incredible weather and the availability of outdoor activities. At the same time they each has its distinctive character.

PALM SPRINGS

Mid-century architecture and old Hollywood lore have long characterized Palm Springs as one of the most coveted places to live in Southern California. The city is a serious urban center for professionals in the arts, business and design. And it continues as a welcoming community, perfect for new residents seeking some quiet at the base of Mt San Jacinto.



RANCHO MIRAGE

Manicured golf courses and quite neighborhoods on broad avenues, Rancho Mirage attracts seasoned homebuyers with leisure on the mind. The city colloquially known as the Playground of the Presidents has catered to the city's luxury real estate market and continues to be one of the desert's most desirable and centrally located communities.

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Cities of the Coachella Valley



PALM DESERT

With more businesses than any other Coachella Valley city, Palm Desert hums with activity all year long. Mid to high-tier housing stock caters to full-time and seasonal residents. Access to parks, hiking, and outdoor activities at the base of the Palms to Pines highway only add to its appeal.

INDIAN WELLS

Known globally as the home of the BNP Paribas Open, this affluent enclave boasts the desert's highest median net worth and home values. Many residents live here seasonally, most within gated communities. A steady stream of inbound commuters sustains the city's leisure-focused lifestyle reinforcing its reputation for exclusivity.



LA QUINTA

In the shadow of the Santa Rosa Mountains, La Quinta is as livable as it is luxurious. The housing market here reflects long-term stability with nearly 40 percent of homeowners owning outright. A relatively even age distribution, as well as a highly varied demographic, sets it apart from other resort cities.

Moving to Palm Springs and the Coachella Valley

Cities of the Coachella Valley



INDIO

The Coachella Valley's largest city is undergoing a transformation with a revitalized downtown district alongside innovative dining concepts and a growing collection of public art. Indio may be known for its world renowned music festivals, but the community remains family-centric with easy access to outdoor adventure and an extensive year-long calendar of food and cultural festivals.

DESERT HOT SPRINGS

On the north west side of the valley, Desert Hot Springs is famous for its naturally occurring hot and cold mineral springs. This spa town is home to nearly 30,000 residents. With plenty of sunshine and average temperatures a bit lower than the other cities in the valley in the mid to upper 80s, living in Desert Hot Springs means you can enjoy all the city has to offer with more comfort and for a longer season.



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Cities of the Coachella Valley



CATHEDRAL CITY

Cathedral City offers a desert resort lifestyle with sun, mountains, hiking trails, and backyard swimming pools, and it was named one of “America’s Top 10 Bargain Retirement Spots” by U.S. News and World Report. Enjoy everything the desert has to offer away from the traffic and crowds of seasonal tourists.

COACHELLA

Years ago, Coachella was a dry, sparse desert town that wasn’t all that exciting except for the lizards and cacti. Today Coachella retains its historical character but has become a booming city with about 47,000 souls living, working, and enjoying life. And if you’re thinking of making the move to Coachella sometime soon, we bet



Higher Education

You may not have plans to return to the classroom, but you probably *are* expecting a community with a continuously renewed professional population that keeps businesses and governments innovative and moving forward and keeps the arts challenging and lively. These schools contribute much to ensuring a more elevated and creative atmosphere in everything you encounter.



UNIVERSITY OF CALIFORNIA RIVERSIDE, PALM DESERT CENTER



UCR Palm Desert expands the reach of University of California, Riverside into one of the fastest growing regions of California, the Coachella Valley. Established as a teaching and research center in 2005, UCR Palm Desert is a catalyst for diversification by providing relevant regional research, offering innovative academic programs that attract and retain world class talent to the region, convening and creating partnerships that advance the public good, and enriching the cultural life of the community.

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Higher Education



CALIFORNIA STATE UNIVERSITY SAN BERNARDINO, PALM DESERT CAMPUS

The Palm Desert Campus of California State University, San Bernardino is a dynamic, student-centered learning community that offers traditional four-year degree programs, aspiring to create transformational opportunities that nurture and sustain the intellectual, environmental, economic, and cultural richness of the Coachella Valley.



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Higher Education



COLLEGE OF THE DESERT

With its main campus in Palm Desert, the College of the Desert has facilities also in Desert Hot Springs, Palm Springs, Indio and Mecca/Thermal. It has many academic programs and specific support for launching careers in industries heavily represented in the valley.

Its newest campus is in Palm Sorings



Medical

Because you never know when you're going to need it. The Coachella Valley has healthcare facilities that are almost as common as golf courses.

And there is something for every occasion from five-star hospital suites to numerous walk-in urgent care facilities - in addition to hospital emergency rooms - when you want your medical attention quickly and nearby.



DESERT OASIS HEALTHCARE

38 clinic and urgent care locations

DESERT CARE NETWORK

The network includes:

Desert Regional Medical Center in Palm Springs with the only level 1 trauma center in Coachella Valley

Hi-Desert Medical Center in Joshua Tree

JFK Memorial Hospital in Indio



EISENHOWER HEALTH

Eisenhower Health main campus is in Rancho Mirage with numerous primary and urgent care locations throughout the valley.



Out and About

As with most things in life there is neither space nor time to be comprehensive. Each category below is merely a sampler to get you started.

Sport

The area is renowned for a plentiful supply of public and private **golf courses** as well as **tennis and pickle ball courts** too numerous to name.

A study conducted by Palm Springs Life revealed that there are currently 124 golf courses in the Coachella Valley. This number includes public and private courses, making it one of the largest concentrations of golf greens anywhere in the world.



Indian Wells

The Springs



Moving to Palm Springs and the Coachella Valley

Out and About

Hike and bike almost anywhere you can imagine from

INDIAN CANYONS in south Palm Springs

to

BOX CANYON near Mecca



Or travel ***across the entire length of the valley*** on a world-class path for active transportation known as - CVLINK



Did we mention **surfing**? Read on!!

DSRT SURF IN PALM DESERT

Located at the Willows Resort, this is the largest Wavegarden Cove in North American, designed around consistency, accessibility, and experience.



PALM SPRINGS SURF CLUB

Features a state-of-the-art wave technology catering to surfers of all levels.

If you prefer your sport as a spectator at professional events, keep your eye on these.

- For hockey: [THE FIREBIRDS](#)
- For pickleball: [THE SCORPIONS](#)
- For tennis: [The PNB Paribas Open](#)

Art and Artists

There are probably more artists than professionals of any other occupation in the Coachella Valley. You will find work to admire and own at numerous street fairs, weekend festivals and pop-up exhibitions.

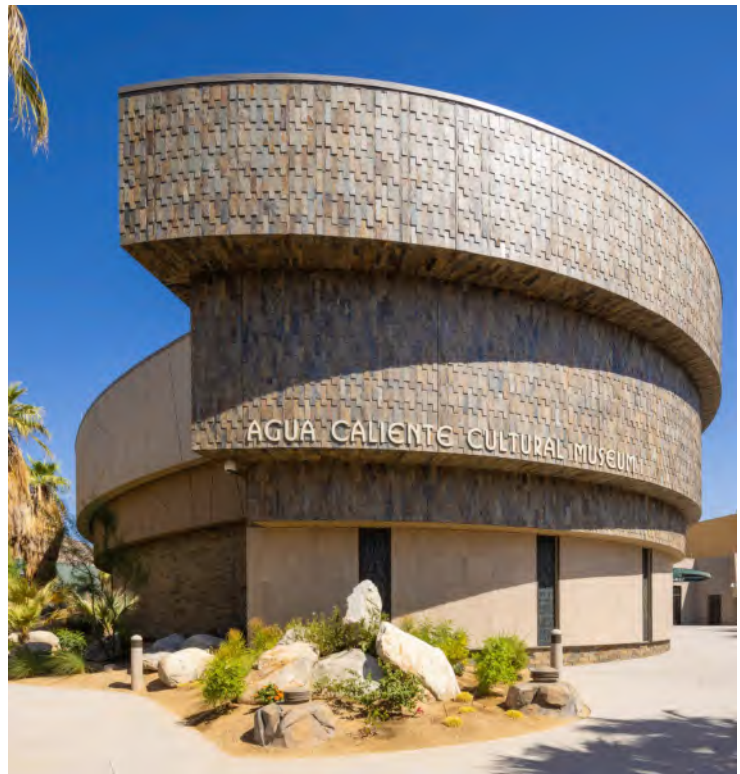
For a few more permanent places to visit try the following.

In Palm Springs visit two institutions that will each provide a perspective on the place that is likely to bring something new to your understanding.

[PALM SPRINGS ART MUSEUM](#)

[THE AGUA CALIENTE CULTURAL MUSEUM](#)

Is dedicated to the history and culture of the Agua Caliente People. The permanent gallery is divided into five areas that offer unique chapters of the Agua Caliente story.



In Palm Desert drop in to see what's new and what's on view at the galleries.

[HEATHER JAMES GALLERY](#)

[MELISSA MORGAN FINE ART](#)

[IMAGO GALLERIES](#)

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Out and About

Don't forget to meet the artists. Or hone your own creative talents.

OLD TOWN ARTISAN STUDIOS in La Quinta is committed to providing art experiences for all people regardless of age, ability, or financial condition. And you will always find something interesting to take home with you.

BACKSTREET ART DISTRICT in Palm Springs is a unique community of artist working studios, galleries, and businesses that not only exhibit artists' works but also provide art-related services.



On Stage



COACHELLA VALLEY REPERTORY

in Cathedral City is a nationally recognized premier theatre organization where reimaged, new and innovative works are cultivated, commissioned and presented. The theatrical season runs October through March with additional events throughout the year.

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Out and About

[MCCALLUM THEATRE](#) in Palm Desert is presenting organization with a long history entertaining and enriching the Coachella Valley community.

[PLAZA THEATRE](#) in Palm Springs presents concerts, speakers, films, theatrical performances.

[PALM CANYON THEATRE](#) in Palm Springs produces live theater over a season from October to July.



[DESERT THEATRE WORKS](#) Theatre in Indio that feels big-hearted, joy-filled, and deeply local. Theatre that welcomes everyone and sends them home saying, 'I didn't know it was going to be that good.'

[ANNENBERG THEATER](#) at the Palm Spring Art Museum for a varied series of performances, music and provocative lectures.

[DEZART PERFORMS](#) presents live theatre in their new permanent home in Palm Springs.

In addition to not-to-be-missed music festivals like [COACHELLA](#) and [STAGECOACH](#), the [ACRISURE ARENA](#) and numerous casino stages provide music and live entertainment for every taste year round.



More

Just look around for whatever suits you or appeals in the moment. There is always more to do -

If old airplanes get you flying, [THE PALM SPRINGS AIR MUSEUM](#) preserves, exhibits, and flies aircraft from World War Two, the Korean War, and the Vietnam War.

Looking for life on the planet - and international research agendas behind it - then check out [THE LIVING DESERT ZOO AND GARDENS](#) - desert conservation through preservation, education, and appreciation.

[SUNNYLANDS](#), the former home of Ambassadors Walter and Leonore Annenberg located in Rancho Mirage. Look for tours and ... yoga on Sunday morning.

[PALM SPRINGS AERIAL TRAMWAY](#) Travel over two-and-one-half miles above the cliffs of Chino Canyon to the pristine wilderness of the Mt. San Jacinto State Park at 8500 feet above sea level.

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Desert Hot Springs

Los Angeles

Palm Springs

Cathedral City

Rancho Mirage

Palm Desert

Indian Wells

La Quinta

Indio

Coachella

Phoenix

↑ North

Coachella Valley

10 miles approx