

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM
AUGUST, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR AUGUST ARE UP 27.0% TO 188.
- NEW LISTINGS IN COACHELLA VALLEY WERE 199 IN AUGUST. THIS IS DOWN 24.9% FROM 265 IN AUGUST OF 2024.
- UNIT SALES IN COACHELLA VALLEY ARE DOWN BY 13.1% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 146 unit sales in August. This is down 13.1% from 168 in August of 2024. Sales/list price ratio in August moved up to 97.0% from 96.0% in July.

Prices

Median price of \$450,000 in August was up 8.4% from \$415,000 in July and up 4.5% from \$430,500 in August of 2024. 3-month median price of \$440,000 in August was down marginally from \$450,000 in July and down a little from \$445,000 in August of 2024.

Inventory

Inventory of 991 in August was down 13.1% from 1,141 in July but up 8.5% from 913 in August of 2024. New listings in August moved down to 199 from 219 in July.

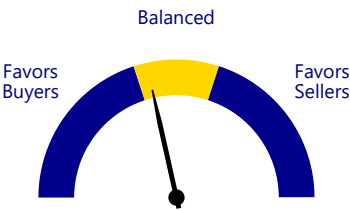
Market Time

Days on market of 76 in August was up slightly from 69 in July and up a little from 66 in August of 2024. Months of supply of 5.4 in August was down marginally from 6.2 in July but up slightly from 4.8 in August of 2024.

KEY STATS

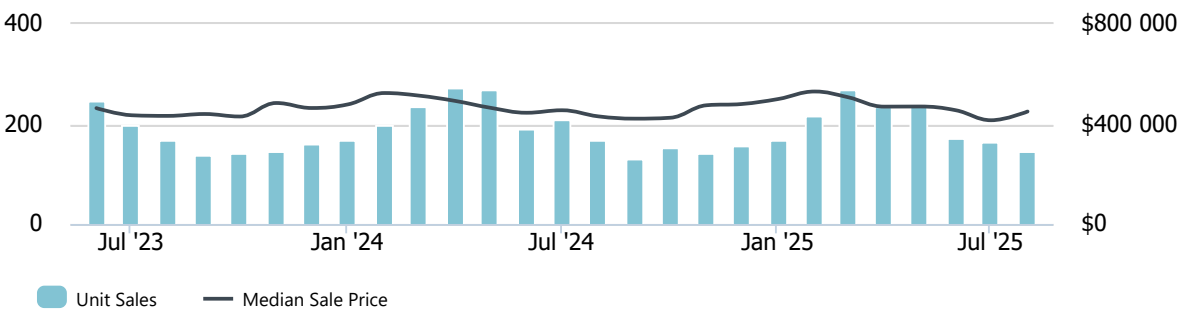
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	146	168	-13.1%	163	-10.4%
Median Sale Price	\$450k	\$430k	4.5%	\$415k	8.4%
Inventory	991	913	8.5%	1141	-13.1%
Months of Supply	5.4	4.8	13.9%	6.2	-12.3%
Days on Market	76	66	15.2%	69	10.1%
Avg. Sale Price/SqFt	\$342	\$353	-3.1%	\$338	1.1%
Sales to LP Ratio	97.0%	97.0%	-0.0%	96.0%	1.1%
Sales to Orig. LP Ratio	93.6%	93.5%	0.0%	92.8%	0.9%
New Listings	199	265	-24.9%	219	-9.1%
Went to Contract	188	148	27.0%	158	19.0%

BUYERS/SELLERS MARKET

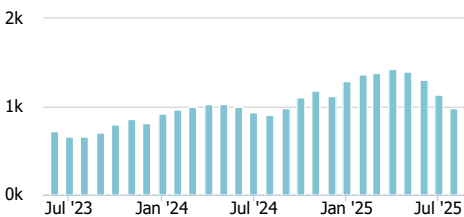


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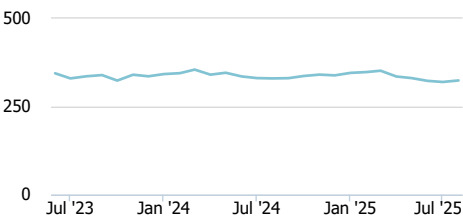
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY
AUGUST, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR AUGUST ARE UP 48.8% TO 506.
- DAYS ON MARKET IN COACHELLA VALLEY WAS 76 IN AUGUST. THIS IS UP 26.7% FROM 60 IN AUGUST OF 2024.
- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 11.5% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 397 unit sales in August. This is up 5.6% from 376 in August of 2024. Sales/list price ratio in August moved up to 96.2% from 95.8% in July.

Prices

Median price of \$620,000 in August was down 4.6% from \$650,000 in July and down 0.8% from \$625,000 in August of 2024. 3-month median price of \$645,000 in August was down just slightly from \$660,000 in July and down marginally from \$649,000 in August of 2024.

Inventory

Inventory of 2,417 in August was down 9.6% from 2,675 in July but up 9.4% from 2,209 in August of 2024. New listings in August moved down to 623 from 630 in July.

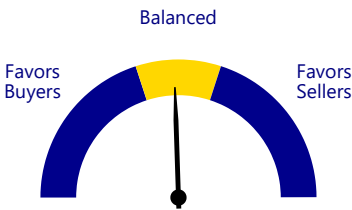
Market Time

Days on market of 76 in August was up just slightly from 73 in July and up somewhat from 60 in August of 2024. Months of supply of 5.7 in August was down a little from 6.3 in July but up marginally from 5.3 in August of 2024.

KEY STATS

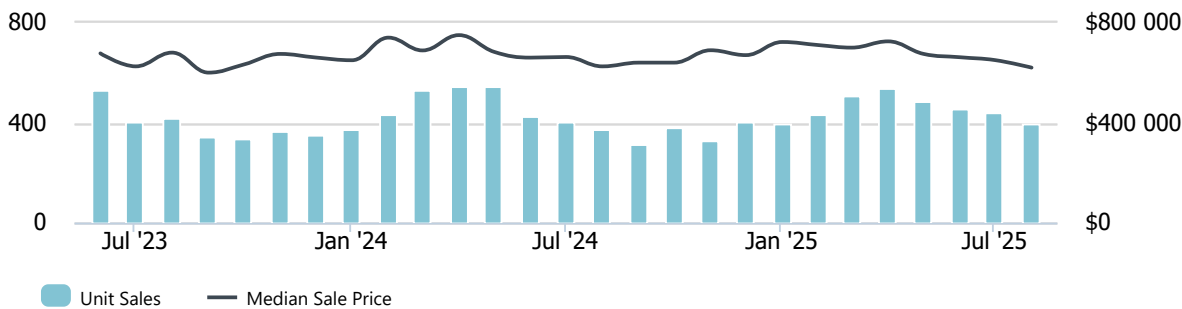
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	397	376	5.6%	441	-10.0%
Median Sale Price	\$620k	\$625k	-0.8%	\$650k	-4.6%
Inventory	2417	2209	9.4%	2675	-9.6%
Months of Supply	5.7	5.3	8.2%	6.3	-10.0%
Days on Market	76	60	26.7%	73	4.1%
Avg. Sale Price/SqFt	\$399	\$394	1.2%	\$415	-3.8%
Sales to LP Ratio	96.2%	96.1%	0.1%	95.8%	0.4%
Sales to Orig. LP Ratio	93.4%	93.6%	-0.1%	92.3%	1.3%
New Listings	623	704	-11.5%	630	-1.1%
Went to Contract	506	340	48.8%	466	8.6%

BUYERS/SELLERS MARKET

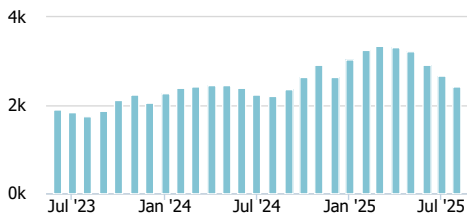


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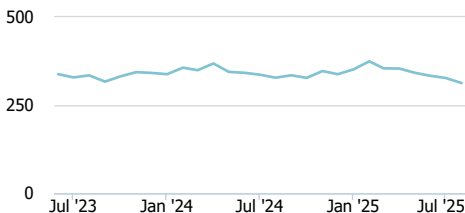
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

LA QUINTA, CA - CONDOMINIUM
AUGUST, 2025



QUICK ANALYSIS

- UNIT SALES IN LA QUINTA FOR AUGUST ARE DOWN 50.0% TO 7.
- NEW LISTINGS IN LA QUINTA WERE 9 IN AUGUST. THIS IS DOWN 65.4% FROM 26 IN AUGUST OF 2024.
- MEDIAN PRICE IN LA QUINTA IS DOWN BY 31.7% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 7 unit sales in August. This is down 50.0% from 14 in August of 2024. Sales/list price ratio in August moved down to 95.6% from 96.6% in July.

Prices

Median price of \$420,000 in August was down 48.8% from \$820,000 in July and down 31.7% from \$615,000 in August of 2024. 3-month median price of \$595,000 in August was down slightly from \$667,500 in July and down a little from \$630,000 in August of 2024.

Inventory

Inventory of 90 in August was down 19.6% from 112 in July but up 16.9% from 77 in August of 2024. New listings in August moved down to 9 from 18 in July.

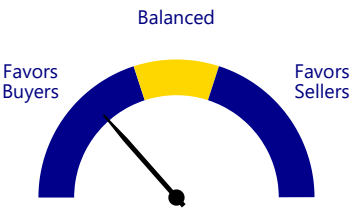
Market Time

Days on market of 49 in August was down somewhat from 66 in July and down a little from 52 in August of 2024. Months of supply of 5.6 in August was down marginally from 6.7 in July but up somewhat from 4.6 in August of 2024.

KEY STATS

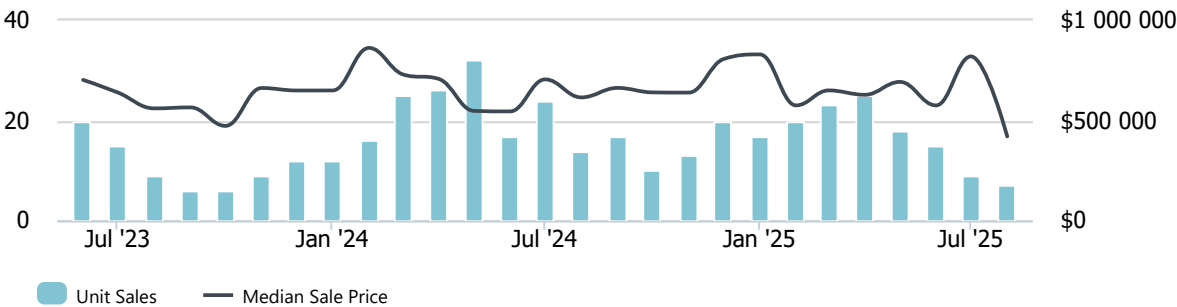
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	7	14	-50.0%	9	-22.2%
Median Sale Price	\$420k	\$615k	-31.7%	\$820k	-48.8%
Inventory	90	77	16.9%	112	-19.6%
Months of Supply	5.6	4.6	19.9%	6.7	-16.7%
Days on Market	49	52	-5.8%	66	-25.8%
Avg. Sale Price/SqFt	\$383	\$391	-2.2%	\$416	-8.0%
Sales to LP Ratio	95.6%	96.7%	-1.1%	96.6%	-1.0%
Sales to Orig. LP Ratio	95.1%	95.2%	-0.2%	93.6%	1.6%
New Listings	9	26	-65.4%	18	-50.0%
Went to Contract	13	15	-13.3%	8	62.5%

BUYERS/SELLERS MARKET

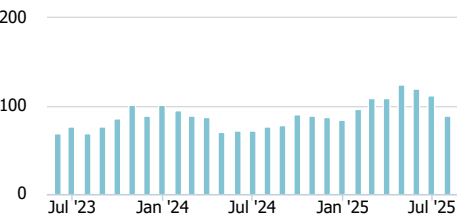


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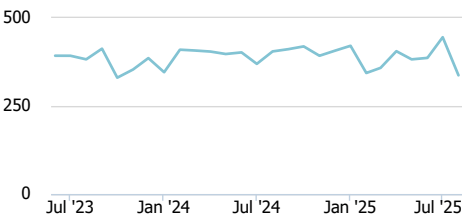
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

LA QUINTA, CA - SINGLE FAMILY
AUGUST, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN LA QUINTA WERE 88 IN AUGUST. THIS IS UP 91.3% FROM 46 IN AUGUST OF 2024.
- MEDIAN PRICE IN LA QUINTA IS DOWN BY 26.5% FOR AUGUST.
- UNIT SALES IN LA QUINTA FOR AUGUST ARE UP 25.0% TO 70.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 70 unit sales in August. This is up 25.0% from 56 in August of 2024. Sales/list price ratio in August moved down to 95.6% from 95.9% in July.

Prices

Median price of \$695,000 in August was down 7.3% from \$750,000 in July and down 26.5% from \$945,000 in August of 2024. 3-month median price of \$750,000 in August was down just slightly from \$775,000 in July and down slightly from \$818,175 in August of 2024.

Inventory

Inventory of 360 in August was down 12.2% from 410 in July and down 9.5% from 398 in August of 2024. New listings in August moved up to 109 from 77 in July.

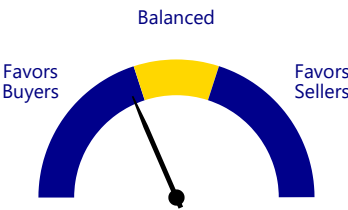
Market Time

Days on market of 81 in August was up marginally from 75 in July and up slightly from 77 in August of 2024. Months of supply of 4.5 in August was down a little from 5.2 in July and down marginally from 5.4 in August of 2024.

KEY STATS

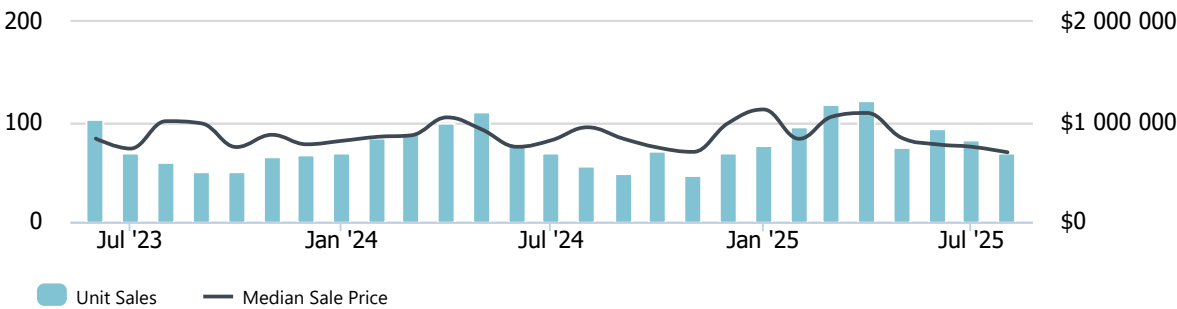
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	70	56	25.0%	82	-14.6%
Median Sale Price	\$695k	\$945k	-26.5%	\$750k	-7.3%
Inventory	360	398	-9.5%	410	-12.2%
Months of Supply	4.5	5.4	-16.9%	5.2	-13.5%
Days on Market	81	77	5.2%	75	8.0%
Avg. Sale Price/SqFt	\$441	\$458	-3.8%	\$488	-9.7%
Sales to LP Ratio	95.6%	95.5%	0.1%	95.9%	-0.3%
Sales to Orig. LP Ratio	94.5%	92.4%	2.3%	93.6%	1.0%
New Listings	109	109	0.0%	77	41.6%
Went to Contract	88	46	91.3%	75	17.3%

BUYERS/SELLERS MARKET

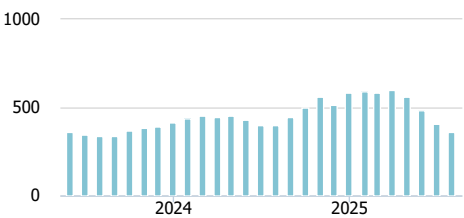


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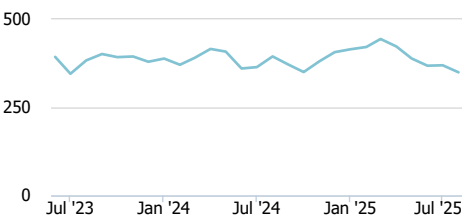
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM
AUGUST, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIAN WELLS FOR AUGUST ARE UP 100.0% TO 4.
- UNIT SALES IN INDIAN WELLS WERE 4 IN AUGUST. THIS IS DOWN 33.3% FROM 6 IN AUGUST OF 2024.
- NEW LISTINGS IN INDIAN WELLS ARE DOWN BY 25.0% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 4 unit sales in August. This is down 33.3% from 6 in August of 2024. Sales/list price ratio in August moved up to 101.5% from 94.2% in July.

Prices

Median price of \$530,750 in August was down 14.4% from \$620,000 in July and down 11.2% from \$598,000 in August of 2024. 3-month median price this month is \$620,000, the same as last month.

Inventory

Inventory of 39 in August was down 11.4% from 44 in July and down 11.4% from 44 in August of 2024. New listings in August moved down to 6 from 10 in July.

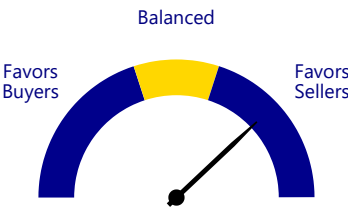
Market Time

Days on market of 51 in August was down substantially from 139 in July and down somewhat from 69 in August of 2024. Months of supply of 6.6 in August was down a little from 7.2 in July and down just slightly from 6.7 in August of 2024.

KEY STATS

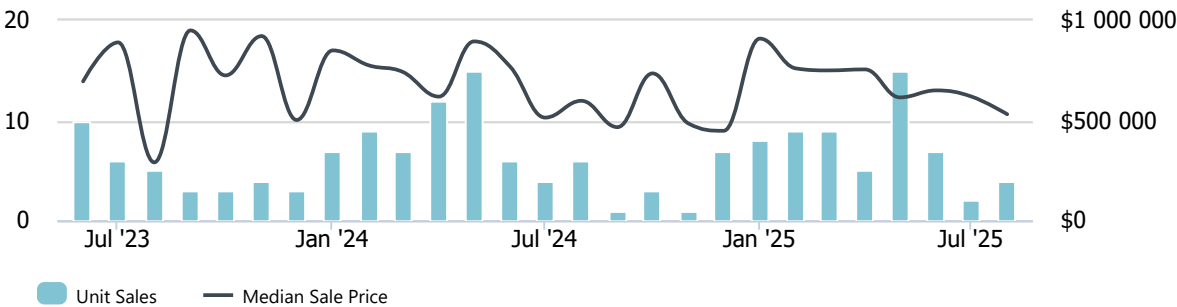
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	4	6	-33.3%	2	100.0%
Median Sale Price	\$531k	\$598k	-11.2%	\$620k	-14.4%
Inventory	39	44	-11.4%	44	-11.4%
Months of Supply	6.6	6.7	-1.4%	7.2	-8.9%
Days on Market	51	69	-26.1%	139	-63.3%
Avg. Sale Price/SqFt	\$379	\$493	-23.3%	\$315	20.2%
Sales to LP Ratio	101.5%	94.6%	7.3%	94.2%	7.8%
Sales to Orig. LP Ratio	100.4%	92.1%	9.0%	87.5%	14.7%
New Listings	6	8	-25.0%	10	-40.0%
Went to Contract	4	2	100.0%	5	-20.0%

BUYERS/SELLERS MARKET

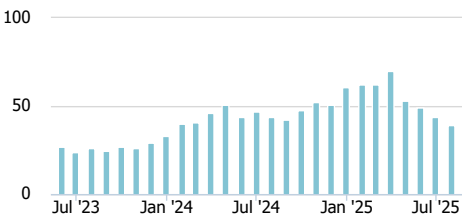


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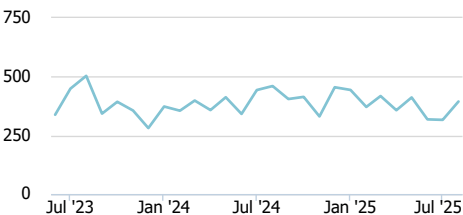
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY
AUGUST, 2025



QUICK ANALYSIS

- MEDIAN PRICE IN INDIAN WELLS WAS \$1,195,000 IN AUGUST. THIS IS DOWN 36.4% FROM \$1,877,500 IN AUGUST OF 2024.
- DAYS ON MARKET IN INDIAN WELLS IS UP BY 60.5% FOR AUGUST.
- PRICE / SQ FT IN INDIAN WELLS FOR AUGUST IS DOWN 27.8% TO \$482.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 10 unit sales in August. This is down 16.7% from 12 in August of 2024. Sales/list price ratio in August moved up to 94.9% from 92.9% in July.

Prices

Median price of \$1,195,000 in August was down 50.0% from \$2,390,000 in July and down 36.4% from \$1,877,500 in August of 2024. 3-month median price of \$1,805,000 in August was down slightly from \$2,187,500 in July but up modestly from \$1,450,000 in August of 2024.

Inventory

Inventory of 62 in August was down 10.1% from 69 in July but up 5.1% from 59 in August of 2024. New listings in August moved up to 13 from 10 in July.

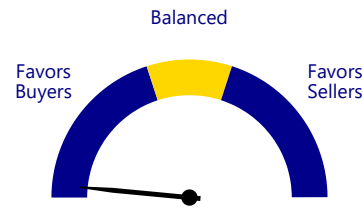
Market Time

Days on market of 69 in August was down somewhat from 88 in July but up considerably from 43 in August of 2024. Months of supply of 4.4 in August was down marginally from 4.9 in July but up slightly from 3.7 in August of 2024.

KEY STATS

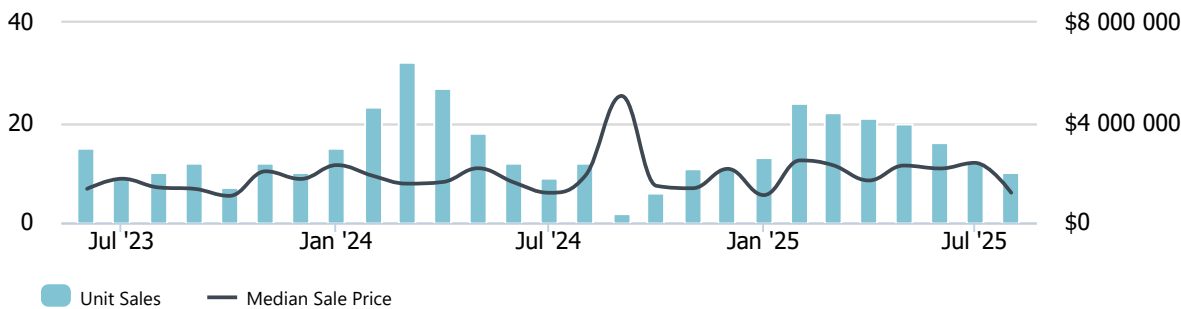
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	10	12	-16.7%	12	-16.7%
Median Sale Price	\$1,195k	\$1,878k	-36.4%	\$2,390k	-50.0%
Inventory	62	59	5.1%	69	-10.1%
Months of Supply	4.4	3.7	18.2%	4.9	-9.1%
Days on Market	69	43	60.5%	88	-21.6%
Avg. Sale Price/SqFt	\$482	\$668	-27.8%	\$673	-28.4%
Sales to LP Ratio	94.9%	94.3%	0.6%	92.9%	2.1%
Sales to Orig. LP Ratio	91.6%	92.9%	-1.3%	89.7%	2.2%
New Listings	13	12	8.3%	10	30.0%
Went to Contract	11	9	22.2%	12	-8.3%

BUYERS/SELLERS MARKET

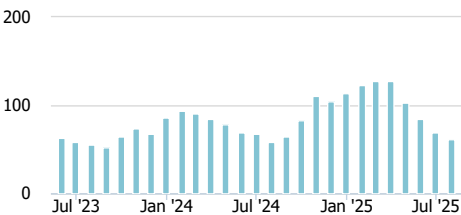


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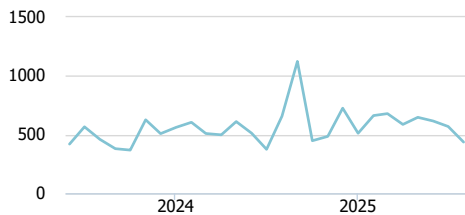
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM
AUGUST, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 63 IN AUGUST. THIS IS UP 61.5% FROM 39 IN AUGUST OF 2024.
- NEW LISTINGS IN PALM DESERT ARE DOWN BY 17.6% FOR AUGUST.
- MONTHS OF SUPPLY IN PALM DESERT FOR AUGUST IS UP 17.6% TO 6.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 47 unit sales in August. This is down 13.0% from 54 in August of 2024. Sales/list price ratio in August moved up to 96.4% from 96.1% in July.

Prices

Median price of \$480,000 in August was up 12.3% from \$427,570 in July and up 9.0% from \$440,500 in August of 2024. 3-month median price of \$459,500 in August was down a little from \$465,000 in July and down marginally from \$477,450 in August of 2024.

Inventory

Inventory of 332 in August was down 12.6% from 380 in July but up 13.7% from 292 in August of 2024. New listings in August moved down to 61 from 69 in July.

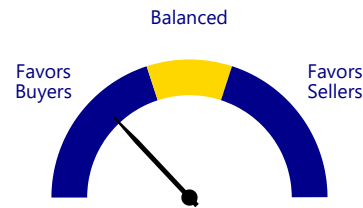
Market Time

Days on market of 74 in August was very slightly up from 73 in July and up marginally from 72 in August of 2024. Months of supply of 6 in August was down marginally from 6.8 in July but up a little from 5.1 in August of 2024.

KEY STATS

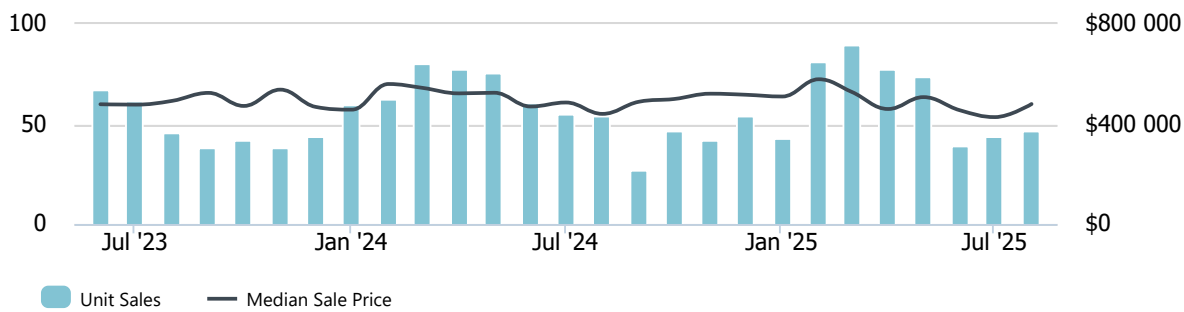
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	47	54	-13.0%	44	6.8%
Median Sale Price	\$480k	\$440k	9.0%	\$428k	12.3%
Inventory	332	292	13.7%	380	-12.6%
Months of Supply	6.0	5.1	17.6%	6.8	-11.7%
Days on Market	74	72	2.8%	73	1.4%
Avg. Sale Price/SqFt	\$335	\$347	-3.6%	\$315	6.3%
Sales to LP Ratio	96.4%	97.6%	-1.2%	96.1%	0.4%
Sales to Orig. LP Ratio	92.2%	93.6%	-1.5%	93.3%	-1.1%
New Listings	61	74	-17.6%	69	-11.6%
Went to Contract	63	39	61.5%	51	23.5%

BUYERS/SELLERS MARKET

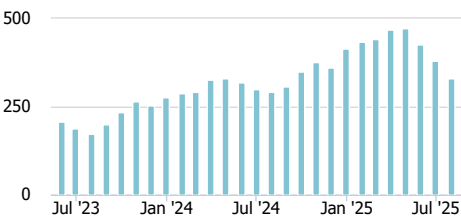


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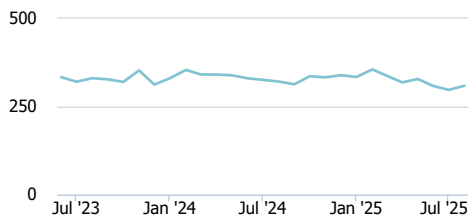
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY
AUGUST, 2025



QUICK ANALYSIS

- UNIT SALES IN PALM DESERT FOR AUGUST ARE DOWN 31.0% TO 40.
- PRICE / SQ FT IN PALM DESERT WAS \$460 IN AUGUST. THIS IS UP 38.4% FROM \$332 IN AUGUST OF 2024.
- DAYS ON MARKET IN PALM DESERT IS UP BY 34.9% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 40 unit sales in August. This is down 31.0% from 58 in August of 2024. Sales/list price ratio in August moved down to 95.3% from 95.6% in July.

Prices

Median price of \$574,000 in August was down 1.0% from \$580,000 in July and down 9.3% from \$633,000 in August of 2024. 3-month median price of \$600,000 in August was down marginally from \$614,500 in July and down marginally from \$650,000 in August of 2024.

Inventory

Inventory of 372 in August was down 8.4% from 406 in July but up 25.7% from 296 in August of 2024. New listings in August moved up to 97 from 96 in July.

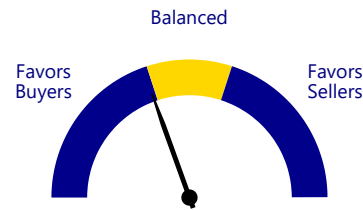
Market Time

Days on market of 85 in August was up marginally from 83 in July and up substantially from 63 in August of 2024. Months of supply of 5.1 in August was down a little from 5.5 in July but up somewhat from 4.1 in August of 2024.

KEY STATS

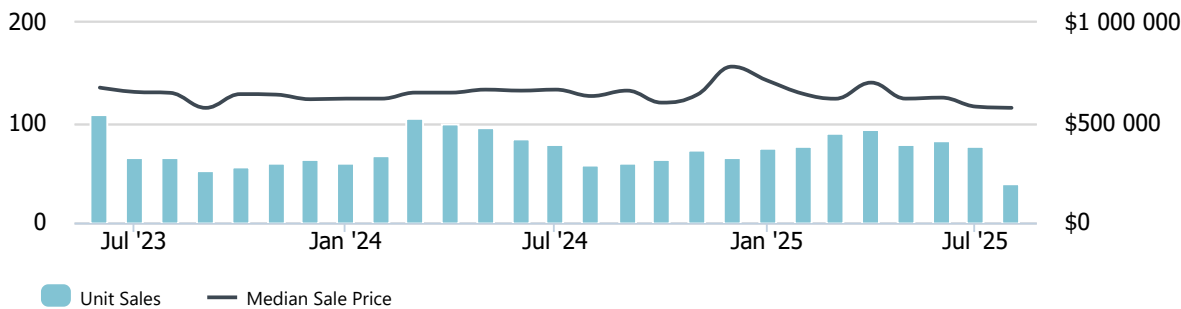
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	40	58	-31.0%	77	-48.1%
Median Sale Price	\$574k	\$633k	-9.3%	\$580k	-1.0%
Inventory	372	296	25.7%	406	-8.4%
Months of Supply	5.1	4.1	26.0%	5.5	-6.5%
Days on Market	85	63	34.9%	83	2.4%
Avg. Sale Price/SqFt	\$460	\$332	38.4%	\$349	31.9%
Sales to LP Ratio	95.3%	96.6%	-1.4%	95.6%	-0.3%
Sales to Orig. LP Ratio	92.6%	93.5%	-0.9%	90.8%	2.0%
New Listings	97	105	-7.6%	96	1.0%
Went to Contract	74	64	15.6%	66	12.1%

BUYERS/SELLERS MARKET

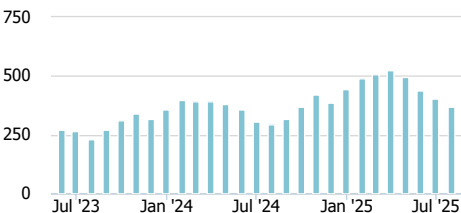


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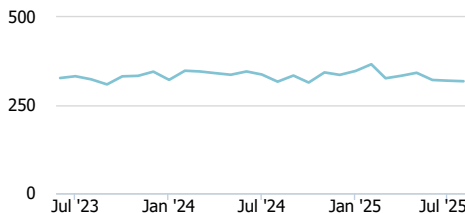
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIO, CA - CONDOMINIUM
AUGUST, 2025



QUICK ANALYSIS

- UNIT SALES IN INDIO WERE 3 IN AUGUST. THIS IS DOWN 40.0% FROM 5 IN AUGUST OF 2024.
- NEW LISTINGS IN INDIO ARE UP BY 42.9% FOR AUGUST.
- MONTHS OF SUPPLY IN INDIO FOR AUGUST IS UP 70.4% TO 7.4.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 3 unit sales in August. This is down 40.0% from 5 in August of 2024. Sales/list price ratio in August moved up to 98.4% from 96.8% in July.

Prices

Median price of \$316,000 in August was up 40.4% from \$225,000 in July but down 1.3% from \$320,000 in August of 2024. 3-month median price this month is \$247,000, the same as last month.

Inventory

Inventory of 29 in August was up 7.4% from 27 in July and up 38.1% from 21 in August of 2024. New listings in August moved up to 10 from 6 in July.

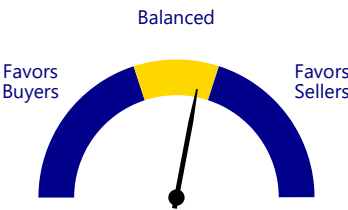
Market Time

Days on market of 93 in August was down marginally from 98 in July and down a little from 104 in August of 2024. Months of supply of 7.4 in August was up slightly from 6.6 in July and up substantially from 4.3 in August of 2024.

KEY STATS

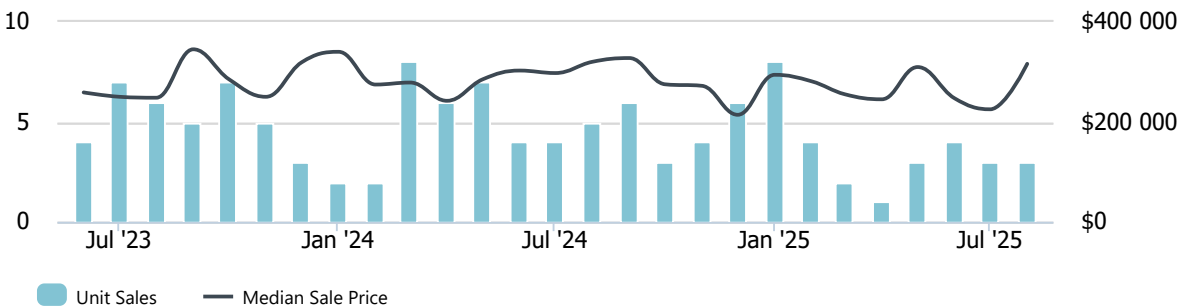
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	3	5	-40.0%	3	0.0%
Median Sale Price	\$316k	\$320k	-1.3%	\$225k	40.4%
Inventory	29	21	38.1%	27	7.4%
Months of Supply	7.4	4.3	70.4%	6.6	12.0%
Days on Market	93	104	-10.6%	98	-5.1%
Avg. Sale Price/SqFt	\$243	\$271	-10.2%	\$340	-28.5%
Sales to LP Ratio	98.4%	94.4%	4.2%	96.8%	1.7%
Sales to Orig. LP Ratio	94.6%	89.9%	5.2%	95.4%	-0.8%
New Listings	10	7	42.9%	6	66.7%
Went to Contract	5	7	-28.6%	2	150.0%

BUYERS/SELLERS MARKET

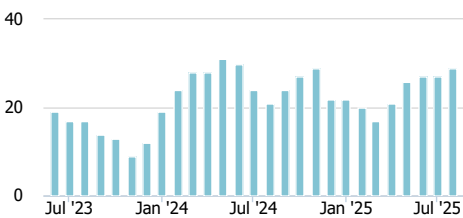


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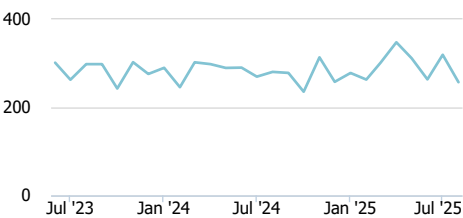
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIO, CA - SINGLE FAMILY
AUGUST, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIO FOR AUGUST ARE UP 25.0% TO 105.
- NEW LISTINGS IN INDIO WERE 117 IN AUGUST. THIS IS DOWN 18.2% FROM 143 IN AUGUST OF 2024.
- INVENTORY IN INDIO IS UP BY 20.6% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 90 unit sales in August. This is down 3.2% from 93 in August of 2024. Sales/list price ratio in August moved down to 97.2% from 97.7% in July.

Prices

Median price of \$570,950 in August was up 0.3% from \$569,500 in July and up 6.7% from \$535,000 in August of 2024. 3-month median price of \$573,450 in August was very slightly up from \$569,000 in July and up just slightly from \$563,950 in August of 2024.

Inventory

Inventory of 468 in August was down 9.5% from 517 in July but up 20.6% from 388 in August of 2024. New listings in August moved down to 117 from 131 in July.

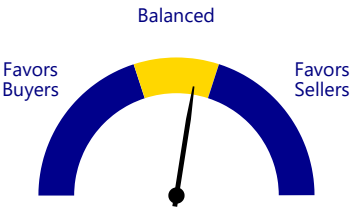
Market Time

Days on market of 78 in August was up a little from 73 in July and up moderately from 63 in August of 2024. Months of supply of 6.2 in August was down slightly from 6.8 in July but up a little from 5.3 in August of 2024.

KEY STATS

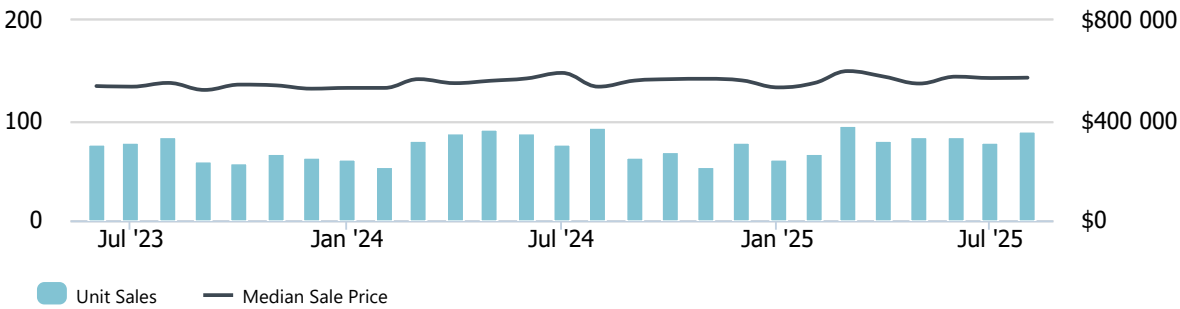
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	90	93	-3.2%	78	15.4%
Median Sale Price	\$571k	\$535k	6.7%	\$570k	0.3%
Inventory	468	388	20.6%	517	-9.5%
Months of Supply	6.2	5.3	16.9%	6.8	-9.2%
Days on Market	78	63	23.8%	73	6.8%
Avg. Sale Price/SqFt	\$286	\$307	-6.7%	\$283	1.0%
Sales to LP Ratio	97.2%	96.6%	0.6%	97.7%	-0.5%
Sales to Orig. LP Ratio	94.2%	94.6%	-0.4%	95.3%	-1.1%
New Listings	117	143	-18.2%	131	-10.7%
Went to Contract	105	84	25.0%	95	10.5%

BUYERS/SELLERS MARKET

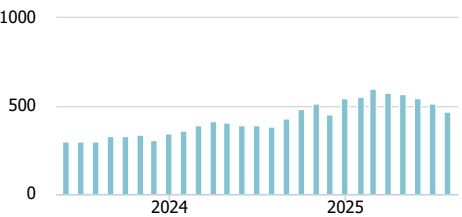


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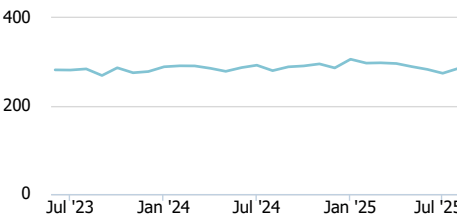
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - CONDOMINIUM
AUGUST, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE FOR AUGUST ARE UP 50.0% TO 21.
- NEW LISTINGS IN RANCHO MIRAGE WERE 21 IN AUGUST. THIS IS DOWN 43.2% FROM 37 IN AUGUST OF 2024.
- DAYS ON MARKET IN RANCHO MIRAGE IS UP BY 43.5% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 14 unit sales in August. This is up 7.7% from 13 in August of 2024. Sales/list price ratio in August moved down to 96.6% from 97.5% in July.

Prices

Median price of \$595,000 in August was down 5.6% from \$630,000 in July but up 6.3% from \$560,000 in August of 2024. 3-month median price of \$595,000 in August was up just slightly from \$589,500 in July and up slightly from \$566,250 in August of 2024.

Inventory

Inventory of 93 in August was down 17.0% from 112 in July and down 7.0% from 100 in August of 2024. New listings in August moved down to 21 from 23 in July.

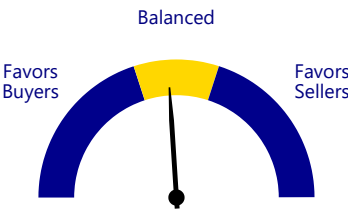
Market Time

Days on market of 89 in August was up substantially from 52 in July and way up from 62 in August of 2024. Months of supply of 5.3 in August was down a little from 6.4 in July but up marginally from 4.7 in August of 2024.

KEY STATS

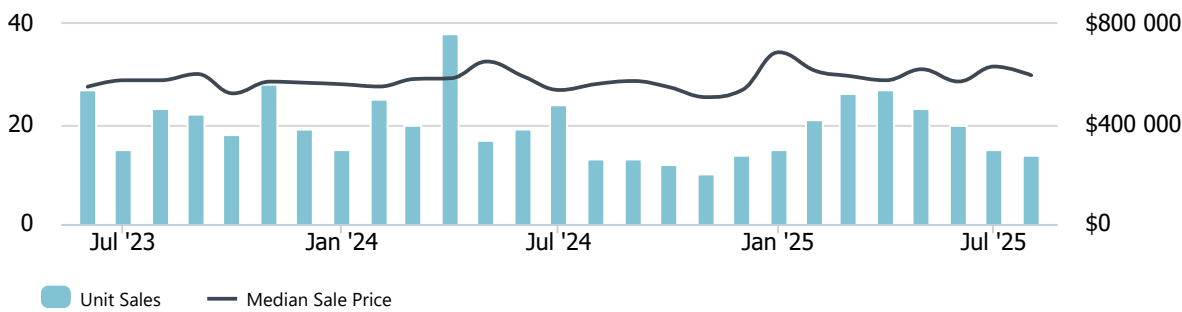
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	14	13	7.7%	15	-6.7%
Median Sale Price	\$595k	\$560k	6.2%	\$630k	-5.6%
Inventory	93	100	-7.0%	112	-17.0%
Months of Supply	5.3	4.7	14.3%	6.4	-17.4%
Days on Market	89	62	43.5%	52	71.2%
Avg. Sale Price/SqFt	\$332	\$295	12.8%	\$313	6.2%
Sales to LP Ratio	96.6%	97.3%	-0.7%	97.5%	-0.9%
Sales to Orig. LP Ratio	93.3%	95.6%	-2.4%	95.6%	-2.4%
New Listings	21	37	-43.2%	23	-8.7%
Went to Contract	21	14	50.0%	10	110.0%

BUYERS/SELLERS MARKET

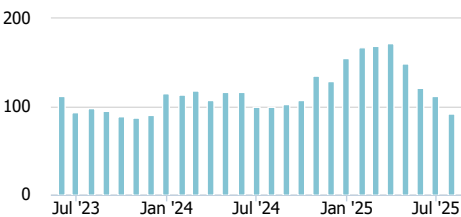


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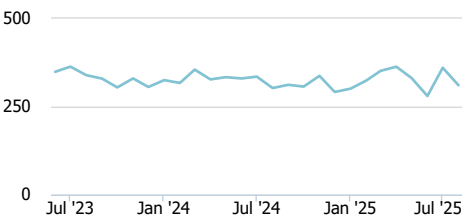
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - SINGLE FAMILY
AUGUST, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE FOR AUGUST ARE UP 66.7% TO 40.
- NEW LISTINGS IN RANCHO MIRAGE WERE 50 IN AUGUST. THIS IS DOWN 27.5% FROM 69 IN AUGUST OF 2024.
- DAYS ON MARKET IN RANCHO MIRAGE IS UP BY 31.5% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 37 unit sales in August. This is up 12.1% from 33 in August of 2024. Sales/list price ratio in August moved up to 95.0% from 94.2% in July.

Prices

Median price of \$1,200,000 in August was up 16.8% from \$1,027,500 in July and up 11.1% from \$1,080,000 in August of 2024. 3-month median price of \$1,092,500 in August was very slightly up from \$1,071,175 in July but down slightly from \$1,150,000 in August of 2024.

Inventory

Inventory of 220 in August was down 9.5% from 243 in July but up 3.3% from 213 in August of 2024. New listings in August moved up to 50 from 48 in July.

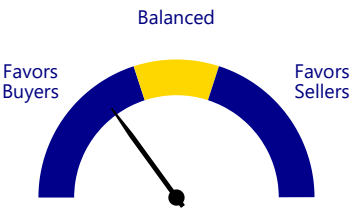
Market Time

Days on market of 71 in August was down a little from 79 in July but up somewhat from 54 in August of 2024. Months of supply in August was 5.5, unchanged from the same month last year.

KEY STATS

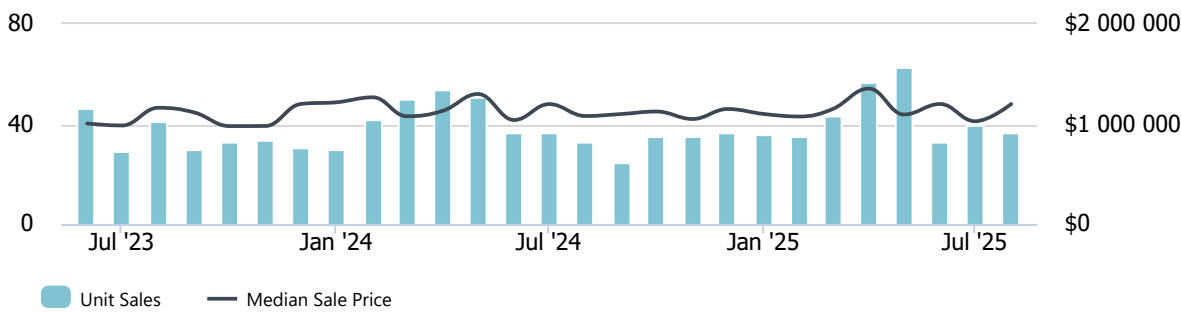
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	37	33	12.1%	40	-7.5%
Median Sale Price	\$1,200k	\$1,080k	11.1%	\$1,028k	16.8%
Inventory	220	213	3.3%	243	-9.5%
Months of Supply	5.5	5.5	0.2%	6.2	-10.2%
Days on Market	71	54	31.5%	79	-10.1%
Avg. Sale Price/SqFt	\$450	\$479	-6.1%	\$493	-8.8%
Sales to LP Ratio	95.0%	96.9%	-2.0%	94.2%	0.8%
Sales to Orig. LP Ratio	92.0%	95.3%	-3.5%	91.0%	1.1%
New Listings	50	69	-27.5%	48	4.2%
Went to Contract	40	24	66.7%	41	-2.4%

BUYERS/SELLERS MARKET

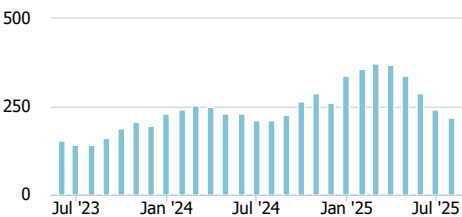


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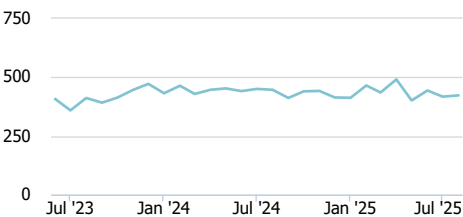
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - CONDOMINIUM
AUGUST, 2025



QUICK ANALYSIS

- DAYS ON MARKET IN PALM SPRINGS WAS 78 IN AUGUST. THIS IS UP 32.2% FROM 59 IN AUGUST OF 2024.
- MEDIAN PRICE IN PALM SPRINGS IS UP BY 13.5% FOR AUGUST.
- LISTINGS UNDER CONTRACT IN PALM SPRINGS FOR AUGUST ARE UP 13.6% TO 67.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 59 unit sales in August. This is down 1.7% from 60 in August of 2024. Sales/list price ratio in August moved up to 97.5% from 95.5% in July.

Prices

Median price of \$450,000 in August was up 15.4% from \$390,000 in July and up 13.5% from \$396,500 in August of 2024. 3-month median price of \$417,000 in August was up marginally from \$410,000 in July and very slightly up from \$416,500 in August of 2024.

Inventory

Inventory of 329 in August was down 11.3% from 371 in July but up 7.2% from 307 in August of 2024. New listings in August moved down to 77 from 84 in July.

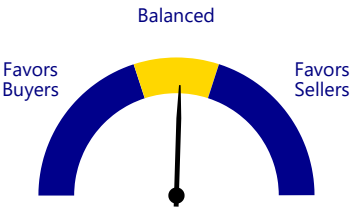
Market Time

Days on market of 78 in August was up slightly from 71 in July and up modestly from 59 in August of 2024. Months of supply of 4.9 in August was down marginally from 5.5 in July but up slightly from 4.4 in August of 2024.

KEY STATS

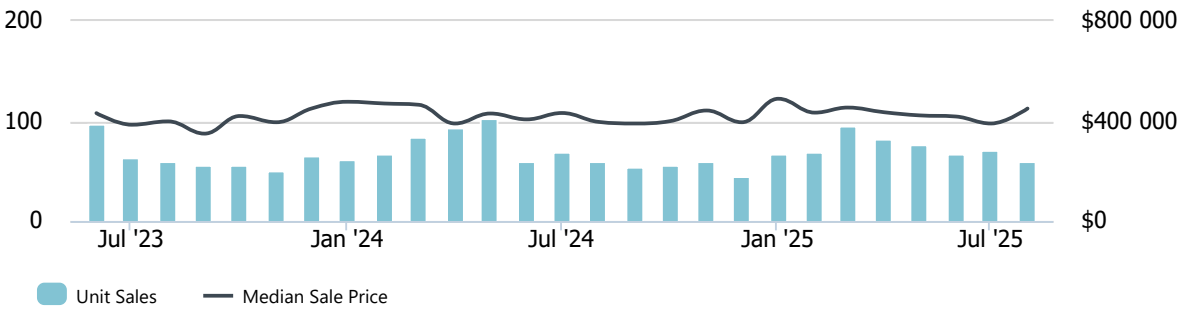
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	59	60	-1.7%	71	-16.9%
Median Sale Price	\$450k	\$396k	13.5%	\$390k	15.4%
Inventory	329	307	7.2%	371	-11.3%
Months of Supply	4.9	4.4	10.5%	5.5	-11.2%
Days on Market	78	59	32.2%	71	9.9%
Avg. Sale Price/SqFt	\$370	\$378	-2.1%	\$379	-2.6%
Sales to LP Ratio	97.5%	96.9%	0.6%	95.5%	2.1%
Sales to Orig. LP Ratio	94.5%	93.0%	1.6%	91.8%	3.0%
New Listings	77	87	-11.5%	84	-8.3%
Went to Contract	67	59	13.6%	67	0.0%

BUYERS/SELLERS MARKET

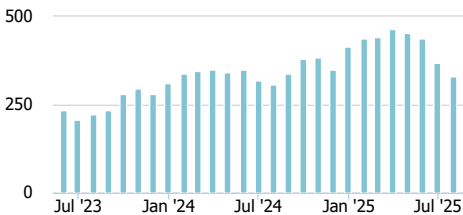


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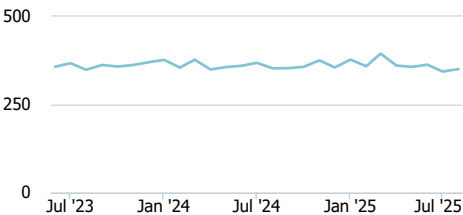
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - SINGLE FAMILY
AUGUST, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM SPRINGS WERE 67 IN AUGUST. THIS IS UP 86.1% FROM 36 IN AUGUST OF 2024.
- UNIT SALES IN PALM SPRINGS ARE UP BY 35.1% FOR AUGUST.
- DAYS ON MARKET IN PALM SPRINGS FOR AUGUST IS UP 62.1% TO 94.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 50 unit sales in August. This is up 35.1% from 37 in August of 2024. Sales/list price ratio in August moved up to 96.4% from 96.1% in July.

Prices

Median price of \$925,000 in August was down 6.1% from \$985,000 in July and down 8.9% from \$1,015,000 in August of 2024. 3-month median price of \$1,025,000 in August was down slightly from \$1,100,000 in July and down just slightly from \$1,075,000 in August of 2024.

Inventory

Inventory of 394 in August was down 11.3% from 444 in July but up 7.4% from 367 in August of 2024. New listings in August moved down to 81 from 94 in July.

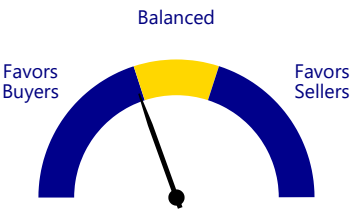
Market Time

Days on market of 94 in August was up somewhat from 73 in July and up substantially from 58 in August of 2024. Months of supply of 7.3 in August was down a little from 8.4 in July but up slightly from 6.8 in August of 2024.

KEY STATS

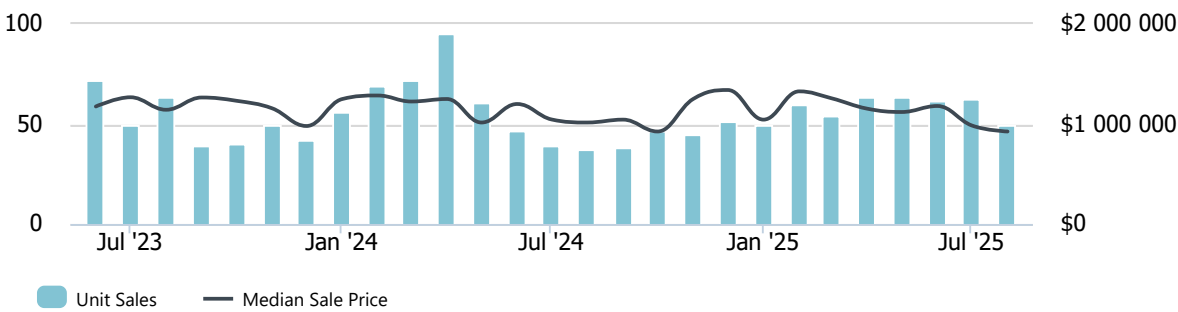
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	50	37	35.1%	63	-20.6%
Median Sale Price	\$925k	\$1,015k	-8.9%	\$985k	-6.1%
Inventory	394	367	7.4%	444	-11.3%
Months of Supply	7.3	6.8	7.2%	8.4	-13.0%
Days on Market	94	58	62.1%	73	28.8%
Avg. Sale Price/SqFt	\$588	\$565	4.0%	\$535	9.9%
Sales to LP Ratio	96.4%	94.5%	2.1%	96.1%	0.4%
Sales to Orig. LP Ratio	92.5%	90.7%	2.0%	91.2%	1.4%
New Listings	81	100	-19.0%	94	-13.8%
Went to Contract	67	36	86.1%	63	6.3%

BUYERS/SELLERS MARKET

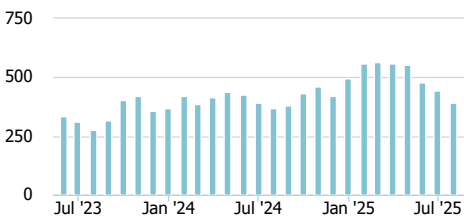


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

