

MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - CONDOMINIUM
FEBRUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE FOR FEBRUARY ARE UP 55.6% TO 42.
- MEDIAN PRICE IN RANCHO MIRAGE WAS \$535,000 IN FEBRUARY. THIS IS DOWN 12.7% FROM \$612,500 IN FEBRUARY OF 2025.
- DAYS ON MARKET IN RANCHO MIRAGE IS UP BY 17.4% FOR FEBRUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

Unit sales in February were 21, unchanged from the same month last year. Sales/list price ratio in February moved down to 96.7% from 97.5% in January.

Prices

Median price of \$535,000 in February was down 6.1% from \$570,000 in January and down 12.7% from \$612,500 in February of 2025. 3-month median price of \$561,000 in February was down just slightly from \$565,000 in January and down a little from \$602,500 in February of 2025.

Inventory

Inventory of 161 in February was down 1.8% from 164 in January and down 6.4% from 172 in February of 2025. New listings in February moved down to 54 from 66 in January.

Market Time

Days on market of 54 in February was down substantially from 83 in January but up a little from 46 in February of 2025. Months of supply of 8.5 in February was down marginally from 8.7 in January and down marginally from 9.6 in February of 2025.

KEY STATS

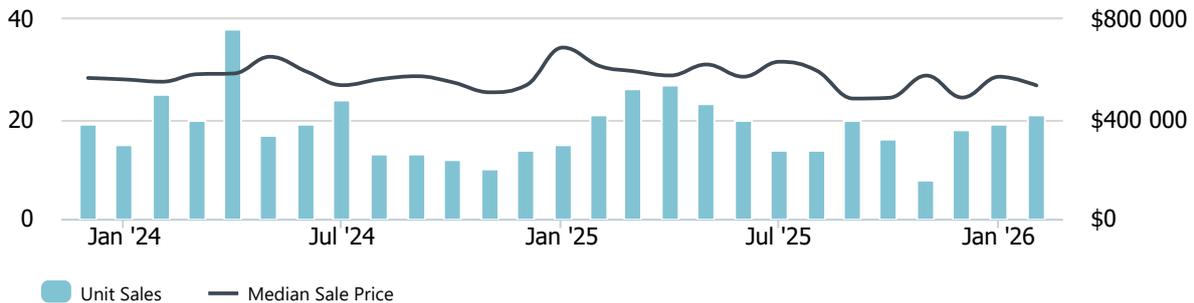
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	21	21	0.0%	19	10.5%
Median Sale Price	\$535k	\$612k	-12.7%	\$570k	-6.1%
Inventory	161	172	-6.4%	164	-1.8%
Months of Supply	8.5	9.6	-10.5%	8.7	-1.8%
Days on Market	54	46	17.4%	83	-34.9%
Avg. Sale Price/SqFt	\$321	\$327	-1.9%	\$359	-10.4%
Sales to LP Ratio	96.7%	97.0%	-0.4%	97.5%	-0.9%
Sales to Orig. LP Ratio	95.0%	96.2%	-1.3%	95.2%	-0.2%
New Listings	54	51	5.9%	66	-18.2%
Went to Contract	42	27	55.6%	22	90.9%

BUYERS/SELLERS MARKET

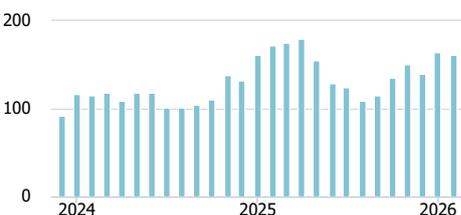


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

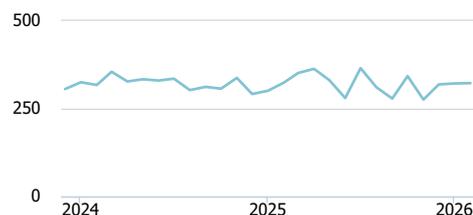
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - SINGLE FAMILY
FEBRUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE FOR FEBRUARY ARE UP 56.5% TO 72.
- UNIT SALES IN RANCHO MIRAGE WERE 46 IN FEBRUARY. THIS IS UP 31.4% FROM 35 IN FEBRUARY OF 2025.
- MEDIAN PRICE IN RANCHO MIRAGE IS UP BY 27.9% FOR FEBRUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 46 unit sales in February. This is up 31.4% from 35 in February of 2025. Sales/list price ratio in February moved up to 96.3% from 96.2% in January.

Prices

Median price of \$1,375,000 in February was up 31.6% from \$1,045,000 in January and up 27.9% from \$1,075,000 in February of 2025. 3-month median price of \$1,160,000 in February was up slightly from \$985,000 in January and very slightly up from \$1,105,000 in February of 2025.

Inventory

Inventory of 306 in February was down 4.1% from 319 in January and down 16.4% from 366 in February of 2025. New listings in February moved down to 88 from 120 in January.

Market Time

Days on market of 64 in February was down slightly from 73 in January but up a little from 59 in February of 2025. Months of supply of 7.5 in February was down marginally from 8 in January and down somewhat from 9.4 in February of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	46	35	31.4%	28	64.3%
Median Sale Price	\$1,375k	\$1,075k	27.9%	\$1,045k	31.6%
Inventory	306	366	-16.4%	319	-4.1%
Months of Supply	7.5	9.4	-21.0%	8.0	-6.2%
Days on Market	64	59	8.5%	73	-12.3%
Avg. Sale Price/SqFt	\$547	\$459	19.1%	\$559	-2.1%
Sales to LP Ratio	96.3%	96.0%	0.3%	96.2%	0.1%
Sales to Orig. LP Ratio	92.9%	95.1%	-2.3%	93.9%	-1.1%
New Listings	88	97	-9.3%	120	-26.7%
Went to Contract	72	46	56.5%	44	63.6%

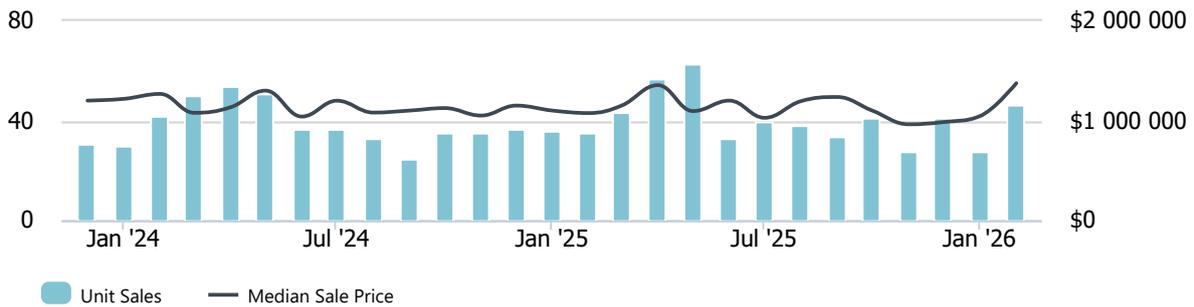
BUYERS/SELLERS MARKET

Balanced

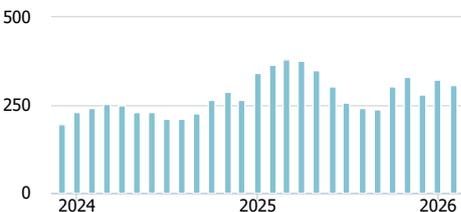


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

