

MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - CONDOMINIUM

JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM SPRINGS FOR JANUARY ARE UP 30.0% TO 91.
- NEW LISTINGS IN PALM SPRINGS WERE 141 IN JANUARY. THIS IS DOWN 20.8% FROM 178 IN JANUARY OF 2025.
- UNIT SALES IN PALM SPRINGS ARE DOWN BY 14.9% FOR JANUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 57 unit sales in January. This is down 14.9% from 67 in January of 2025. Sales/list price ratio in January moved down to 96.2% from 96.8% in December.

Prices

Median price of \$444,000 in January was down 3.4% from \$459,500 in December and down 9.2% from \$489,000 in January of 2025. 3-month median price of \$441,500 in January was up a little from \$416,950 in December but down marginally from \$447,000 in January of 2025.

Inventory

Inventory of 351 in January was down 0.3% from 352 in December and down 16.4% from 420 in January of 2025. New listings in January moved up to 141 from 95 in December.

Market Time

Days on market of 49 in January was down a little from 55 in December and down slightly from 61 in January of 2025. Months of supply of 5.1 in January was up just slightly from 5 in December but down a little from 6.1 in January of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	57	67	-14.9%	58	-1.7%
Median Sale Price	\$444k	\$489k	-9.2%	\$460k	-3.4%
Inventory	351	420	-16.4%	352	-0.3%
Months of Supply	5.1	6.1	-17.2%	5.0	0.9%
Days on Market	49	61	-19.7%	55	-10.9%
Avg. Sale Price/SqFt	\$371	\$390	-4.9%	\$390	-5.0%
Sales to LP Ratio	96.2%	96.0%	0.2%	96.8%	-0.6%
Sales to Orig. LP Ratio	95.4%	93.5%	2.0%	94.8%	0.6%
New Listings	141	178	-20.8%	95	48.4%
Went to Contract	91	70	30.0%	61	49.2%

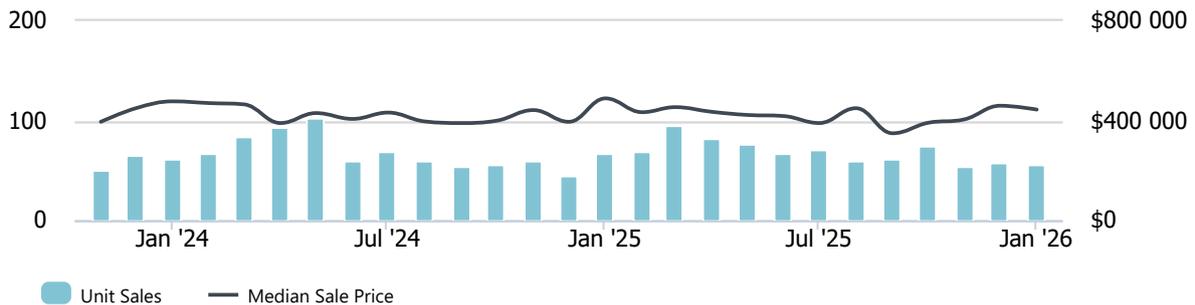
BUYERS/SELLERS MARKET

Balanced

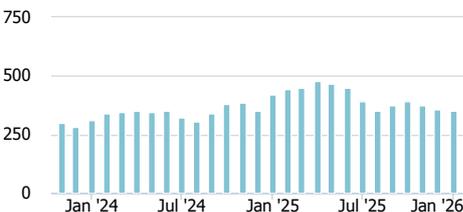


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

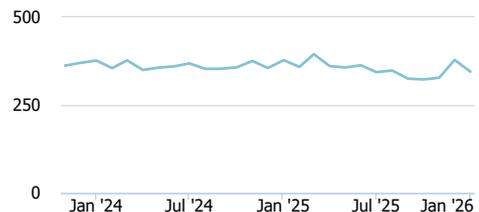
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - SINGLE FAMILY

JANUARY, 2026



QUICK ANALYSIS

- NEW LISTINGS IN PALM SPRINGS FOR JANUARY ARE DOWN 23.0% TO 151.
- DAYS ON MARKET IN PALM SPRINGS WAS 71 IN JANUARY. THIS IS UP 20.3% FROM 59 IN JANUARY OF 2025.
- MEDIAN PRICE IN PALM SPRINGS IS UP BY 12.8% FOR JANUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 48 unit sales in January. This is down 4.0% from 50 in January of 2025. Sales/list price ratio in January moved down to 96.2% from 96.6% in December.

Prices

Median price of \$1,177,450 in January was up 4.2% from \$1,130,000 in December and up 12.8% from \$1,043,750 in January of 2025. 3-month median price of \$1,150,000 in January was up slightly from \$1,038,904 in December and up just slightly from \$1,145,000 in January of 2025.

Inventory

Inventory of 458 in January was up 6.0% from 432 in December but down 8.6% from 501 in January of 2025. New listings in January moved up to 151 from 91 in December.

Market Time

Days on market of 71 in January was up somewhat from 59 in December and up moderately from 59 in January of 2025. Months of supply of 7.9 in January was up a little from 7.4 in December but down slightly from 9.2 in January of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	48	50	-4.0%	57	-15.8%
Median Sale Price	\$1,177k	\$1,044k	12.8%	\$1,130k	4.2%
Inventory	458	501	-8.6%	432	6.0%
Months of Supply	7.9	9.2	-14.2%	7.4	6.3%
Days on Market	71	59	20.3%	59	20.3%
Avg. Sale Price/SqFt	\$603	\$599	0.6%	\$570	5.8%
Sales to LP Ratio	96.2%	95.5%	0.7%	96.6%	-0.5%
Sales to Orig. LP Ratio	93.5%	92.7%	0.9%	94.3%	-0.8%
New Listings	151	196	-23.0%	91	65.9%
Went to Contract	58	59	-1.7%	52	11.5%

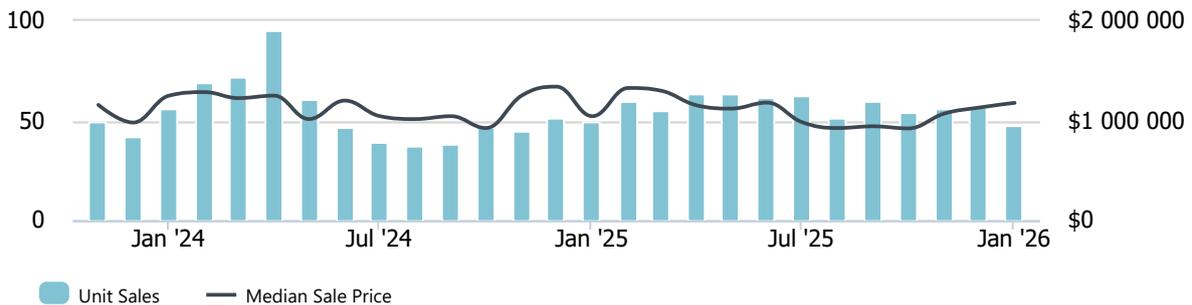
BUYERS/SELLERS MARKET

Balanced

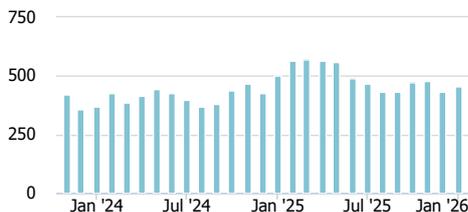


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

