MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - CONDOMINIUM

JULY, 2026

QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE WERE 23 IN JULY. THIS IS UP 155.6% FROM 9 IN JULY OF 2025.
- DAYS ON MARKET IN RANCHO MIRAGE IS UP BY 44.7% FOR JULY.
- MONTHS OF SUPPLY IN RANCHO MIRAGE FOR JULY IS DOWN 14.5% TO 6.3.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
Unit sales in July were 14, unchanged from the same month last year. Sales/list price ratio in July moved up to 97.3% from 94.0% in June.

Prices
Median price of $605,000 in July was up 18.6% from $510,000 in June but down 4.0% from $630,000 in July of 2025. 3-month median price of $542,500 in July was down just slightly from $545,000 in June and down slightly from $599,000 in July of 2025.

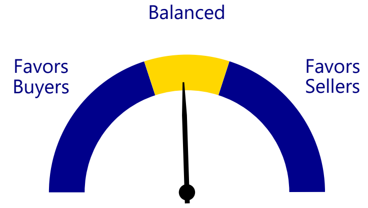
Inventory
Inventory of 122 in July was down 17.0% from 147 in June and down 4.7% from 128 in July of 2025. New listings in July moved down to 26 from 33 in June.

Market Time
Days on market this month is 68, the same as last month. Months of supply of 6.3 in July was down a little from 7.6 in June and down marginally from 7.4 in July of 2025.

KEY STATS

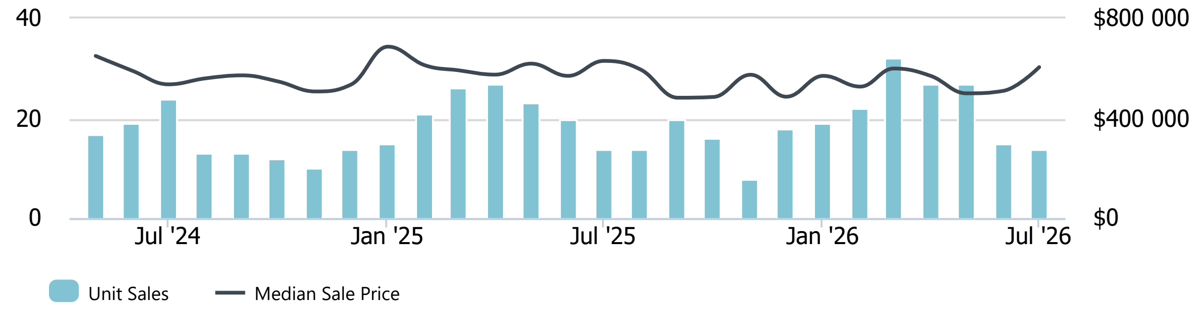
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	14	14	0.0%	15	-6.7%
Median Sale Price	$605k	$630k	-4.0%	$510k	18.6%
Inventory	122	128	-4.7%	147	-17.0%
Months of Supply	6.3	7.4	-14.5%	7.6	-17.0%
Days on Market	68	47	44.7%	68	0.0%
Avg. Sale Price/SqFt	$318	$325	-2.0%	$306	3.9%
Sales to LP Ratio	97.3%	97.4%	-0.2%	94.0%	3.5%
Sales to Orig. LP Ratio	95.9%	95.5%	0.4%	91.2%	5.2%
New Listings	26	26	0.0%	33	-21.2%
Went to Contract	23	9	155.6%	17	35.3%

BUYERS/SELLERS MARKET

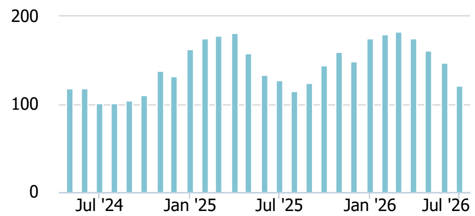


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

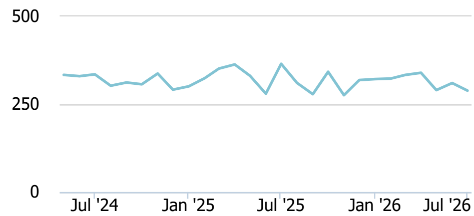
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - SINGLE FAMILY

JULY, 2026

QUICK ANALYSIS

- MONTHS OF SUPPLY IN RANCHO MIRAGE FOR JULY IS DOWN 23.3% TO 5.1.
- INVENTORY IN RANCHO MIRAGE WAS 209 IN JULY. THIS IS DOWN 19.9% FROM 261 IN JULY OF 2025.
- DAYS ON MARKET IN RANCHO MIRAGE IS DOWN BY 22.8% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 38 unit sales in July. This is down 5.0% from 40 in July of 2025. Sales/list price ratio in July moved up to 94.7% from 94.2% in June.

Prices
Median price of $1,087,500 in July was down 5.0% from $1,145,000 in June but up 5.8% from $1,027,500 in July of 2025. 3-month median price of $1,145,000 in July was down marginally from $1,200,000 in June but up a little from $1,077,350 in July of 2025.

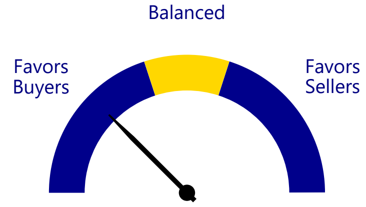
Inventory
Inventory of 209 in July was down 19.3% from 259 in June and down 19.9% from 261 in July of 2025. New listings in July moved down to 49 from 55 in June.

Market Time
Days on market of 61 in July was down slightly from 65 in June and down modestly from 79 in July of 2025. Months of supply of 5.1 in July was down marginally from 6.3 in June and down somewhat from 6.6 in July of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	38	40	-5.0%	45	-15.6%
Median Sale Price	$1,088k	$1,028k	5.8%	$1,145k	-5.0%
Inventory	209	261	-19.9%	259	-19.3%
Months of Supply	5.1	6.6	-23.3%	6.3	-19.0%
Days on Market	61	79	-22.8%	65	-6.2%
Avg. Sale Price/SqFt	$502	$493	1.8%	$504	-0.3%
Sales to LP Ratio	94.7%	94.2%	0.5%	94.2%	0.5%
Sales to Orig. LP Ratio	92.0%	91.0%	1.1%	90.8%	1.4%
New Listings	49	49	0.0%	55	-10.9%
Went to Contract	39	41	-4.9%	39	0.0%

BUYERS/SELLERS MARKET



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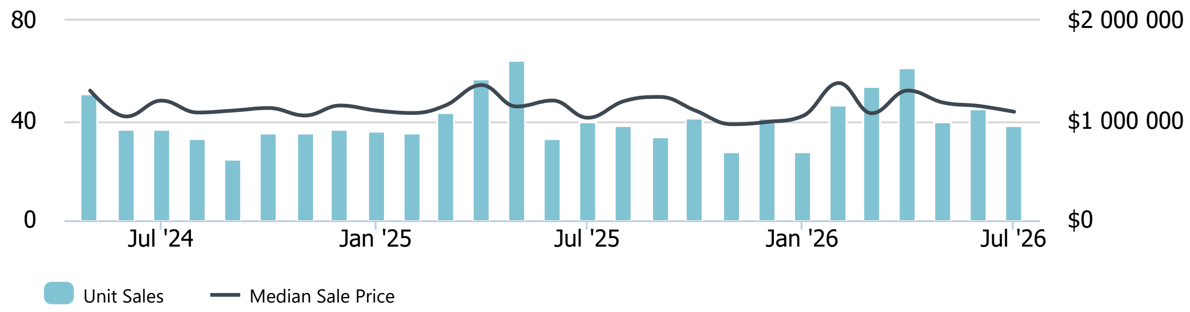
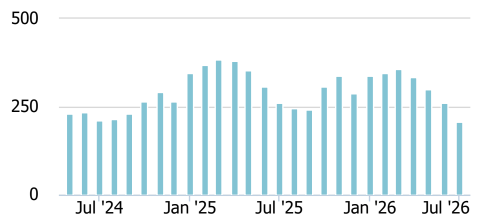
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.