

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM
JULY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY ARE UP BY 23.6% FOR JULY.
- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR JULY IS DOWN 16.6% TO 5.6.
- MEDIAN PRICE IN COACHELLA VALLEY WAS \$465,000 IN JULY. THIS IS UP 12.0% FROM \$415,000 IN JULY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 161 unit sales in July. This is down 0.6% from 162 in July of 2025. Sales/list price ratio in July moved up to 96.2% from 95.7% in June.

Prices

Median price of \$465,000 in July was up 15.8% from \$401,650 in June and up 12.0% from \$415,000 in July of 2025. 3-month median price of \$435,000 in July was down just slightly from \$454,000 in June and down a little from \$450,000 in July of 2025.

Inventory

Inventory of 1,050 in July was down 14.0% from 1,221 in June and down 15.0% from 1,236 in July of 2025. New listings in July moved down to 214 from 248 in June.

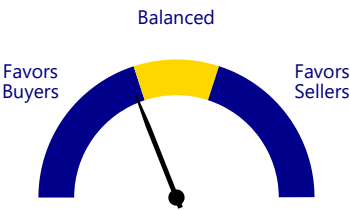
Market Time

Days on market of 78 in July was up marginally from 73 in June and up a little from 69 in July of 2025. Months of supply of 5.6 in July was down slightly from 6.5 in June and down marginally from 6.7 in July of 2025.

KEY STATS

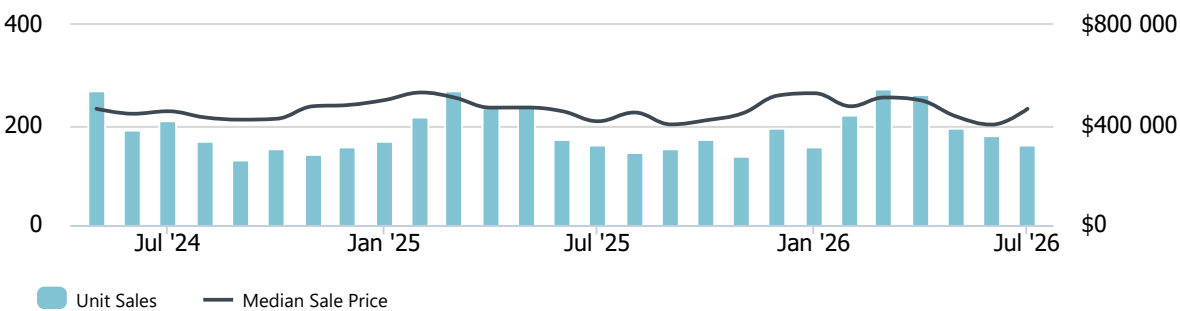
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	161	162	-0.6%	181	-11.0%
Median Sale Price	\$465k	\$415k	12.0%	\$402k	15.8%
Inventory	1050	1236	-15.0%	1221	-14.0%
Months of Supply	5.6	6.7	-16.6%	6.5	-14.0%
Days on Market	78	69	13.0%	73	6.8%
Avg. Sale Price/SqFt	\$368	\$340	8.2%	\$338	8.7%
Sales to LP Ratio	96.2%	95.9%	0.3%	95.7%	0.5%
Sales to Orig. LP Ratio	93.2%	92.7%	0.4%	91.6%	1.7%
New Listings	214	232	-7.8%	248	-13.7%
Went to Contract	183	148	23.6%	176	4.0%

BUYERS/SELLERS MARKET

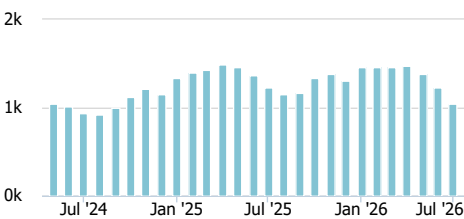


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

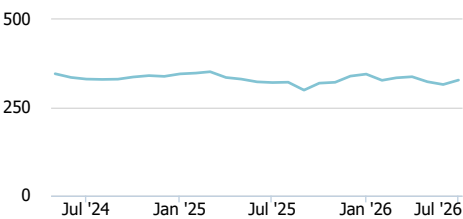
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY
JULY, 2026



QUICK ANALYSIS

- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR JULY IS DOWN 28.6% TO 4.8.
- INVENTORY IN COACHELLA VALLEY WAS 2,129 IN JULY. THIS IS DOWN 25.4% FROM 2,855 IN JULY OF 2025.
- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 14.4% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 393 unit sales in July. This is down 11.3% from 443 in July of 2025. Sales/list price ratio in July moved up to 95.8% from 94.7% in June.

Prices

Median price in July was \$650,000, unchanged from the same month last year. 3-month median price of \$645,692 in July was down a little from \$650,000 in June and down marginally from \$660,000 in July of 2025.

Inventory

Inventory of 2,129 in July was down 12.9% from 2,443 in June and down 25.4% from 2,855 in July of 2025. New listings in July moved down to 548 from 594 in June.

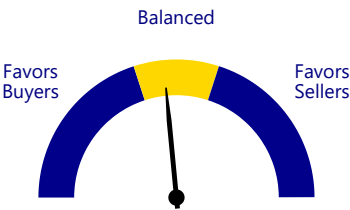
Market Time

Days on market of 69 in July was down a little from 73 in June and down slightly from 73 in July of 2025. Months of supply of 4.8 in July was down marginally from 5.5 in June and down modestly from 6.7 in July of 2025.

KEY STATS

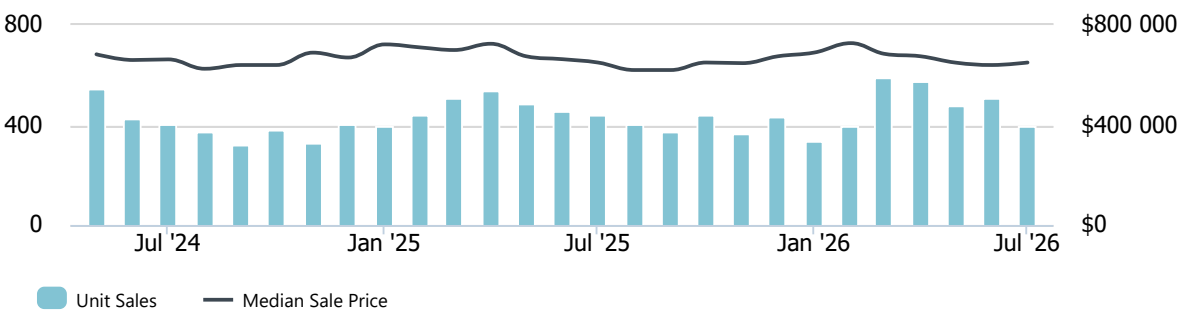
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	393	443	-11.3%	506	-22.3%
Median Sale Price	\$650k	\$650k	0.0%	\$640k	1.6%
Inventory	2129	2855	-25.4%	2443	-12.9%
Months of Supply	4.8	6.7	-28.6%	5.5	-12.0%
Days on Market	69	73	-5.5%	73	-5.5%
Avg. Sale Price/SqFt	\$434	\$414	4.9%	\$436	-0.3%
Sales to LP Ratio	95.8%	95.9%	-0.0%	94.7%	1.2%
Sales to Orig. LP Ratio	93.0%	92.3%	0.8%	91.9%	1.2%
New Listings	548	640	-14.4%	594	-7.7%
Went to Contract	463	444	4.3%	479	-3.3%

BUYERS/SELLERS MARKET

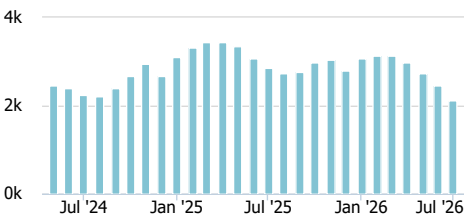


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

