

MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM

JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT FOR JANUARY ARE UP 41.9% TO 88.
- DAYS ON MARKET IN PALM DESERT WAS 89 IN JANUARY. THIS IS UP 39.1% FROM 64 IN JANUARY OF 2025.
- UNIT SALES IN PALM DESERT ARE UP BY 4.7% FOR JANUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 45 unit sales in January. This is up 4.7% from 43 in January of 2025. Sales/list price ratio was 97.2% in January, exactly the same as December.

Prices

Median price of \$517,000 in January was down 3.2% from \$534,000 in December but up 1.4% from \$510,000 in January of 2025. 3-month median price of \$508,000 in January was up marginally from \$489,500 in December but down a little from \$510,000 in January of 2025.

Inventory

Inventory of 448 in January was up 7.7% from 416 in December and up 5.2% from 426 in January of 2025. New listings in January moved up to 171 from 98 in December.

Market Time

Days on market of 89 in January was up somewhat from 70 in December and up considerably from 64 in January of 2025. Months of supply of 7.6 in January was up marginally from 7.1 in December and up marginally from 7.5 in January of 2025.

KEY STATS

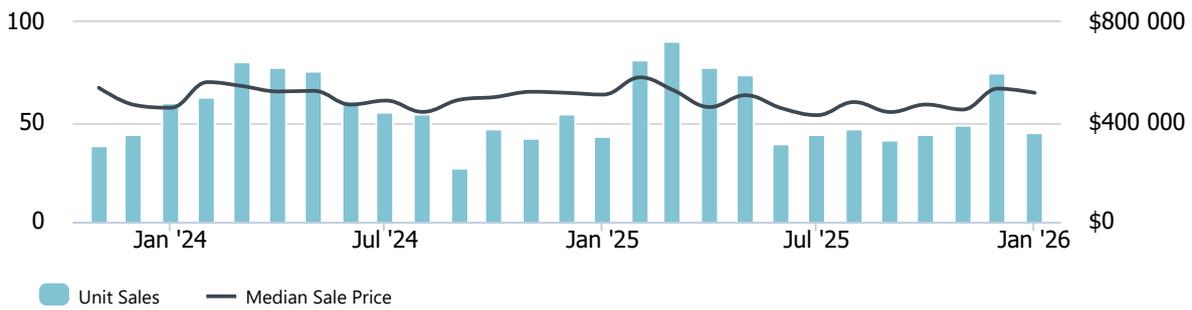
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	45	43	4.7%	75	-40.0%
Median Sale Price	\$517k	\$510k	1.4%	\$534k	-3.2%
Inventory	448	426	5.2%	416	7.7%
Months of Supply	7.6	7.5	1.0%	7.1	7.4%
Days on Market	89	64	39.1%	70	27.1%
Avg. Sale Price/SqFt	\$355	\$348	2.2%	\$366	-2.9%
Sales to LP Ratio	97.2%	95.8%	1.5%	97.2%	-0.0%
Sales to Orig. LP Ratio	95.2%	93.7%	1.5%	95.5%	-0.4%
New Listings	171	163	4.9%	98	74.5%
Went to Contract	88	62	41.9%	63	39.7%

BUYERS/SELLERS MARKET

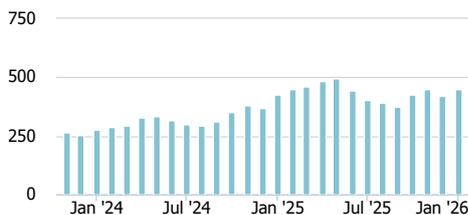


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY

JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 101 IN JANUARY. THIS IS UP 31.2% FROM 77 IN JANUARY OF 2025.
- DAYS ON MARKET IN PALM DESERT IS UP BY 22.2% FOR JANUARY.
- MEDIAN PRICE IN PALM DESERT FOR JANUARY IS DOWN 9.9% TO \$639,950.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 68 unit sales in January. This is down 9.3% from 75 in January of 2025. Sales/list price ratio in January moved down to 96.4% from 98.0% in December.

Prices

Median price of \$639,950 in January was down 2.3% from \$654,950 in December and down 9.9% from \$710,000 in January of 2025. 3-month median price of \$635,000 in January was very slightly up from \$630,000 in December but down slightly from \$705,000 in January of 2025.

Inventory

Inventory of 465 in January was up 11.5% from 417 in December and up 2.0% from 456 in January of 2025. New listings in January moved up to 194 from 103 in December.

Market Time

Days on market of 66 in January was very slightly up from 64 in December and up somewhat from 54 in January of 2025. Months of supply of 6.3 in January was up marginally from 5.6 in December and up a little from 5.9 in January of 2025.

KEY STATS

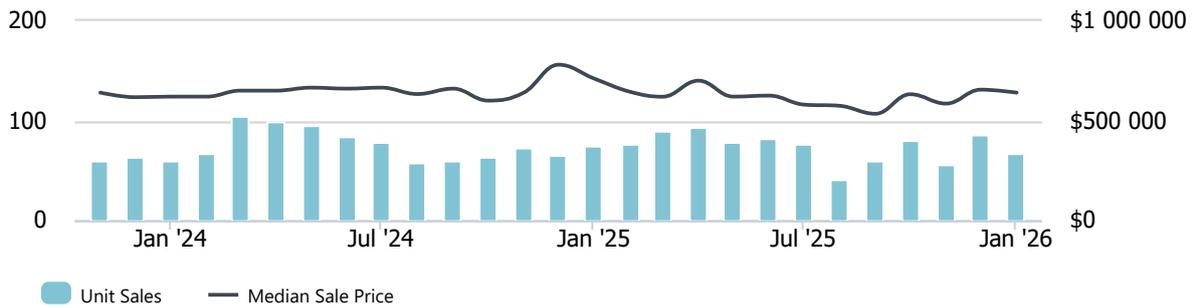
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	68	75	-9.3%	86	-20.9%
Median Sale Price	\$640k	\$710k	-9.9%	\$655k	-2.3%
Inventory	465	456	2.0%	417	11.5%
Months of Supply	6.3	5.9	6.1%	5.6	12.4%
Days on Market	66	54	22.2%	64	3.1%
Avg. Sale Price/SqFt	\$470	\$445	5.6%	\$420	12.0%
Sales to LP Ratio	96.4%	97.2%	-0.8%	98.0%	-1.7%
Sales to Orig. LP Ratio	95.2%	90.7%	4.9%	96.3%	-1.1%
New Listings	194	188	3.2%	103	88.3%
Went to Contract	101	77	31.2%	85	18.8%

BUYERS/SELLERS MARKET

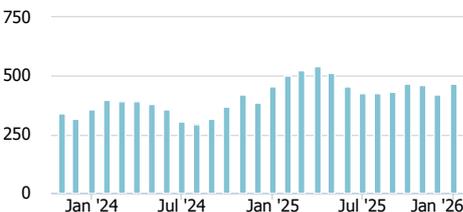


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

