

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM

JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY ARE UP BY 35.6% FOR JANUARY.
- DAYS ON MARKET IN COACHELLA VALLEY FOR JANUARY IS UP 29.7% TO 83.
- UNIT SALES IN COACHELLA VALLEY WERE 156 IN JANUARY. THIS IS DOWN 8.2% FROM 170 IN JANUARY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 156 unit sales in January. This is down 8.2% from 170 in January of 2025. Sales/list price ratio in January moved down to 96.0% from 97.0% in December.

Prices

Median price of \$522,000 in January was up 0.3% from \$520,500 in December and up 4.4% from \$500,000 in January of 2025. 3-month median price of \$495,000 in January was up slightly from \$460,000 in December and very slightly up from \$485,000 in January of 2025.

Inventory

Inventory of 1,263 in January was up 4.0% from 1,215 in December but down 4.8% from 1,326 in January of 2025. New listings in January moved up to 468 from 282 in December.

Market Time

Days on market of 83 in January was way up from 62 in December and up modestly from 64 in January of 2025. Months of supply of 6.7 in January was up just slightly from 6.4 in December but down marginally from 6.9 in January of 2025.

KEY STATS

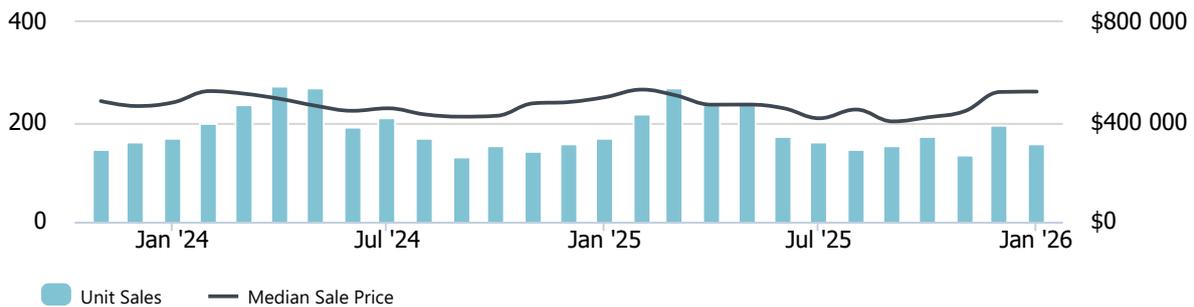
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	156	170	-8.2%	196	-20.4%
Median Sale Price	\$522k	\$500k	4.4%	\$520k	0.3%
Inventory	1263	1326	-4.8%	1215	4.0%
Months of Supply	6.7	6.9	-3.2%	6.4	4.6%
Days on Market	83	64	29.7%	62	33.9%
Avg. Sale Price/SqFt	\$373	\$373	0.0%	\$364	2.5%
Sales to LP Ratio	96.0%	96.3%	-0.3%	97.0%	-1.1%
Sales to Orig. LP Ratio	94.4%	94.1%	0.3%	95.3%	-0.9%
New Listings	468	513	-8.8%	282	66.0%
Went to Contract	274	202	35.6%	183	49.7%

BUYERS/SELLERS MARKET

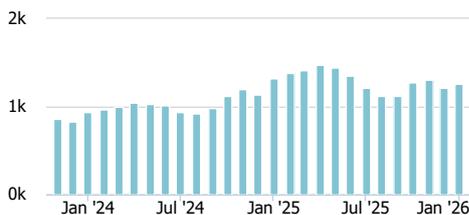


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

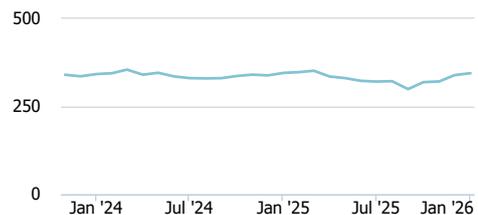
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY

JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR JANUARY ARE UP 32.2% TO 550.
- UNIT SALES IN COACHELLA VALLEY WERE 333 IN JANUARY. THIS IS DOWN 16.8% FROM 400 IN JANUARY OF 2025.
- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 16.8% FOR JANUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 333 unit sales in January. This is down 16.8% from 400 in January of 2025. Sales/list price ratio in January moved down to 95.7% from 96.9% in December.

Prices

Median price of \$699,000 in January was up 3.6% from \$675,000 in December but down 3.3% from \$722,500 in January of 2025. 3-month median price of \$675,000 in January was up just slightly from \$652,950 in December but down marginally from \$695,500 in January of 2025.

Inventory

Inventory of 2,754 in January was up 3.7% from 2,655 in December but down 11.2% from 3,102 in January of 2025. New listings in January moved up to 993 from 558 in December.

Market Time

Days on market of 69 in January was up marginally from 60 in December and up slightly from 58 in January of 2025. Months of supply of 6.3 in January was up a little from 6 in December but down marginally from 7.3 in January of 2025.

KEY STATS

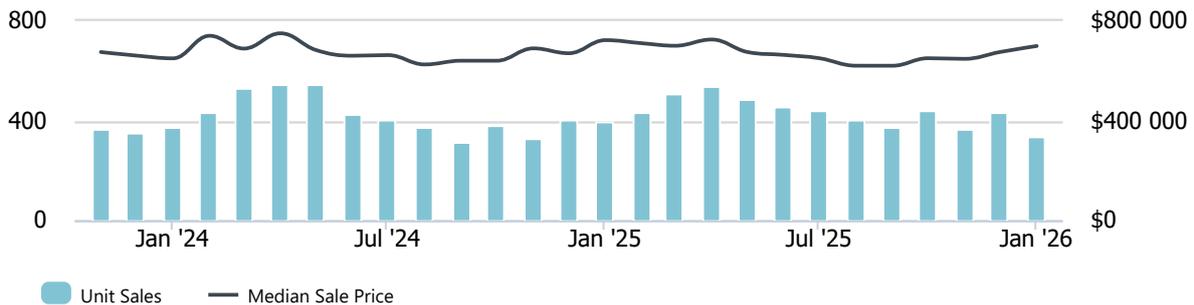
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	333	400	-16.8%	433	-23.1%
Median Sale Price	\$699k	\$722k	-3.3%	\$675k	3.6%
Inventory	2754	3102	-11.2%	2655	3.7%
Months of Supply	6.3	7.3	-13.4%	6.0	5.1%
Days on Market	69	58	19.0%	60	15.0%
Avg. Sale Price/SqFt	\$497	\$456	8.9%	\$454	9.4%
Sales to LP Ratio	95.7%	96.8%	-1.2%	96.9%	-1.2%
Sales to Orig. LP Ratio	94.0%	94.0%	0.0%	95.1%	-1.1%
New Listings	993	1193	-16.8%	558	78.0%
Went to Contract	550	416	32.2%	392	40.3%

BUYERS/SELLERS MARKET

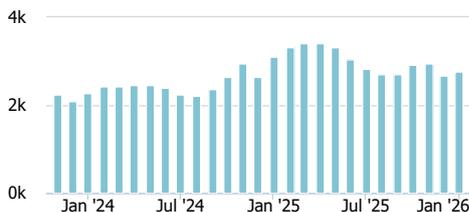


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

