

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM
MAY, 2025



QUICK ANALYSIS

- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR MAY IS UP 28.2% TO 6.8.
- INVENTORY IN COACHELLA VALLEY WAS 1,277 IN MAY. THIS IS UP 24.0% FROM 1,030 IN MAY OF 2024.
- DAYS ON MARKET IN COACHELLA VALLEY IS UP BY 19.3% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 235 unit sales in May. This is down 12.3% from 268 in May of 2024. Sales/list price ratio in May moved down to 96.8% from 97.2% in April.

Prices

Median price of \$475,000 in May was up 1.2% from \$469,500 in April and up 2.2% from \$465,000 in May of 2024. 3-month median price of \$480,000 in May was down just slightly from \$500,000 in April and down a little from \$491,000 in May of 2024.

Inventory

Inventory of 1,277 in May was down 9.1% from 1,405 in April but up 24.0% from 1,030 in May of 2024. New listings in May moved down to 348 from 445 in April.

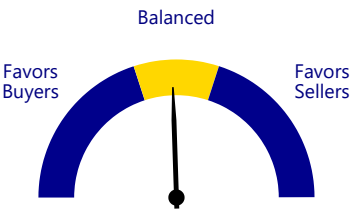
Market Time

Days on market of 68 in May was up just slightly from 67 in April and up a little from 57 in May of 2024. Months of supply of 6.8 in May was down slightly from 7.3 in April but up moderately from 5.3 in May of 2024.

KEY STATS

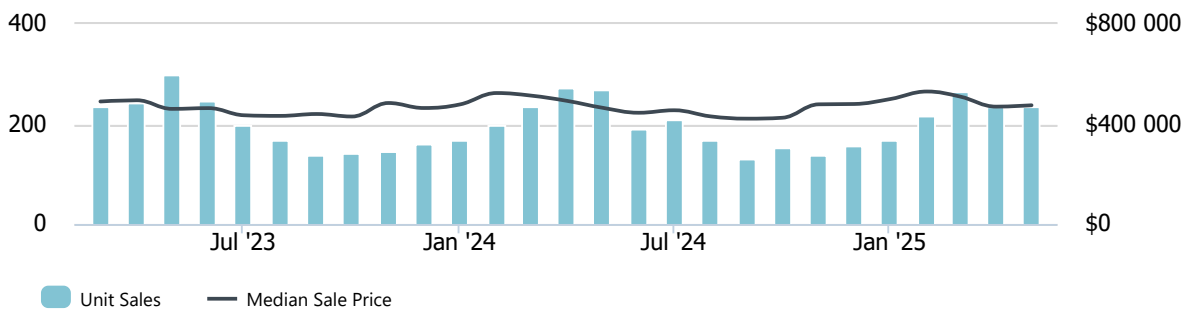
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	235	268	-12.3%	236	-0.4%
Median Sale Price	\$475k	\$465k	2.2%	\$470k	1.2%
Inventory	1277	1030	24.0%	1405	-9.1%
Months of Supply	6.8	5.3	28.2%	7.3	-7.8%
Days on Market	68	57	19.3%	67	1.5%
Avg. Sale Price/SqFt	\$361	\$380	-4.8%	\$358	1.0%
Sales to LP Ratio	96.8%	97.1%	-0.4%	97.2%	-0.5%
Sales to Orig. LP Ratio	93.4%	94.3%	-0.9%	94.1%	-0.7%
New Listings	348	356	-2.2%	445	-21.8%
Went to Contract	269	241	11.6%	234	15.0%

BUYERS/SELLERS MARKET

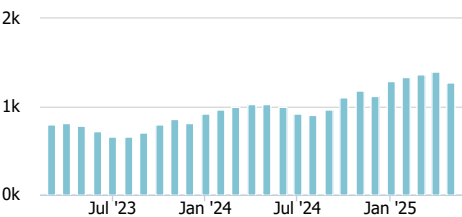


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

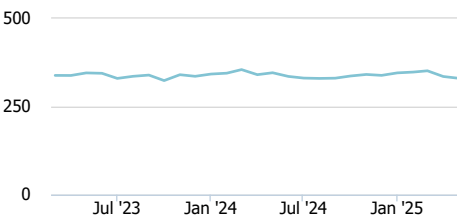
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY
MAY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR MAY ARE UP 32.0% TO 664.
- MONTHS OF SUPPLY IN COACHELLA VALLEY WAS 7 IN MAY. THIS IS UP 23.6% FROM 5.7 IN MAY OF 2024.
- INVENTORY IN COACHELLA VALLEY IS UP BY 19.2% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 481 unit sales in May. This is down 11.9% from 546 in May of 2024. Sales/list price ratio in May moved down to 96.7% from 97.2% in April.

Prices

Median price of \$675,000 in May was down 7.4% from \$729,000 in April and down 1.2% from \$682,893 in May of 2024. 3-month median price of \$702,286 in May was down just slightly from \$715,000 in April but up marginally from \$700,000 in May of 2024.

Inventory

Inventory of 2,913 in May was down 10.0% from 3,236 in April but up 19.2% from 2,444 in May of 2024. New listings in May moved down to 820 from 929 in April.

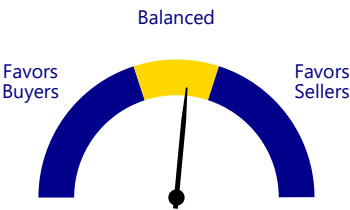
Market Time

Days on market of 65 in May was down marginally from 71 in April but up slightly from 57 in May of 2024. Months of supply of 7 in May was down a little from 7.7 in April but up moderately from 5.7 in May of 2024.

KEY STATS

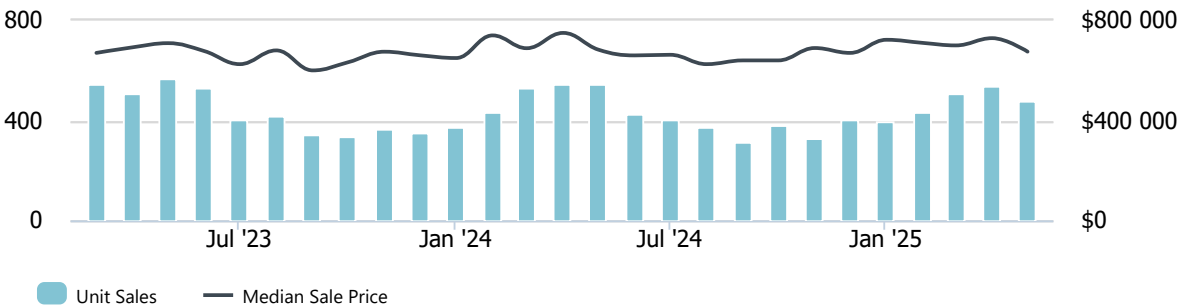
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	481	546	-11.9%	537	-10.4%
Median Sale Price	\$675k	\$683k	-1.2%	\$729k	-7.4%
Inventory	2913	2444	19.2%	3236	-10.0%
Months of Supply	7.0	5.7	23.6%	7.7	-8.8%
Days on Market	65	57	14.0%	71	-8.5%
Avg. Sale Price/SqFt	\$452	\$441	2.5%	\$496	-8.9%
Sales to LP Ratio	96.7%	97.5%	-0.8%	97.2%	-0.5%
Sales to Orig. LP Ratio	93.7%	95.1%	-1.5%	95.1%	-1.5%
New Listings	820	827	-0.8%	929	-11.7%
Went to Contract	664	503	32.0%	532	24.8%

BUYERS/SELLERS MARKET

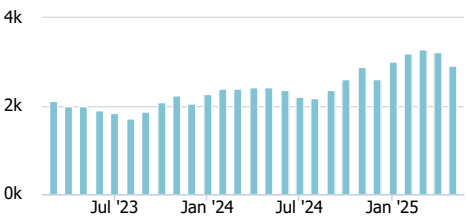


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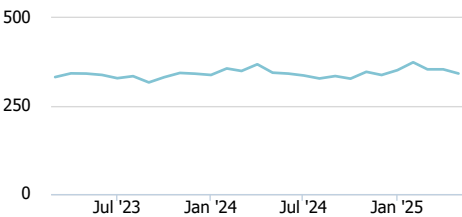
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

LA QUINTA, CA - CONDOMINIUM
MAY, 2025



QUICK ANALYSIS

- NEW LISTINGS IN LA QUINTA FOR MAY ARE UP 90.9% TO 42.
- UNIT SALES IN LA QUINTA WERE 18 IN MAY. THIS IS DOWN 43.8% FROM 32 IN MAY OF 2024.
- MEDIAN PRICE IN LA QUINTA IS UP BY 26.5% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 18 unit sales in May. This is down 43.8% from 32 in May of 2024. Sales/list price ratio in May moved down to 96.7% from 98.0% in April.

Prices

Median price of \$692,500 in May was up 10.3% from \$628,000 in April and up 26.5% from \$547,500 in May of 2024. 3-month median price of \$650,000 in May was up marginally from \$612,500 in April but down marginally from \$670,000 in May of 2024.

Inventory

Inventory of 105 in May was up 1.9% from 103 in April and up 54.4% from 68 in May of 2024. New listings in May moved up to 42 from 35 in April.

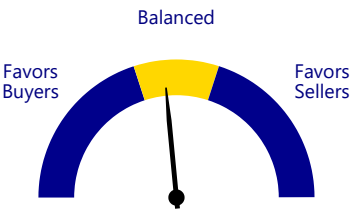
Market Time

Days on market of 48 in May was down marginally from 57 in April and down somewhat from 68 in May of 2024. Months of supply of 5.8 in May was up a little from 5.3 in April and up substantially from 4.3 in May of 2024.

KEY STATS

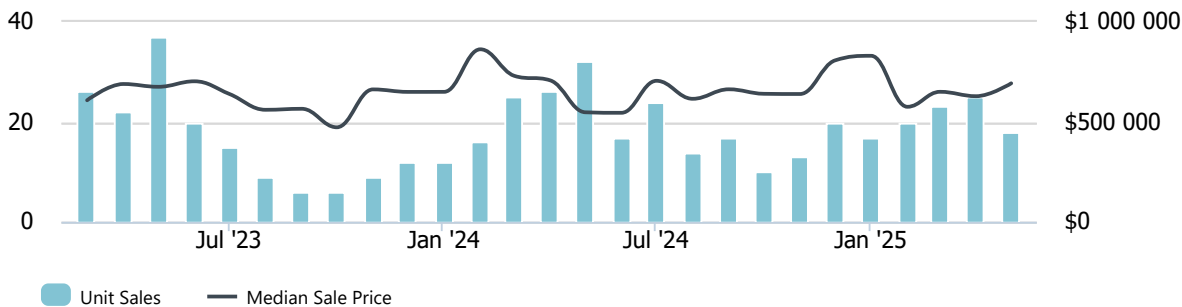
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	18	32	-43.8%	25	-28.0%
Median Sale Price	\$692k	\$548k	26.5%	\$628k	10.3%
Inventory	105	68	54.4%	103	1.9%
Months of Supply	5.8	4.3	33.2%	5.3	8.5%
Days on Market	48	68	-29.4%	57	-15.8%
Avg. Sale Price/SqFt	\$364	\$395	-7.8%	\$417	-12.7%
Sales to LP Ratio	96.7%	96.9%	-0.2%	98.0%	-1.3%
Sales to Orig. LP Ratio	95.3%	94.3%	1.1%	96.3%	-1.1%
New Listings	42	22	90.9%	35	20.0%
Went to Contract	25	26	-3.8%	23	8.7%

BUYERS/SELLERS MARKET

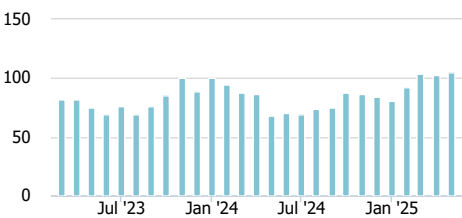


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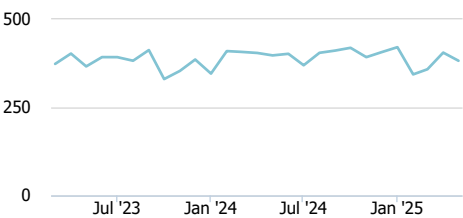
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

LA QUINTA, CA - SINGLE FAMILY
MAY, 2025



QUICK ANALYSIS

- UNIT SALES IN LA QUINTA ARE DOWN BY 33.3% FOR MAY.
- LISTINGS UNDER CONTRACT IN LA QUINTA FOR MAY ARE UP 39.6% TO 134.
- NEW LISTINGS IN LA QUINTA WERE 139 IN MAY. THIS IS DOWN 10.9% FROM 156 IN MAY OF 2024.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 74 unit sales in May. This is down 33.3% from 111 in May of 2024. Sales/list price ratio in May moved up to 96.1% from 95.0% in April.

Prices

Median price of \$842,500 in May was down 22.7% from \$1,089,500 in April and down 8.9% from \$925,000 in May of 2024. 3-month median price of \$1,031,648 in May was up marginally from \$1,022,500 in April and up a little from \$882,631 in May of 2024.

Inventory

Inventory of 491 in May was down 14.9% from 577 in April but up 9.4% from 449 in May of 2024. New listings in May moved down to 139 from 174 in April.

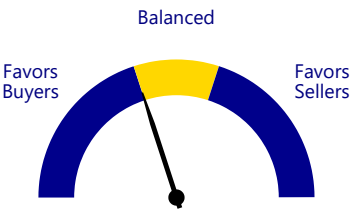
Market Time

Days on market of 65 in May was down somewhat from 93 in April but very slightly up from 64 in May of 2024. Months of supply of 6.4 in May was down marginally from 7.2 in April but up slightly from 5.9 in May of 2024.

KEY STATS

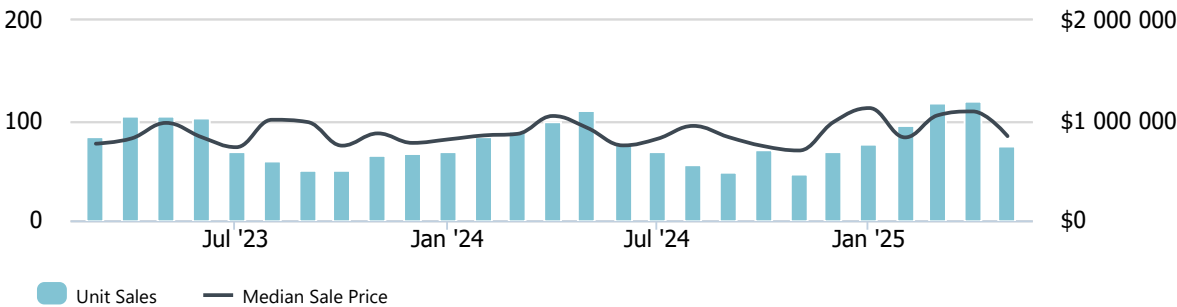
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	74	111	-33.3%	120	-38.3%
Median Sale Price	\$842k	\$925k	-8.9%	\$1,090k	-22.7%
Inventory	491	449	9.4%	577	-14.9%
Months of Supply	6.4	5.9	8.9%	7.2	-11.5%
Days on Market	65	64	1.6%	93	-30.1%
Avg. Sale Price/SqFt	\$467	\$488	-4.4%	\$576	-19.0%
Sales to LP Ratio	96.1%	97.1%	-1.0%	95.0%	1.2%
Sales to Orig. LP Ratio	94.2%	95.4%	-1.3%	93.7%	0.5%
New Listings	139	156	-10.9%	174	-20.1%
Went to Contract	134	96	39.6%	96	39.6%

BUYERS/SELLERS MARKET

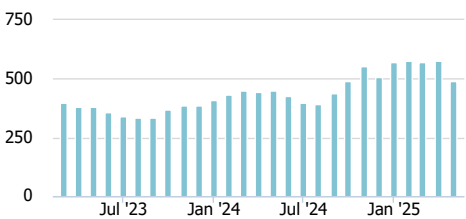


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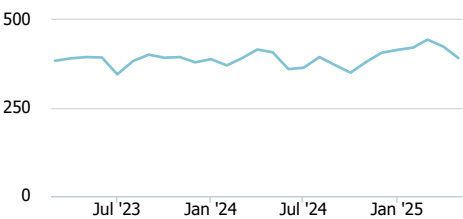
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM
MAY, 2025



QUICK ANALYSIS

- NEW LISTINGS IN INDIAN WELLS FOR MAY ARE DOWN 79.2% TO 5.
- MEDIAN PRICE IN INDIAN WELLS WAS \$615,000 IN MAY. THIS IS DOWN 31.3% FROM \$895,000 IN MAY OF 2024.
- DAYS ON MARKET IN INDIAN WELLS IS UP BY 19.4% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

Unit sales in May were 15, unchanged from the same month last year. Sales/list price ratio in May moved down to 95.6% from 98.4% in April.

Prices

Median price of \$615,000 in May was down 18.5% from \$755,000 in April and down 31.3% from \$895,000 in May of 2024. 3-month median price of \$715,000 in May was down marginally from \$755,000 in April and down a little from \$746,150 in May of 2024.

Inventory

Inventory of 49 in May was down 29.0% from 69 in April and down 3.9% from 51 in May of 2024. New listings in May moved down to 5 from 19 in April.

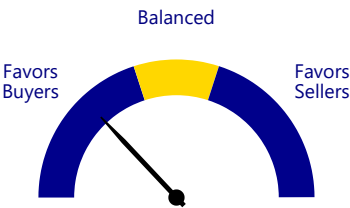
Market Time

Days on market of 74 in May was up just slightly from 72 in April and up a little from 62 in May of 2024. Months of supply of 7.9 in May was down somewhat from 11.2 in April but up marginally from 7.3 in May of 2024.

KEY STATS

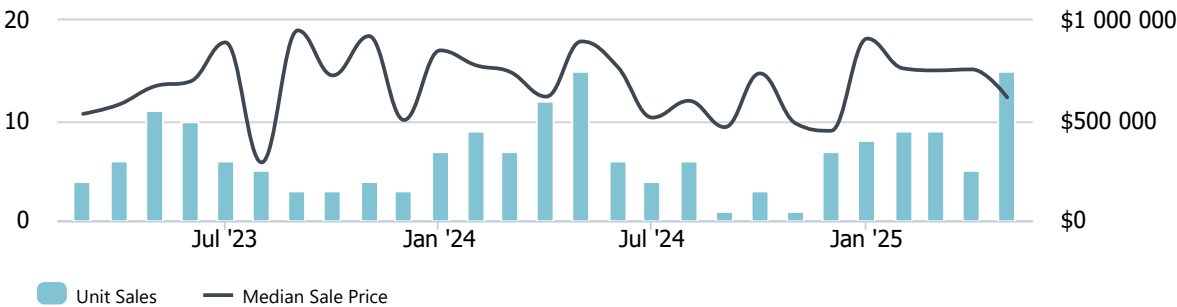
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	15	15	0.0%	5	200.0%
Median Sale Price	\$615k	\$895k	-31.3%	\$755k	-18.5%
Inventory	49	51	-3.9%	69	-29.0%
Months of Supply	7.9	7.3	9.1%	11.2	-29.0%
Days on Market	74	62	19.4%	72	2.8%
Avg. Sale Price/SqFt	\$471	\$504	-6.6%	\$380	23.8%
Sales to LP Ratio	95.6%	95.0%	0.6%	98.4%	-2.9%
Sales to Orig. LP Ratio	91.1%	90.3%	0.9%	97.5%	-6.6%
New Listings	5	24	-79.2%	19	-73.7%
Went to Contract	17	16	6.2%	6	183.3%

BUYERS/SELLERS MARKET

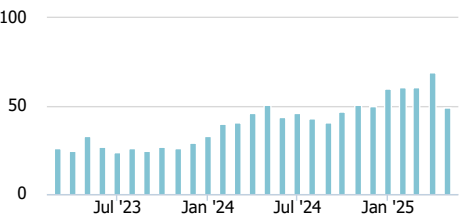


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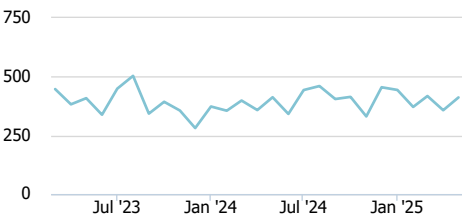
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY
MAY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIAN WELLS WERE 32 IN MAY. THIS IS UP 166.7% FROM 12 IN MAY OF 2024.
- DAYS ON MARKET IN INDIAN WELLS IS UP BY 67.5% FOR MAY.
- MONTHS OF SUPPLY IN INDIAN WELLS FOR MAY IS UP 32.3% TO 6.5.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 20 unit sales in May. This is up 11.1% from 18 in May of 2024. Sales/list price ratio in May moved up to 96.5% from 95.5% in April.

Prices

Median price of \$2,282,500 in May was up 35.5% from \$1,685,000 in April and up 5.0% from \$2,174,500 in May of 2024. 3-month median price of \$2,112,500 in May was down slightly from \$2,237,500 in April but up moderately from \$1,675,000 in May of 2024.

Inventory

Inventory of 88 in May was down 27.9% from 122 in April but up 12.8% from 78 in May of 2024. New listings in May moved down to 18 from 37 in April.

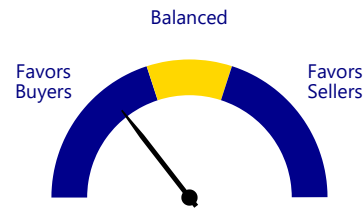
Market Time

Days on market of 67 in May was way up from 40 in April and up substantially from 40 in May of 2024. Months of supply of 6.5 in May was down modestly from 9.2 in April but up somewhat from 4.9 in May of 2024.

KEY STATS

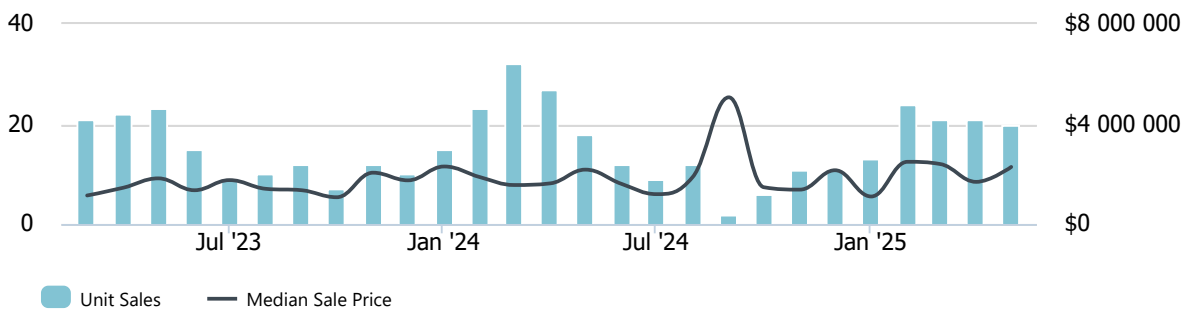
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	20	18	11.1%	21	-4.8%
Median Sale Price	\$2,282k	\$2,174k	5.0%	\$1,685k	35.5%
Inventory	88	78	12.8%	122	-27.9%
Months of Supply	6.5	4.9	32.3%	9.2	-28.8%
Days on Market	67	40	67.5%	40	67.5%
Avg. Sale Price/SqFt	\$727	\$721	0.8%	\$595	22.1%
Sales to LP Ratio	96.5%	97.6%	-1.2%	95.5%	1.0%
Sales to Orig. LP Ratio	94.6%	95.4%	-0.8%	94.2%	0.4%
New Listings	18	18	0.0%	37	-51.4%
Went to Contract	32	12	166.7%	19	68.4%

BUYERS/SELLERS MARKET

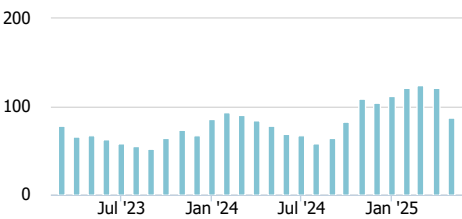


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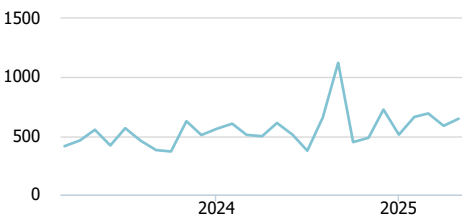
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM
MAY, 2025



QUICK ANALYSIS

- INVENTORY IN PALM DESERT FOR MAY IS UP 34.8% TO 445.
- MONTHS OF SUPPLY IN PALM DESERT WAS 7.6 IN MAY. THIS IS UP 33.1% FROM 5.7 IN MAY OF 2024.
- DAYS ON MARKET IN PALM DESERT IS UP BY 24.0% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 71 unit sales in May. This is down 6.6% from 76 in May of 2024. Sales/list price ratio in May moved up to 97.5% from 96.9% in April.

Prices

Median price of \$510,000 in May was up 10.9% from \$460,000 in April but down 2.9% from \$525,000 in May of 2024. 3-month median price of \$490,000 in May was down marginally from \$510,000 in April and down a little from \$527,000 in May of 2024.

Inventory

Inventory of 445 in May was down 3.3% from 460 in April but up 34.8% from 330 in May of 2024. New listings in May moved down to 118 from 149 in April.

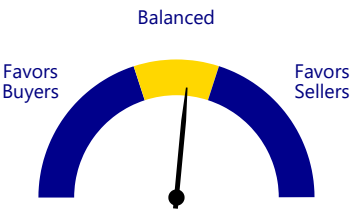
Market Time

Days on market of 62 in May was down marginally from 63 in April but up modestly from 50 in May of 2024. Months of supply of 7.6 in May was down just slightly from 7.8 in April but way up from 5.7 in May of 2024.

KEY STATS

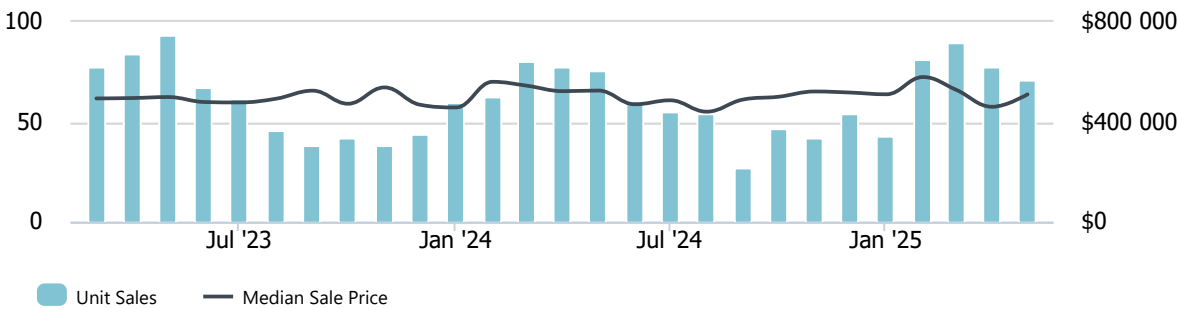
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	71	76	-6.6%	78	-9.0%
Median Sale Price	\$510k	\$525k	-2.9%	\$460k	10.9%
Inventory	445	330	34.8%	460	-3.3%
Months of Supply	7.6	5.7	33.1%	7.8	-2.6%
Days on Market	62	50	24.0%	63	-1.6%
Avg. Sale Price/SqFt	\$347	\$373	-6.8%	\$337	3.2%
Sales to LP Ratio	97.5%	97.6%	-0.1%	96.9%	0.6%
Sales to Orig. LP Ratio	95.2%	95.4%	-0.2%	93.7%	1.6%
New Listings	118	108	9.3%	149	-20.8%
Went to Contract	72	71	1.4%	72	0.0%

BUYERS/SELLERS MARKET

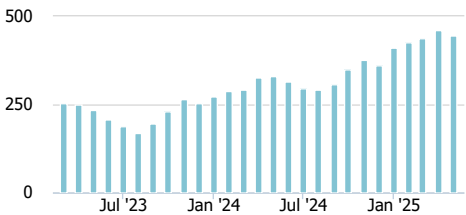


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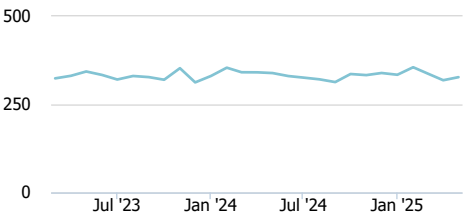
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY
MAY, 2025



QUICK ANALYSIS

- UNIT SALES IN PALM DESERT FOR MAY ARE DOWN 18.9% TO 77.
- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 115 IN MAY. THIS IS UP 22.3% FROM 94 IN MAY OF 2024.
- NEW LISTINGS IN PALM DESERT ARE DOWN BY 15.7% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 77 unit sales in May. This is down 18.9% from 95 in May of 2024. Sales/list price ratio in May moved up to 97.6% from 97.5% in April.

Prices

Median price of \$620,000 in May was down 11.4% from \$700,000 in April and down 6.8% from \$665,000 in May of 2024. 3-month median price of \$647,000 in May was down marginally from \$649,000 in April and down a little from \$655,000 in May of 2024.

Inventory

Inventory of 441 in May was down 13.9% from 512 in April but up 16.4% from 379 in May of 2024. New listings in May moved down to 113 from 162 in April.

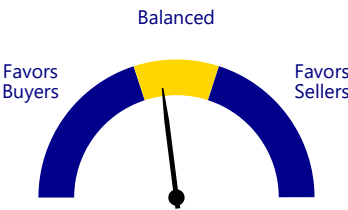
Market Time

Days on market of 53 in May was down slightly from 59 in April and down a little from 55 in May of 2024. Months of supply of 5.9 in May was down marginally from 6.7 in April but up slightly from 5.1 in May of 2024.

KEY STATS

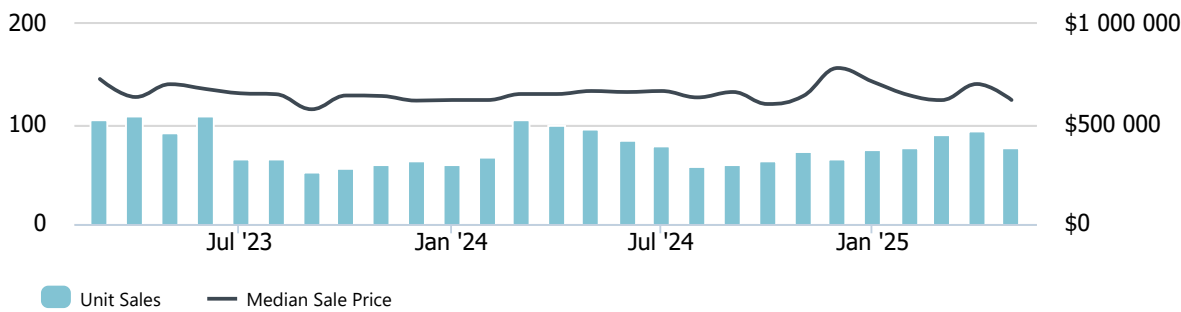
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	77	95	-18.9%	93	-17.2%
Median Sale Price	\$620k	\$665k	-6.8%	\$700k	-11.4%
Inventory	441	379	16.4%	512	-13.9%
Months of Supply	5.9	5.1	16.6%	6.7	-12.1%
Days on Market	53	55	-3.6%	59	-10.2%
Avg. Sale Price/SqFt	\$423	\$426	-0.8%	\$460	-8.1%
Sales to LP Ratio	97.6%	97.1%	0.5%	97.5%	0.1%
Sales to Orig. LP Ratio	95.3%	93.2%	2.3%	95.7%	-0.4%
New Listings	113	134	-15.7%	162	-30.2%
Went to Contract	115	94	22.3%	88	30.7%

BUYERS/SELLERS MARKET

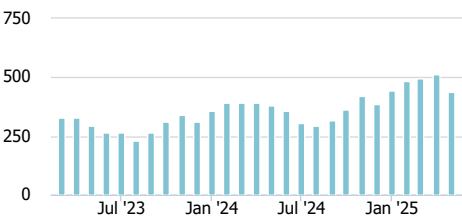


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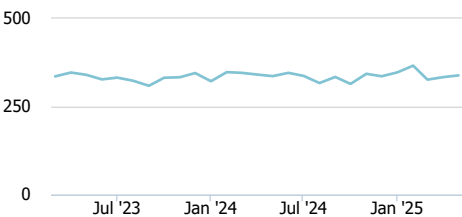
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - CONDOMINIUM
MAY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE WERE 25 IN MAY. THIS IS UP 92.3% FROM 13 IN MAY OF 2024.
- UNIT SALES IN RANCHO MIRAGE ARE UP BY 35.3% FOR MAY.
- MONTHS OF SUPPLY IN RANCHO MIRAGE FOR MAY IS UP 45.1% TO 7.6.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 23 unit sales in May. This is up 35.3% from 17 in May of 2024. Sales/list price ratio in May moved down to 95.4% from 97.3% in April.

Prices

Median price of \$619,000 in May was up 7.7% from \$575,000 in April but down 4.8% from \$650,000 in May of 2024. 3-month median price of \$595,000 in May was down a little from \$610,000 in April but up just slightly from \$585,000 in May of 2024.

Inventory

Inventory of 138 in May was down 18.3% from 169 in April but up 17.9% from 117 in May of 2024. New listings in May moved down to 31 from 45 in April.

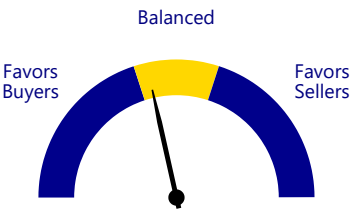
Market Time

Days on market of 71 in May was down a little from 74 in April but up marginally from 64 in May of 2024. Months of supply of 7.6 in May was down somewhat from 9.6 in April but up considerably from 5.3 in May of 2024.

KEY STATS

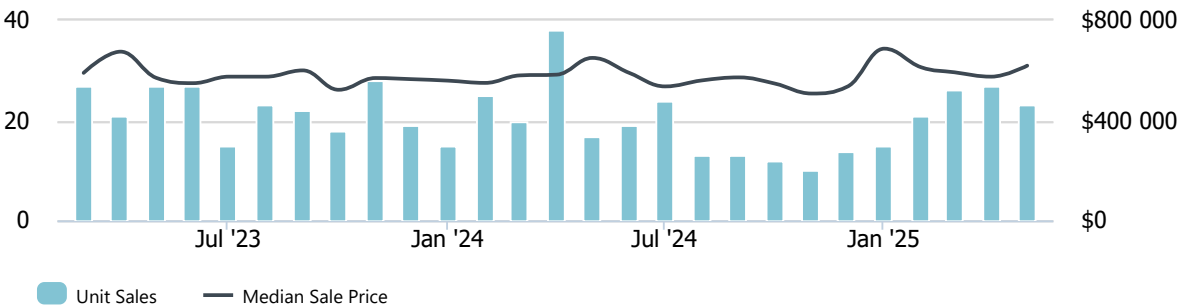
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	23	17	35.3%	27	-14.8%
Median Sale Price	\$619k	\$650k	-4.8%	\$575k	7.7%
Inventory	138	117	17.9%	169	-18.3%
Months of Supply	7.6	5.3	45.1%	9.6	-20.6%
Days on Market	71	64	10.9%	74	-4.1%
Avg. Sale Price/SqFt	\$331	\$362	-8.4%	\$347	-4.6%
Sales to LP Ratio	95.4%	97.9%	-2.5%	97.3%	-2.0%
Sales to Orig. LP Ratio	90.7%	92.2%	-1.6%	95.0%	-4.5%
New Listings	31	32	-3.1%	45	-31.1%
Went to Contract	25	13	92.3%	23	8.7%

BUYERS/SELLERS MARKET

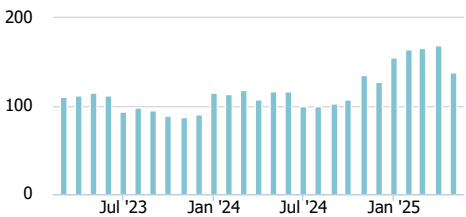


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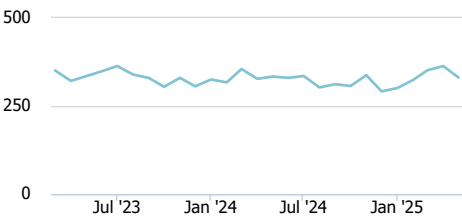
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - SINGLE FAMILY
MAY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE FOR MAY ARE UP 50.0% TO 72.
- NEW LISTINGS IN RANCHO MIRAGE WERE 79 IN MAY. THIS IS UP 33.9% FROM 59 IN MAY OF 2024.
- UNIT SALES IN RANCHO MIRAGE ARE UP BY 23.5% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 63 unit sales in May. This is up 23.5% from 51 in May of 2024. Sales/list price ratio in May moved down to 97.5% from 100.9% in April.

Prices

Median price of \$1,185,000 in May was down 12.5% from \$1,355,000 in April and down 8.8% from \$1,300,000 in May of 2024. 3-month median price this month is \$1,250,000, the same as last month.

Inventory

Inventory of 310 in May was down 13.9% from 360 in April but up 35.4% from 229 in May of 2024. New listings in May moved down to 79 from 101 in April.

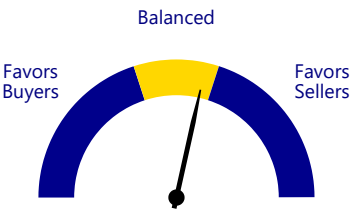
Market Time

Days on market in May was 63, unchanged from the same month last year. Months of supply of 7.9 in May was down a little from 9.4 in April but way up from 5.8 in May of 2024.

KEY STATS

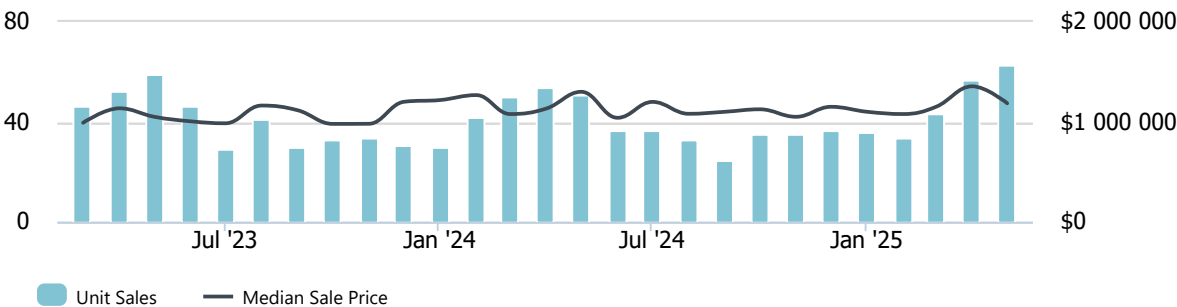
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	63	51	23.5%	57	10.5%
Median Sale Price	\$1,185k	\$1,300k	-8.8%	\$1,355k	-12.5%
Inventory	310	229	35.4%	360	-13.9%
Months of Supply	7.9	5.8	35.1%	9.4	-16.1%
Days on Market	63	63	0.0%	63	0.0%
Avg. Sale Price/SqFt	\$496	\$511	-3.1%	\$606	-18.3%
Sales to LP Ratio	97.5%	97.2%	0.3%	100.9%	-3.4%
Sales to Orig. LP Ratio	93.7%	95.0%	-1.4%	97.6%	-4.0%
New Listings	79	59	33.9%	101	-21.8%
Went to Contract	72	48	50.0%	53	35.8%

BUYERS/SELLERS MARKET

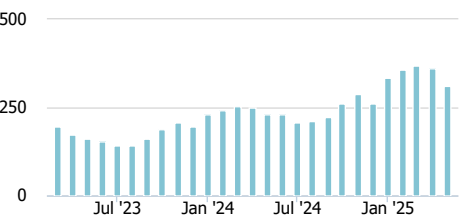


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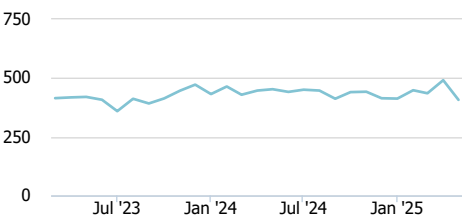
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIO, CA - CONDOMINIUM
MAY, 2025



QUICK ANALYSIS

- UNIT SALES IN INDIO WERE 2 IN MAY. THIS IS DOWN 71.4% FROM 7 IN MAY OF 2024.
- LISTINGS UNDER CONTRACT IN INDIO ARE DOWN BY 42.9% FOR MAY.
- NEW LISTINGS IN INDIO FOR MAY ARE DOWN 27.3% TO 8.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 2 unit sales in May. This is down 71.4% from 7 in May of 2024. Sales/list price ratio in May moved down to 97.9% from 100.0% in April.

Prices

Median price of \$319,750 in May was up 30.5% from \$245,000 in April and up 12.2% from \$285,000 in May of 2024. 3-month median price of \$275,000 in May was up a little from \$245,000 in April but down marginally from \$280,000 in May of 2024.

Inventory

Inventory of 21 in May was up 5.0% from 20 in April but down 32.3% from 31 in May of 2024. New listings were 8 in May, equal to April.

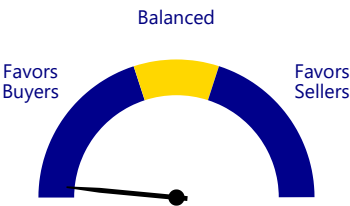
Market Time

Days on market of 21 in May was down considerably from 56 in April and way down from 33 in May of 2024. Months of supply of 5.1 in May was up marginally from 4.4 in April but down a little from 6 in May of 2024.

KEY STATS

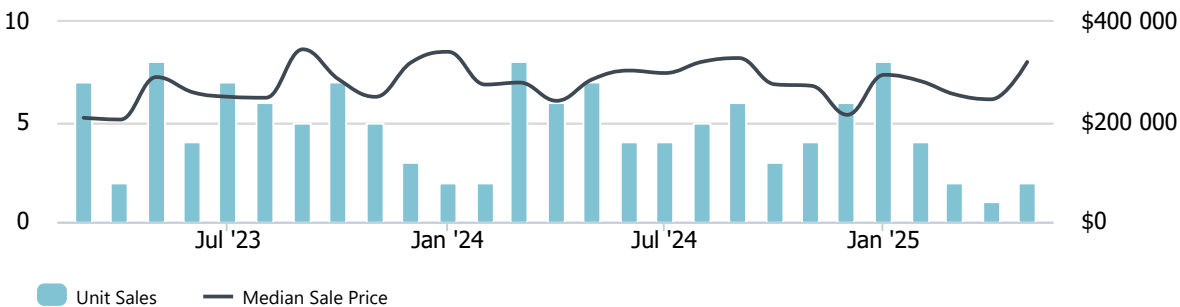
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	2	7	-71.4%	1	100.0%
Median Sale Price	\$320k	\$285k	12.2%	\$245k	30.5%
Inventory	21	31	-32.3%	20	5.0%
Months of Supply	5.1	6.0	-14.3%	4.4	15.7%
Days on Market	21	33	-36.4%	56	-62.5%
Avg. Sale Price/SqFt	\$298	\$287	3.8%	\$348	-14.5%
Sales to LP Ratio	97.9%	100.9%	-3.0%	100.0%	-2.1%
Sales to Orig. LP Ratio	97.9%	99.7%	-1.8%	98.0%	-0.1%
New Listings	8	11	-27.3%	8	0.0%
Went to Contract	4	7	-42.9%	3	33.3%

BUYERS/SELLERS MARKET

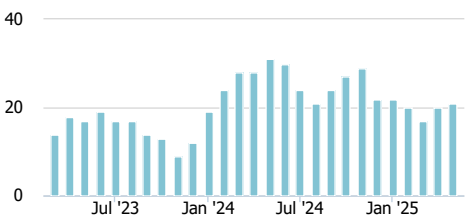


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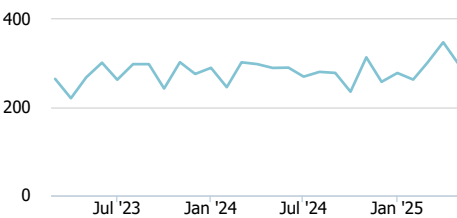
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIO, CA - SINGLE FAMILY
MAY, 2025



QUICK ANALYSIS

- INVENTORY IN INDIO IS UP BY 27.2% FOR MAY.
- MONTHS OF SUPPLY IN INDIO FOR MAY IS UP 20.7% TO 6.8.
- DAYS ON MARKET IN INDIO WAS 73 IN MAY. THIS IS UP 17.7% FROM 62 IN MAY OF 2024.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 84 unit sales in May. This is down 8.7% from 92 in May of 2024. Sales/list price ratio in May moved down to 97.9% from 98.3% in April.

Prices

Median price of \$557,500 in May was down 2.6% from \$572,450 in April and down 0.2% from \$558,500 in May of 2024. 3-month median price of \$580,450 in May was up just slightly from \$576,000 in April and up marginally from \$559,995 in May of 2024.

Inventory

Inventory of 514 in May was down 7.4% from 555 in April but up 27.2% from 404 in May of 2024. New listings in May moved up to 148 from 143 in April.

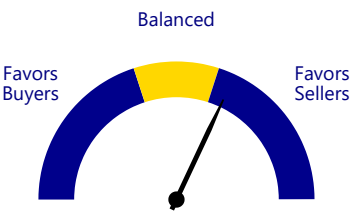
Market Time

Days on market of 73 in May was down just slightly from 75 in April but up slightly from 62 in May of 2024. Months of supply of 6.8 in May was down a little from 7.2 in April but up moderately from 5.6 in May of 2024.

KEY STATS

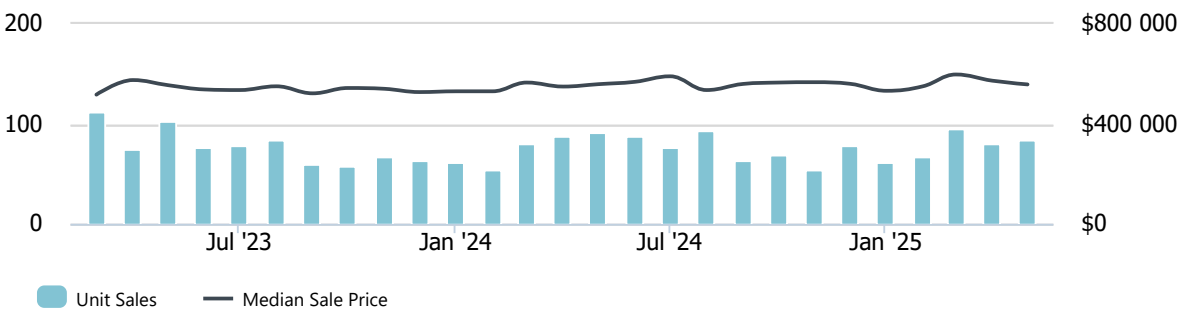
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	84	92	-8.7%	80	5.0%
Median Sale Price	\$558k	\$558k	-0.2%	\$572k	-2.6%
Inventory	514	404	27.2%	555	-7.4%
Months of Supply	6.8	5.6	20.7%	7.2	-6.6%
Days on Market	73	62	17.7%	75	-2.7%
Avg. Sale Price/SqFt	\$314	\$283	10.7%	\$303	3.6%
Sales to LP Ratio	97.9%	98.3%	-0.5%	98.3%	-0.4%
Sales to Orig. LP Ratio	96.2%	96.2%	0.0%	96.1%	0.1%
New Listings	148	151	-2.0%	143	3.5%
Went to Contract	113	104	8.7%	98	15.3%

BUYERS/SELLERS MARKET

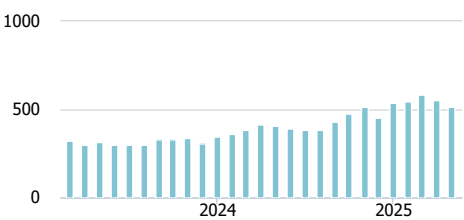


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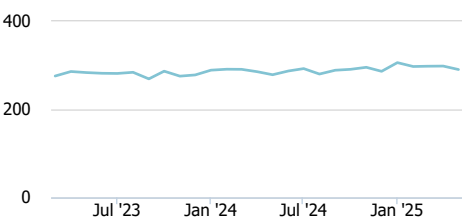
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - CONDOMINIUM
MAY, 2025



QUICK ANALYSIS

- UNIT SALES IN PALM SPRINGS WERE 77 IN MAY. THIS IS DOWN 25.2% FROM 103 IN MAY OF 2024.
- MONTHS OF SUPPLY IN PALM SPRINGS IS UP BY 30.9% FOR MAY.
- INVENTORY IN PALM SPRINGS FOR MAY IS UP 20.9% TO 417.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 77 unit sales in May. This is down 25.2% from 103 in May of 2024. Sales/list price ratio in May moved down to 97.1% from 97.2% in April.

Prices

Median price of \$422,500 in May was down 2.9% from \$435,000 in April and down 1.7% from \$430,000 in May of 2024. 3-month median price this month is \$440,000, the same as last month.

Inventory

Inventory of 417 in May was down 8.8% from 457 in April but up 20.9% from 345 in May of 2024. New listings in May moved down to 121 from 163 in April.

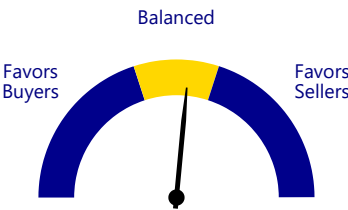
Market Time

Days on market of 75 in May was up slightly from 69 in April and up modestly from 61 in May of 2024. Months of supply of 6.3 in May was down marginally from 6.7 in April but up somewhat from 4.8 in May of 2024.

KEY STATS

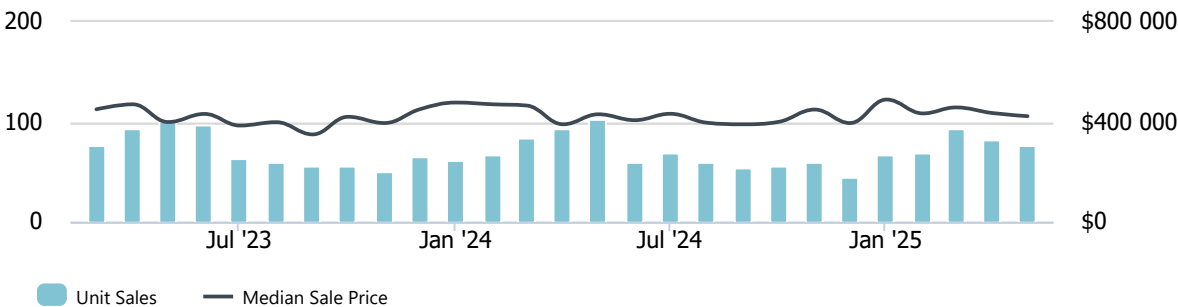
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	77	103	-25.2%	83	-7.2%
Median Sale Price	\$422k	\$430k	-1.7%	\$435k	-2.9%
Inventory	417	345	20.9%	457	-8.8%
Months of Supply	6.3	4.8	30.9%	6.7	-5.8%
Days on Market	75	61	23.0%	69	8.7%
Avg. Sale Price/SqFt	\$398	\$377	5.6%	\$378	5.1%
Sales to LP Ratio	97.1%	97.3%	-0.2%	97.2%	-0.0%
Sales to Orig. LP Ratio	93.4%	94.9%	-1.6%	93.0%	0.4%
New Listings	121	123	-1.6%	163	-25.8%
Went to Contract	97	84	15.5%	84	15.5%

BUYERS/SELLERS MARKET

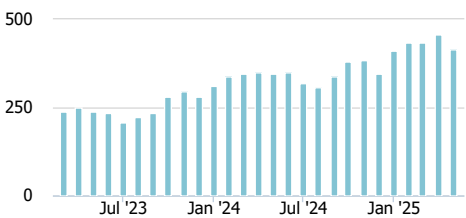


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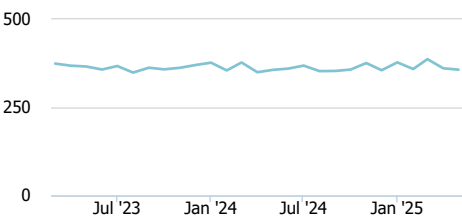
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - SINGLE FAMILY
MAY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM SPRINGS ARE UP BY 33.3% FOR MAY.
- MONTHS OF SUPPLY IN PALM SPRINGS FOR MAY IS UP 40.7% TO 10.5.
- DAYS ON MARKET IN PALM SPRINGS WAS 84 IN MAY. THIS IS UP 42.4% FROM 59 IN MAY OF 2024.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 64 unit sales in May. This is up 4.9% from 61 in May of 2024. Sales/list price ratio in May moved down to 94.5% from 96.5% in April.

Prices

Median price of \$1,120,000 in May was down 2.9% from \$1,153,500 in April but up 10.3% from \$1,015,000 in May of 2024. 3-month median price in May was \$1,175,000, unchanged from the same month last year.

Inventory

Inventory of 521 in May was down 5.3% from 550 in April but up 17.9% from 442 in May of 2024. New listings in May moved down to 128 from 142 in April.

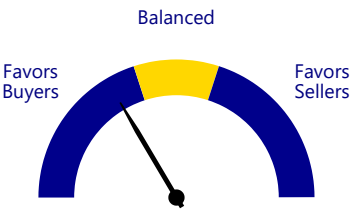
Market Time

Days on market of 84 in May was up somewhat from 65 in April and up considerably from 59 in May of 2024. Months of supply of 10.5 in May was down marginally from 11.1 in April but way up from 7.5 in May of 2024.

KEY STATS

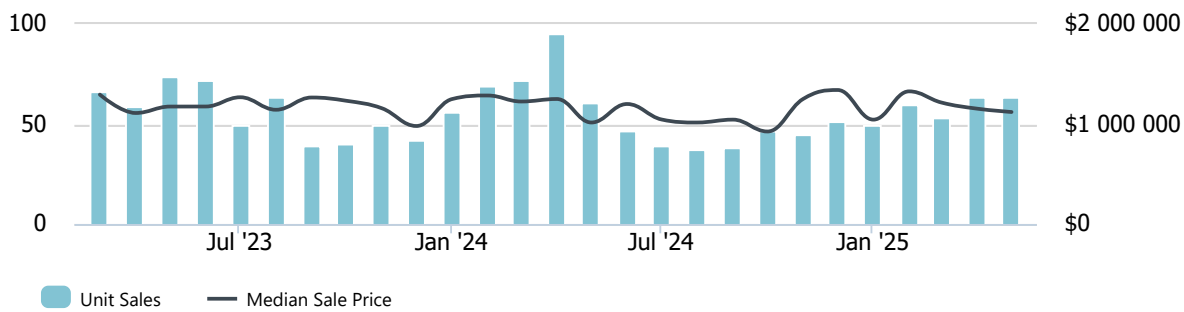
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	64	61	4.9%	64	0.0%
Median Sale Price	\$1,120k	\$1,015k	10.3%	\$1,154k	-2.9%
Inventory	521	442	17.9%	550	-5.3%
Months of Supply	10.5	7.5	40.7%	11.1	-5.8%
Days on Market	84	59	42.4%	65	29.2%
Avg. Sale Price/SqFt	\$618	\$593	4.2%	\$654	-5.5%
Sales to LP Ratio	94.5%	97.3%	-2.9%	96.5%	-2.0%
Sales to Orig. LP Ratio	89.6%	94.4%	-5.1%	93.9%	-4.7%
New Listings	128	144	-11.1%	142	-9.9%
Went to Contract	72	54	33.3%	72	0.0%

BUYERS/SELLERS MARKET

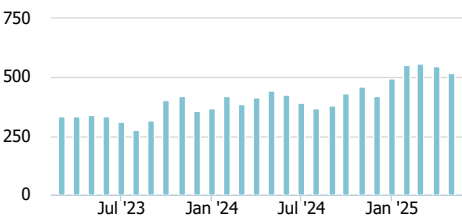


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

