

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM

MAY, 2026



QUICK ANALYSIS

- UNIT SALES IN COACHELLA VALLEY ARE DOWN BY 19.2% FOR MAY.
- NEW LISTINGS IN COACHELLA VALLEY FOR MAY ARE DOWN 18.6% TO 307.
- MEDIAN PRICE IN COACHELLA VALLEY WAS \$435,000 IN MAY. THIS IS DOWN 7.4% FROM \$470,000 IN MAY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 193 unit sales in May. This is down 19.2% from 239 in May of 2025. Sales/list price ratio in May moved up to 97.1% from 96.2% in April.

Prices

Median price of \$435,000 in May was down 12.8% from \$499,000 in April and down 7.4% from \$470,000 in May of 2025. 3-month median price of \$489,500 in May was down a little from \$495,500 in April but up marginally from \$480,000 in May of 2025.

Inventory

Inventory of 1,319 in May was down 7.1% from 1,420 in April and down 9.8% from 1,463 in May of 2025. New listings in May moved down to 307 from 425 in April.

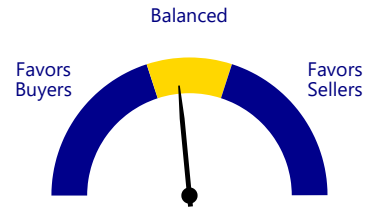
Market Time

Days on market of 76 in May was up modestly from 60 in April and up slightly from 69 in May of 2025. Months of supply of 7.1 in May was down just slightly from 7.4 in April and down a little from 7.7 in May of 2025.

KEY STATS

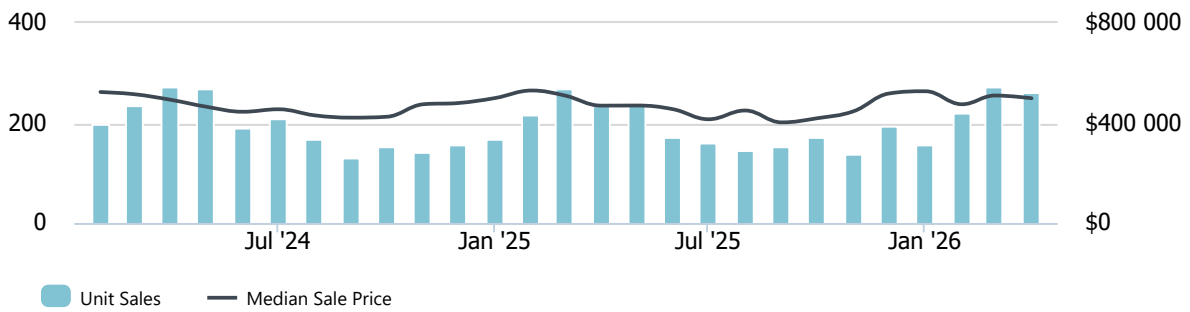
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	193	239	-19.2%	262	-26.3%
Median Sale Price	\$435k	\$470k	-7.4%	\$499k	-12.8%
Inventory	1319	1463	-9.8%	1420	-7.1%
Months of Supply	7.1	7.7	-8.4%	7.4	-5.2%
Days on Market	76	69	10.1%	60	26.7%
Avg. Sale Price/SqFt	\$353	\$361	-2.3%	\$366	-3.6%
Sales to LP Ratio	97.1%	96.8%	0.3%	96.2%	0.9%
Sales to Orig. LP Ratio	93.9%	93.5%	0.4%	93.8%	0.1%
New Listings	307	377	-18.6%	425	-27.8%
Went to Contract	220	202	8.9%	248	-11.3%

BUYERS/SELLERS MARKET

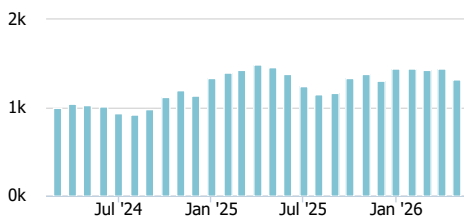


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

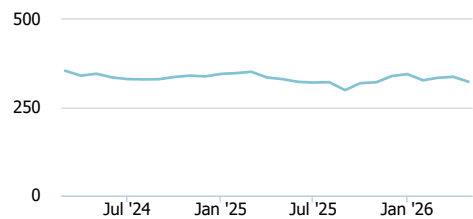
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY

MAY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY WERE 618 IN MAY. THIS IS UP 30.7% FROM 473 IN MAY OF 2025.
- MONTHS OF SUPPLY IN COACHELLA VALLEY IS DOWN BY 27.2% FOR MAY.
- NEW LISTINGS IN COACHELLA VALLEY FOR MAY ARE DOWN 20.6% TO 692.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 464 unit sales in May. This is down 4.3% from 485 in May of 2025. Sales/list price ratio in May moved up to 96.0% from 95.0% in April.

Prices

Median price of \$650,000 in May was down 3.7% from \$675,000 in April and down 3.7% from \$675,000 in May of 2025. 3-month median price of \$675,000 in May was down just slightly from \$685,439 in April and down a little from \$705,000 in May of 2025.

Inventory

Inventory of 2,589 in May was down 10.0% from 2,878 in April and down 23.2% from 3,369 in May of 2025. New listings in May moved down to 692 from 789 in April.

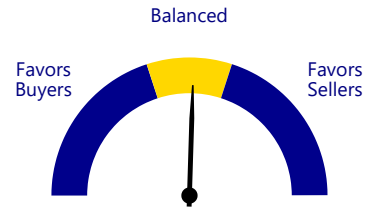
Market Time

Days on market of 84 in May was up marginally from 75 in April and up modestly from 64 in May of 2025. Months of supply of 5.9 in May was down slightly from 6.5 in April and down moderately from 8.1 in May of 2025.

KEY STATS

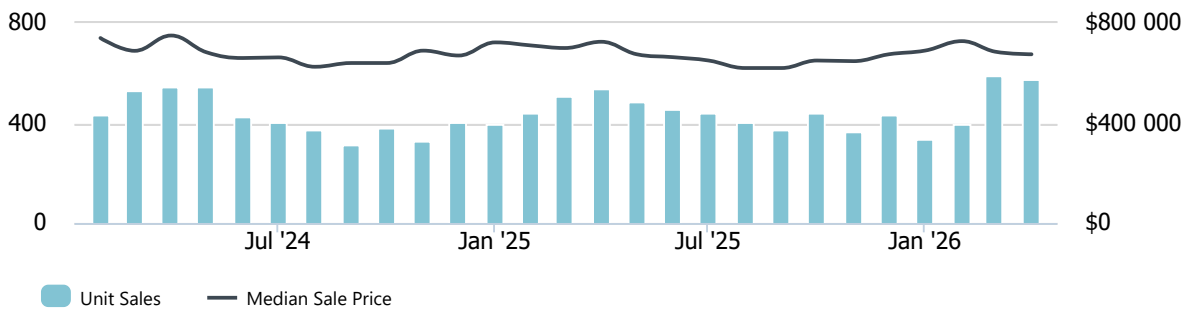
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	464	485	-4.3%	578	-19.7%
Median Sale Price	\$650k	\$675k	-3.7%	\$675k	-3.7%
Inventory	2589	3369	-23.2%	2878	-10.0%
Months of Supply	5.9	8.1	-27.2%	6.5	-9.7%
Days on Market	84	64	31.2%	75	12.0%
Avg. Sale Price/SqFt	\$460	\$451	2.1%	\$469	-1.8%
Sales to LP Ratio	96.0%	96.7%	-0.6%	95.0%	1.1%
Sales to Orig. LP Ratio	92.6%	93.6%	-1.1%	91.9%	0.8%
New Listings	692	871	-20.6%	789	-12.3%
Went to Contract	618	473	30.7%	578	6.9%

BUYERS/SELLERS MARKET

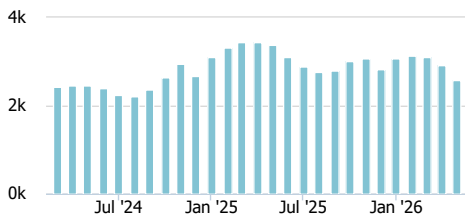


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

