

MONTHLY MARKET SUMMARY

LA QUINTA, CA - CONDOMINIUM
FEBRUARY, 2026



QUICK ANALYSIS

- MEDIAN PRICE IN LA QUINTA FOR FEBRUARY IS UP 29.0% TO \$742,000.
- MONTHS OF SUPPLY IN LA QUINTA WAS 8.6 IN FEBRUARY. THIS IS UP 67.7% FROM 5.1 IN FEBRUARY OF 2025.
- NEW LISTINGS IN LA QUINTA ARE DOWN BY 37.2% FOR FEBRUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 19 unit sales in February. This is down 5.0% from 20 in February of 2025. Sales/list price ratio in February moved up to 95.7% from 92.5% in January.

Prices

Median price of \$742,000 in February was down 15.2% from \$875,000 in January but up 29.0% from \$575,000 in February of 2025. 3-month median price this month is \$785,000, the same as last month.

Inventory

Inventory of 132 in February was down 11.4% from 149 in January but up 32.0% from 100 in February of 2025. New listings in February moved down to 27 from 34 in January.

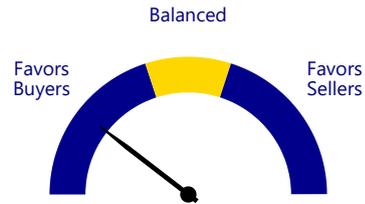
Market Time

Days on market of 60 in February was way down from 165 in January and down a little from 74 in February of 2025. Months of supply of 8.6 in February was down marginally from 9.6 in January but way up from 5.1 in February of 2025.

KEY STATS

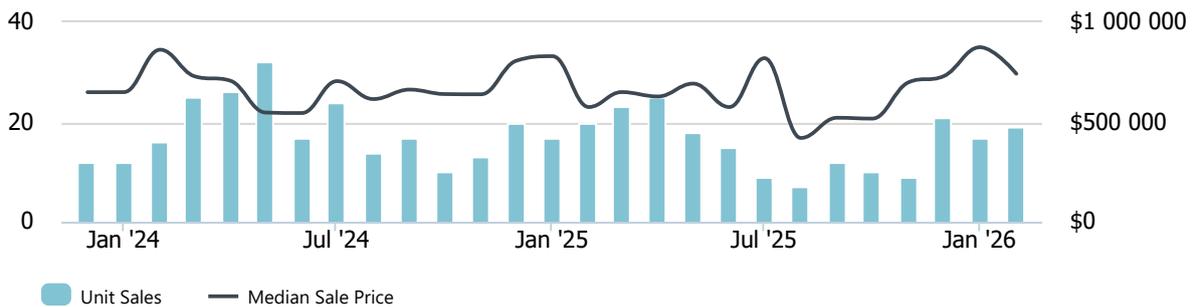
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	19	20	-5.0%	17	11.8%
Median Sale Price	\$742k	\$575k	29.0%	\$875k	-15.2%
Inventory	132	100	32.0%	149	-11.4%
Months of Supply	8.6	5.1	67.7%	9.6	-10.9%
Days on Market	60	74	-18.9%	165	-63.6%
Avg. Sale Price/SqFt	\$387	\$337	14.7%	\$479	-19.3%
Sales to LP Ratio	95.7%	96.4%	-0.7%	92.5%	3.4%
Sales to Orig. LP Ratio	92.2%	93.1%	-1.0%	91.9%	0.3%
New Listings	27	43	-37.2%	34	-20.6%
Went to Contract	27	22	22.7%	21	28.6%

BUYERS/SELLERS MARKET

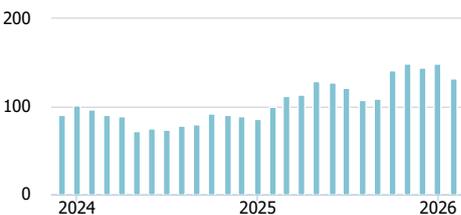


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

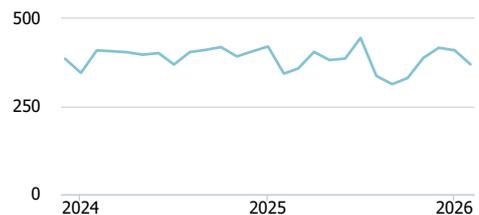
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

LA QUINTA, CA - SINGLE FAMILY
FEBRUARY, 2026



QUICK ANALYSIS

- MEDIAN PRICE IN LA QUINTA WAS \$1,187,500 IN FEBRUARY. THIS IS UP 43.1% FROM \$830,000 IN FEBRUARY OF 2025.
- UNIT SALES IN LA QUINTA ARE DOWN BY 25.0% FOR FEBRUARY.
- NEW LISTINGS IN LA QUINTA FOR FEBRUARY ARE DOWN 28.3% TO 129.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 72 unit sales in February. This is down 25.0% from 96 in February of 2025. Sales/list price ratio in February moved up to 96.0% from 94.6% in January.

Prices

Median price of \$1,187,500 in February was up 35.7% from \$875,000 in January and up 43.1% from \$830,000 in February of 2025. 3-month median price of \$1,016,000 in February was up marginally from \$945,000 in January and up marginally from \$995,000 in February of 2025.

Inventory

Inventory of 432 in February was down 7.9% from 469 in January and down 28.7% from 606 in February of 2025. New listings in February moved down to 129 from 168 in January.

Market Time

Days on market of 71 in February was down just slightly from 72 in January and down somewhat from 98 in February of 2025. Months of supply of 5.3 in February was down a little from 5.7 in January and down substantially from 8 in February of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	72	96	-25.0%	67	7.5%
Median Sale Price	\$1,188k	\$830k	43.1%	\$875k	35.7%
Inventory	432	606	-28.7%	469	-7.9%
Months of Supply	5.3	8.0	-33.3%	5.7	-5.6%
Days on Market	71	98	-27.6%	72	-1.4%
Avg. Sale Price/SqFt	\$572	\$479	19.6%	\$577	-0.8%
Sales to LP Ratio	96.0%	96.9%	-0.9%	94.6%	1.5%
Sales to Orig. LP Ratio	91.4%	94.7%	-3.4%	93.6%	-2.4%
New Listings	129	180	-28.3%	168	-23.2%
Went to Contract	128	110	16.4%	93	37.6%

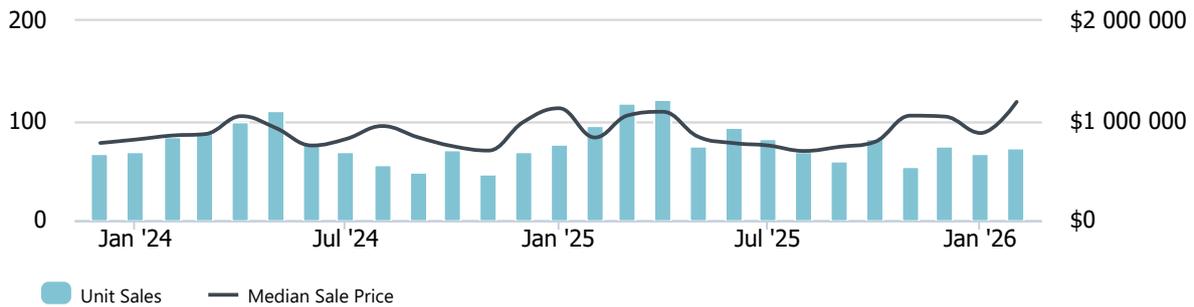
BUYERS/SELLERS MARKET

Balanced

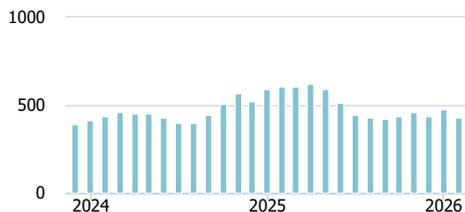


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

