

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM
SEPTEMBER, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR SEPTEMBER ARE UP 47.1% TO 200.
- UNIT SALES IN COACHELLA VALLEY WERE 155 IN SEPTEMBER. THIS IS UP 19.2% FROM 130 IN SEPTEMBER OF 2024.
- DAYS ON MARKET IN COACHELLA VALLEY IS UP BY 16.9% FOR SEPTEMBER.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 155 unit sales in September. This is up 19.2% from 130 in September of 2024. Sales/list price ratio in September moved down to 96.0% from 97.0% in August.

Prices

Median price of \$400,000 in September was down 11.1% from \$450,000 in August and down 5.1% from \$421,450 in September of 2024. 3-month median price of \$420,000 in September was down marginally from \$440,000 in August and down just slightly from \$439,000 in September of 2024.

Inventory

Inventory of 997 in September was down 4.3% from 1,042 in August but up 1.5% from 982 in September of 2024. New listings in September moved up to 339 from 205 in August.

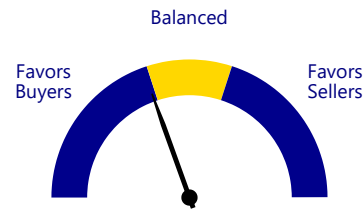
Market Time

Days on market of 83 in September was up slightly from 76 in August and up marginally from 71 in September of 2024. Months of supply of 5.4 in September was down a little from 5.7 in August but up slightly from 5.1 in September of 2024.

KEY STATS

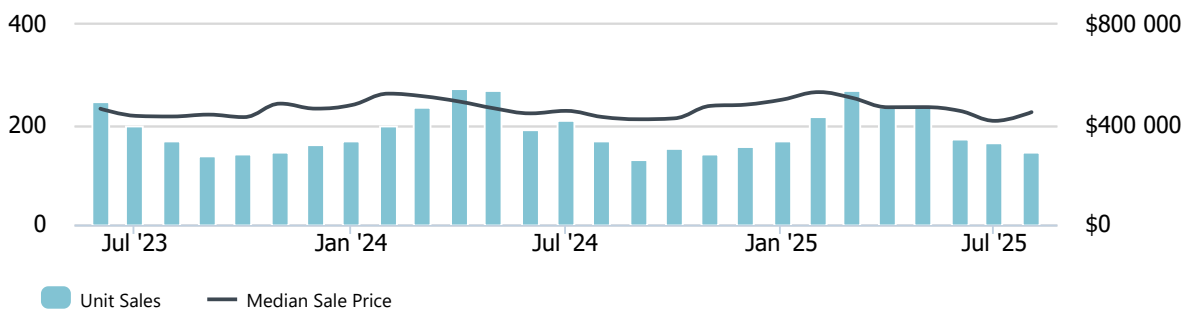
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	155	130	19.2%	146	6.2%
Median Sale Price	\$400k	\$421k	-5.1%	\$450k	-11.1%
Inventory	997	982	1.5%	1042	-4.3%
Months of Supply	5.4	5.1	4.9%	5.7	-5.4%
Days on Market	83	71	16.9%	76	9.2%
Avg. Sale Price/SqFt	\$313	\$351	-10.7%	\$342	-8.4%
Sales to LP Ratio	96.0%	97.1%	-1.1%	97.0%	-1.0%
Sales to Orig. LP Ratio	92.1%	94.1%	-2.1%	93.6%	-1.5%
New Listings	339	316	7.3%	205	65.4%
Went to Contract	200	136	47.1%	147	36.1%

BUYERS/SELLERS MARKET

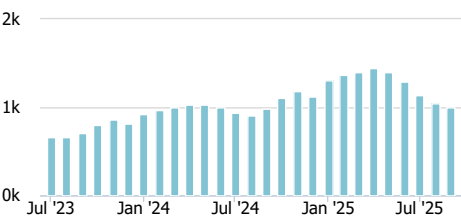


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

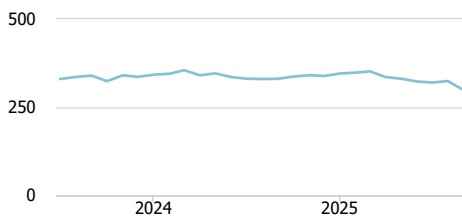
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY
SEPTEMBER, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY WERE 476 IN SEPTEMBER. THIS IS UP 43.4% FROM 332 IN SEPTEMBER OF 2024.
- UNIT SALES IN COACHELLA VALLEY ARE UP BY 17.4% FOR SEPTEMBER.
- NEW LISTINGS IN COACHELLA VALLEY FOR SEPTEMBER ARE DOWN 8.2% TO 727.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 372 unit sales in September. This is up 17.4% from 317 in September of 2024. Sales/list price ratio in September moved down to 95.2% from 96.2% in August.

Prices

Median price of \$619,450 in September was down 0.1% from \$620,000 in August and down 3.2% from \$640,000 in September of 2024. 3-month median price of \$629,000 in September was down a little from \$645,000 in August and down marginally from \$640,000 in September of 2024.

Inventory

Inventory of 2,369 in September was down 6.2% from 2,526 in August and down 0.1% from 2,371 in September of 2024. New listings in September moved up to 727 from 648 in August.

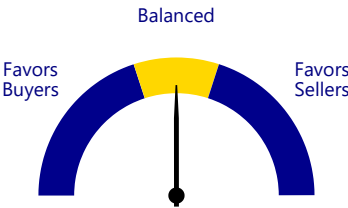
Market Time

Days on market of 68 in September was down a little from 77 in August but up slightly from 61 in September of 2024. Months of supply of 5.5 in September was down marginally from 5.9 in August and down a little from 5.7 in September of 2024.

KEY STATS

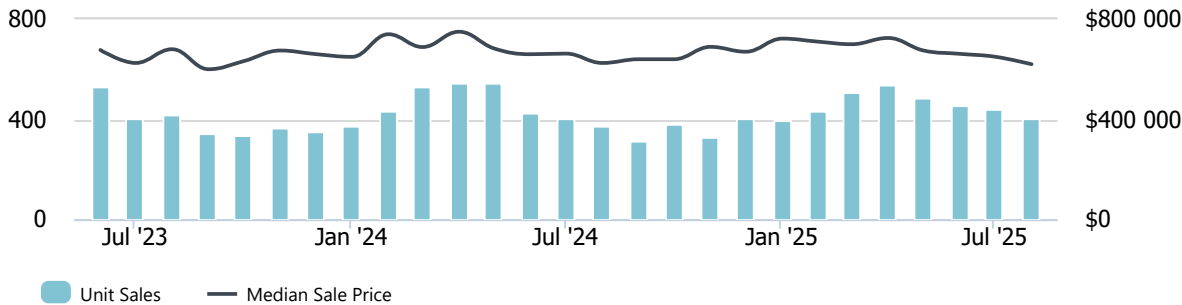
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	372	317	17.4%	401	-7.2%
Median Sale Price	\$619k	\$640k	-3.2%	\$620k	-0.1%
Inventory	2369	2371	-0.1%	2526	-6.2%
Months of Supply	5.5	5.7	-2.9%	5.9	-7.2%
Days on Market	68	61	11.5%	77	-11.7%
Avg. Sale Price/SqFt	\$426	\$390	9.3%	\$399	6.8%
Sales to LP Ratio	95.2%	97.3%	-2.1%	96.2%	-1.0%
Sales to Orig. LP Ratio	92.6%	94.9%	-2.4%	93.4%	-0.9%
New Listings	727	792	-8.2%	648	12.2%
Went to Contract	476	332	43.4%	443	7.4%

BUYERS/SELLERS MARKET

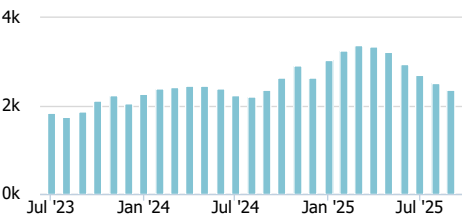


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

