

MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM

MARCH, 2026



QUICK ANALYSIS

- NEW LISTINGS IN PALM DESERT FOR MARCH ARE DOWN 34.5% TO 110.
- MEDIAN PRICE IN PALM DESERT WAS \$485,000 IN MARCH. THIS IS DOWN 8.1% FROM \$528,000 IN MARCH OF 2025.
- UNIT SALES IN PALM DESERT ARE DOWN BY 7.7% FOR MARCH.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 84 unit sales in March. This is down 7.7% from 91 in March of 2025. Sales/list price ratio was 96.5% in March, the same as February.

Prices

Median price of \$485,000 in March was up 3.4% from \$469,000 in February but down 8.1% from \$528,000 in March of 2025. 3-month median price of \$485,000 in March was down marginally from \$500,000 in February and down marginally from \$537,300 in March of 2025.

Inventory

Inventory of 437 in March was down 8.2% from 476 in February and down 6.0% from 465 in March of 2025. New listings in March moved down to 110 from 125 in February.

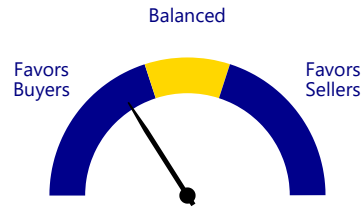
Market Time

Days on market of 72 in March was up marginally from 70 in February and up marginally from 66 in March of 2025. Months of supply of 7.5 in March was down a little from 8.1 in February and down slightly from 7.9 in March of 2025.

KEY STATS

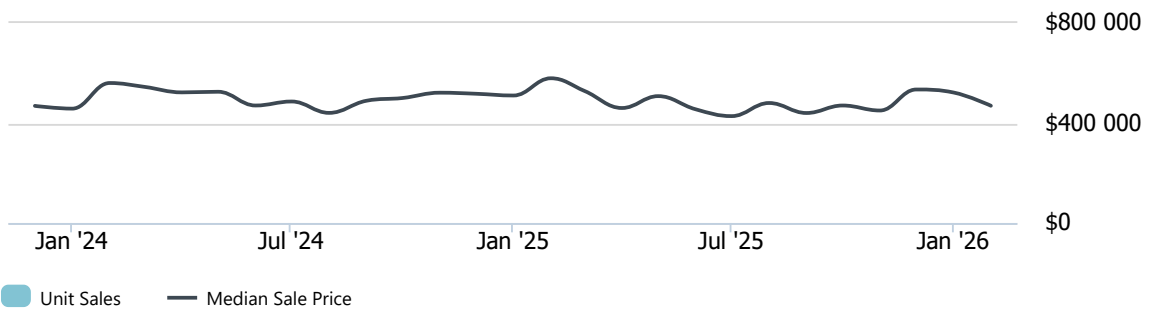
| | 2026 | 2025 | Chg | Prev Mo | Chg |
|-------------------------|--------|--------|--------|---------|--------|
| Unit Sales | 84 | 91 | -7.7% | 78 | 7.7% |
| Median Sale Price | \$485k | \$528k | -8.1% | \$469k | 3.4% |
| Inventory | 437 | 465 | -6.0% | 476 | -8.2% |
| Months of Supply | 7.5 | 7.9 | -4.7% | 8.1 | -7.3% |
| Days on Market | 72 | 66 | 9.1% | 70 | 2.9% |
| Avg. Sale Price/SqFt | \$354 | \$355 | -0.5% | \$361 | -2.0% |
| Sales to LP Ratio | 96.5% | 97.0% | -0.5% | 96.5% | -0.1% |
| Sales to Orig. LP Ratio | 93.3% | 95.4% | -2.2% | 93.6% | -0.4% |
| New Listings | 110 | 168 | -34.5% | 125 | -12.0% |
| Went to Contract | 97 | 90 | 7.8% | 111 | -12.6% |

BUYERS/SELLERS MARKET

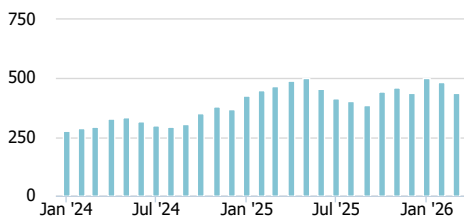


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

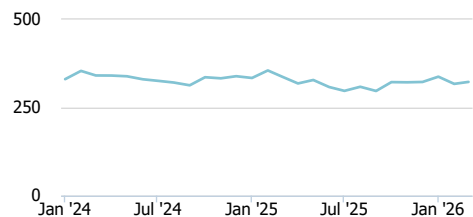
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY

MARCH, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 160 IN MARCH. THIS IS UP 73.9% FROM 92 IN MARCH OF 2025.
- UNIT SALES IN PALM DESERT ARE UP BY 26.7% FOR MARCH.
- NEW LISTINGS IN PALM DESERT FOR MARCH ARE DOWN 11.6% TO 152.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 114 unit sales in March. This is up 26.7% from 90 in March of 2025. Sales/list price ratio in March moved up to 97.3% from 97.0% in February.

Prices

Median price of \$630,000 in March was down 6.0% from \$670,000 in February but up 1.7% from \$619,500 in March of 2025. 3-month median price of \$646,000 in March was down marginally from \$650,000 in February and down a little from \$648,000 in March of 2025.

Inventory

Inventory of 471 in March was down 10.5% from 526 in February and down 10.8% from 528 in March of 2025. New listings in March moved up to 152 from 146 in February.

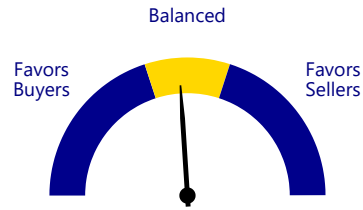
Market Time

Days on market in March was 63, unchanged from the same month last year. Months of supply of 6.3 in March was down marginally from 7.2 in February and down slightly from 6.9 in March of 2025.

KEY STATS

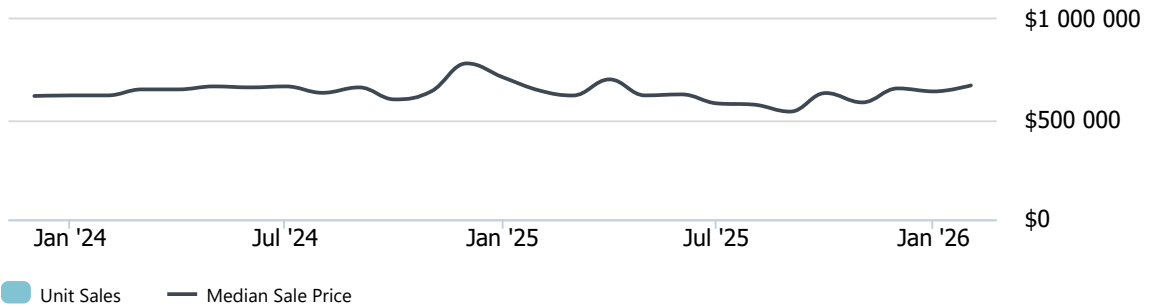
| | 2026 | 2025 | Chg | Prev Mo | Chg |
|-------------------------|--------|--------|--------|---------|--------|
| Unit Sales | 114 | 90 | 26.7% | 61 | 86.9% |
| Median Sale Price | \$630k | \$620k | 1.7% | \$670k | -6.0% |
| Inventory | 471 | 528 | -10.8% | 526 | -10.5% |
| Months of Supply | 6.3 | 6.9 | -8.8% | 7.2 | -12.8% |
| Days on Market | 63 | 63 | 0.0% | 63 | 0.0% |
| Avg. Sale Price/SqFt | \$404 | \$370 | 9.3% | \$421 | -3.9% |
| Sales to LP Ratio | 97.3% | 96.3% | 1.1% | 97.0% | 0.4% |
| Sales to Orig. LP Ratio | 95.2% | 93.4% | 1.9% | 94.8% | 0.4% |
| New Listings | 152 | 172 | -11.6% | 146 | 4.1% |
| Went to Contract | 160 | 92 | 73.9% | 92 | 73.9% |

BUYERS/SELLERS MARKET

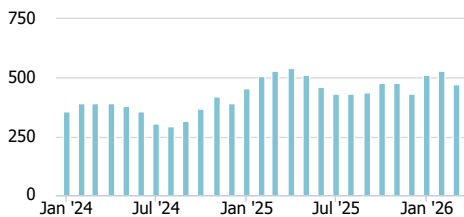


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

