

# MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM  
SEPTEMBER, 2025



## QUICK ANALYSIS

- UNIT SALES IN INDIAN WELLS ARE UP BY 300.0% FOR SEPTEMBER.
- LISTINGS UNDER CONTRACT IN INDIAN WELLS FOR SEPTEMBER ARE UP 166.7% TO 8.
- MEDIAN PRICE IN INDIAN WELLS WAS \$587,500 IN SEPTEMBER. THIS IS UP 26.0% FROM \$466,200 IN SEPTEMBER OF 2024.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 4 unit sales in September. This is up 300.0% from 1 in September of 2024. Sales/list price ratio in September moved down to 94.3% from 101.5% in August.

### Prices

Median price of \$587,500 in September was up 10.7% from \$530,750 in August and up 26.0% from \$466,200 in September of 2024. 3-month median price this month is \$620,000, the same as last month.

### Inventory

Inventory of 33 in September was down 17.5% from 40 in August and down 21.4% from 42 in September of 2024. New listings in September moved up to 8 from 6 in August.

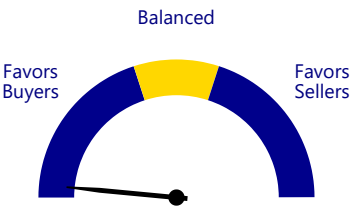
### Market Time

Days on market of 142 in September was up considerably from 51 in August and up substantially from 35 in September of 2024. Months of supply of 5.4 in September was down somewhat from 6.8 in August and down a little from 6.5 in September of 2024.

## KEY STATS

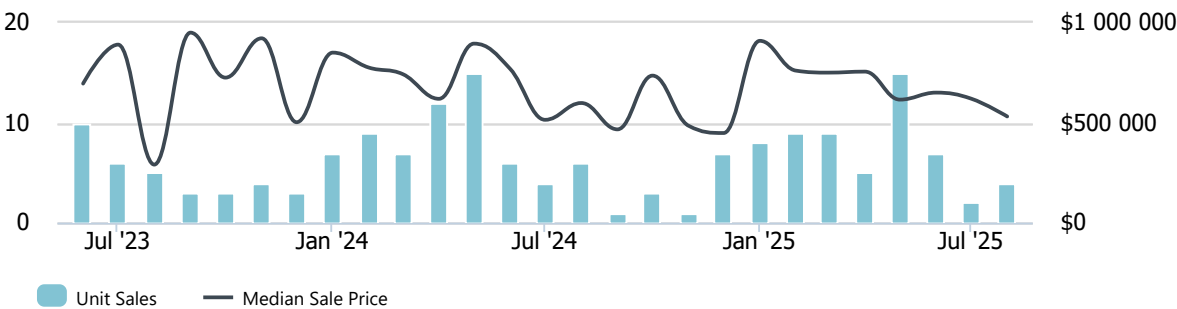
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	4	1	300.0%	4	0.0%
Median Sale Price	\$588k	\$466k	26.0%	\$531k	10.7%
Inventory	33	42	-21.4%	40	-17.5%
Months of Supply	5.4	6.5	-18.2%	6.8	-20.8%
Days on Market	142	35	305.7%	51	178.4%
Avg. Sale Price/SqFt	\$334	\$405	-17.6%	\$379	-11.9%
Sales to LP Ratio	94.3%	90.5%	4.1%	101.5%	-7.2%
Sales to Orig. LP Ratio	86.9%	90.5%	-4.0%	100.4%	-13.4%
New Listings	8	10	-20.0%	6	33.3%
Went to Contract	8	3	166.7%	4	100.0%

## BUYERS/SELLERS MARKET

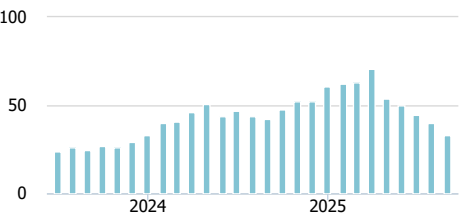


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

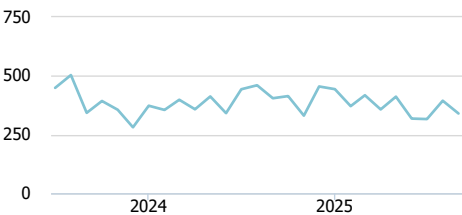
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY  
SEPTEMBER, 2025



## QUICK ANALYSIS

- UNIT SALES IN INDIAN WELLS FOR SEPTEMBER ARE UP 250.0% TO 7.
- MEDIAN PRICE IN INDIAN WELLS WAS \$1,375,000 IN SEPTEMBER. THIS IS DOWN 72.9% FROM \$5,067,500 IN SEPTEMBER OF 2024.
- LISTINGS UNDER CONTRACT IN INDIAN WELLS ARE UP BY 325.0% FOR SEPTEMBER.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 7 unit sales in September. This is up 250.0% from 2 in September of 2024. Sales/list price ratio in September moved up to 95.9% from 94.9% in August.

### Prices

Median price of \$1,375,000 in September was up 15.1% from \$1,195,000 in August but down 72.9% from \$5,067,500 in September of 2024. 3-month median price of \$1,450,000 in September was down slightly from \$1,805,000 in August and down a little from \$1,550,000 in September of 2024.

### Inventory

Inventory of 59 in September was down 14.5% from 69 in August and down 9.2% from 65 in September of 2024. New listings in September moved up to 24 from 15 in August.

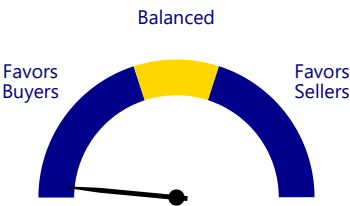
### Market Time

Days on market of 49 in September was down somewhat from 69 in August but up considerably from 26 in September of 2024. Months of supply of 4.1 in September was down marginally from 4.9 in August and down slightly from 4.4 in September of 2024.

## KEY STATS

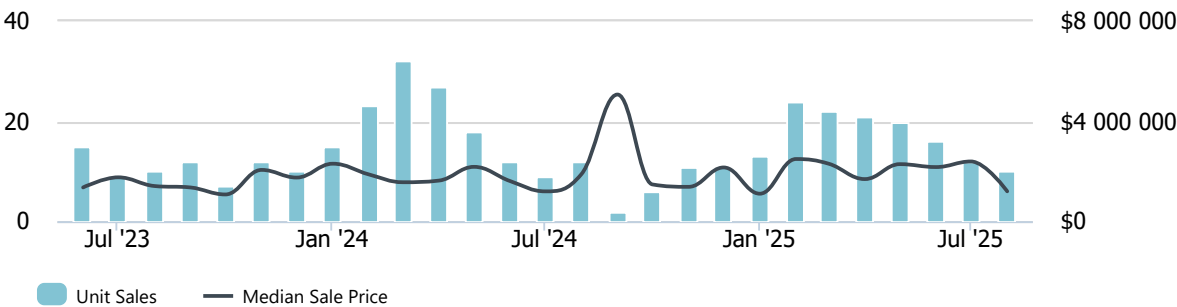
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	7	2	250.0%	10	-30.0%
Median Sale Price	\$1,375k	\$5,068k	-72.9%	\$1,195k	15.1%
Inventory	59	65	-9.2%	69	-14.5%
Months of Supply	4.1	4.4	-6.1%	4.9	-17.0%
Days on Market	49	26	88.5%	69	-29.0%
Avg. Sale Price/SqFt	\$486	\$1,217	-60.1%	\$482	0.8%
Sales to LP Ratio	95.9%	95.0%	0.9%	94.9%	1.0%
Sales to Orig. LP Ratio	92.8%	95.0%	-2.3%	91.6%	1.3%
New Listings	24	19	26.3%	15	60.0%
Went to Contract	17	4	325.0%	7	142.9%

## BUYERS/SELLERS MARKET

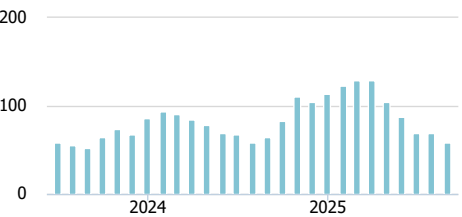


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## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

