# MONTHLY MARKET SUMMARY

## COACHELLA VALLEY, CA - CONDOMINIUM

## SEPTEMBER, 2026

## QUICK ANALYSIS

- UNIT SALES IN COACHELLA VALLEY FOR SEPTEMBER ARE DOWN 22.1% TO 120.
- NEW LISTINGS IN COACHELLA VALLEY WERE 301 IN SEPTEMBER. THIS IS DOWN 17.8% FROM 366 IN SEPTEMBER OF 2025.
- MONTHS OF SUPPLY IN COACHELLA VALLEY IS DOWN BY 12.0% FOR SEPTEMBER.

* Change from same month last year unless otherwise noted

## SUMMARY

**Sales**
There were 120 unit sales in September. This is down 22.1% from 154 in September of 2025. Sales/list price ratio in September moved down to 95.8% from 96.4% in August.

**Prices**
Median price of $390,000 in September was down 9.2% from $429,500 in August and down 3.1% from $402,500 in September of 2025. 3-month median price of $425,000 in September was down marginally from $430,000 in August but very slightly up from $420,000 in September of 2025.

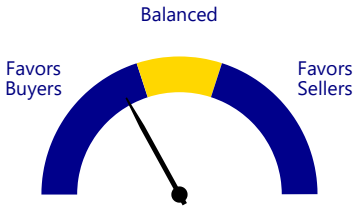
**Inventory**
Inventory of 1,041 in September was down 2.8% from 1,071 in August and down 11.6% from 1,177 in September of 2025. New listings in September moved up to 301 from 266 in August.

**Market Time**
Days on market of 77 in September was down slightly from 86 in August and down a little from 84 in September of 2025. Months of supply of 5.6 in September was down just slightly from 5.7 in August and down slightly from 6.4 in September of 2025.

## KEY STATS

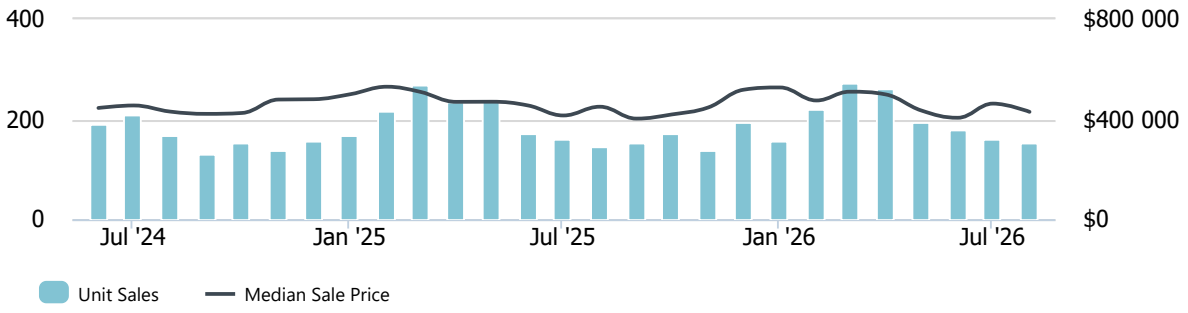
| | 2026 | 2025 | Chg | Prev Mo | Chg |
|---|---|---|---|---|---|
| Unit Sales | 120 | 154 | -22.1% | 154 | -22.1% |
| Median Sale Price | $390k | $402k | -3.1% | $430k | -9.2% |
| Inventory | 1041 | 1177 | -11.6% | 1071 | -2.8% |
| Months of Supply | 5.6 | 6.4 | -12.0% | 5.7 | -1.3% |
| Days on Market | 77 | 84 | -8.3% | 86 | -10.5% |
| Avg. Sale Price/SqFt | $322 | $314 | 2.8% | $315 | 2.2% |
| Sales to LP Ratio | 95.8% | 96.0% | -0.2% | 96.4% | -0.6% |
| Sales to Orig. LP Ratio | 94.1% | 92.1% | 2.1% | 92.4% | 1.8% |
| New Listings | 301 | 366 | -17.8% | 266 | 13.2% |
| Went to Contract | 155 | 161 | -3.7% | 137 | 13.1% |

## BUYERS/SELLERS MARKET

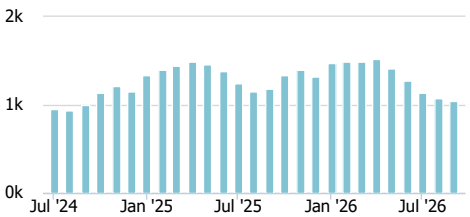



This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

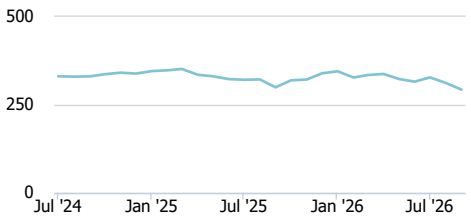
## UNIT SALES AND MEDIAN PRICES




## INVENTORY




## MEDIAN SALE PRICE / SQ FT.




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# MONTHLY MARKET SUMMARY

## COACHELLA VALLEY, CA - SINGLE FAMILY

## SEPTEMBER, 2026

## QUICK ANALYSIS

- MONTHS OF SUPPLY IN COACHELLA VALLEY IS DOWN BY 22.9% FOR SEPTEMBER.
- INVENTORY IN COACHELLA VALLEY FOR SEPTEMBER IS DOWN 21.8% TO 2,174.
- UNIT SALES IN COACHELLA VALLEY WERE 336 IN SEPTEMBER. THIS IS DOWN 10.9% FROM 377 IN SEPTEMBER OF 2025.

* Change from same month last year unless otherwise noted

## SUMMARY

**Sales**
There were 336 unit sales in September. This is down 10.9% from 377 in September of 2025. Sales/list price ratio in September moved down to 95.6% from 96.2% in August.

**Prices**
Median price of $612,500 in September was up 0.6% from $609,000 in August but down 1.2% from $619,900 in September of 2025. 3-month median price of $620,000 in September was down a little from $635,000 in August and down just slightly from $628,519 in September of 2025.

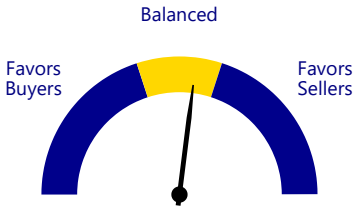
**Inventory**
Inventory of 2,174 in September was up 2.1% from 2,130 in August but down 21.8% from 2,779 in September of 2025. New listings in September moved up to 730 from 550 in August.

**Market Time**
Days on market of 71 in September was down a little from 72 in August but up just slightly from 68 in September of 2025. Months of supply of 5 in September was up marginally from 4.8 in August but down modestly from 6.5 in September of 2025.

## KEY STATS

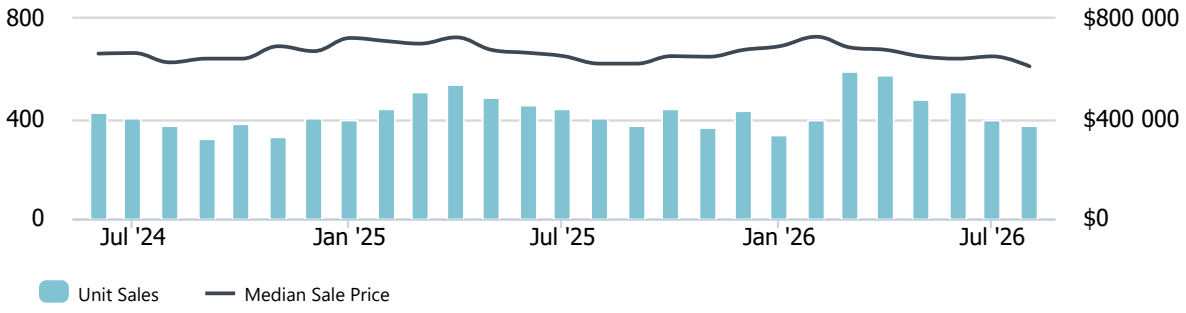
| | 2026 | 2025 | Chg | Prev Mo | Chg |
|---|---|---|---|---|---|
| Unit Sales | 336 | 377 | -10.9% | 371 | -9.4% |
| Median Sale Price | $612k | $620k | -1.2% | $609k | 0.6% |
| Inventory | 2174 | 2779 | -21.8% | 2130 | 2.1% |
| Months of Supply | 5.0 | 6.5 | -22.9% | 4.8 | 2.9% |
| Days on Market | 71 | 68 | 4.4% | 72 | -1.4% |
| Avg. Sale Price/SqFt | $409 | $427 | -4.3% | $395 | 3.5% |
| Sales to LP Ratio | 95.6% | 95.3% | 0.3% | 96.2% | -0.7% |
| Sales to Orig. LP Ratio | 93.0% | 92.7% | 0.4% | 93.4% | -0.4% |
| New Listings | 730 | 798 | -8.5% | 550 | 32.7% |
| Went to Contract | 370 | 373 | -0.8% | 388 | -4.6% |

## BUYERS/SELLERS MARKET

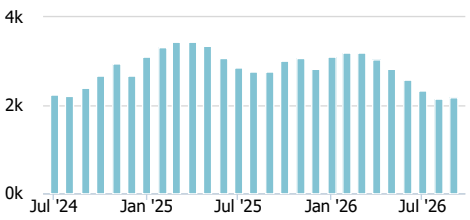



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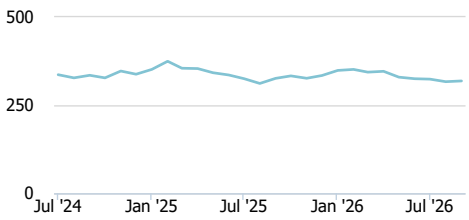
## UNIT SALES AND MEDIAN PRICES




## INVENTORY




## MEDIAN SALE PRICE / SQ FT.




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