

MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM
JULY, 2026



QUICK ANALYSIS

- NEW LISTINGS IN PALM DESERT ARE DOWN BY 18.7% FOR JULY.
- MONTHS OF SUPPLY IN PALM DESERT FOR JULY IS DOWN 22.1% TO 5.8.
- INVENTORY IN PALM DESERT WAS 345 IN JULY. THIS IS DOWN 17.5% FROM 418 IN JULY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 43 unit sales in July. This is down 2.3% from 44 in July of 2025. Sales/list price ratio in July moved up to 96.0% from 95.0% in June.

Prices

Median price of \$445,000 in July was down 1.1% from \$450,000 in June but up 4.1% from \$427,570 in July of 2025. 3-month median price of \$470,500 in July was very slightly up from \$469,750 in June and up marginally from \$465,000 in July of 2025.

Inventory

Inventory of 345 in July was down 13.3% from 398 in June and down 17.5% from 418 in July of 2025. New listings in July moved down to 61 from 72 in June.

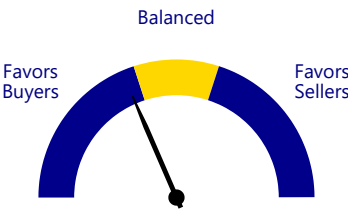
Market Time

Days on market of 72 in July was down a little from 82 in June and down marginally from 73 in July of 2025. Months of supply of 5.8 in July was down marginally from 6.7 in June and down modestly from 7.4 in July of 2025.

KEY STATS

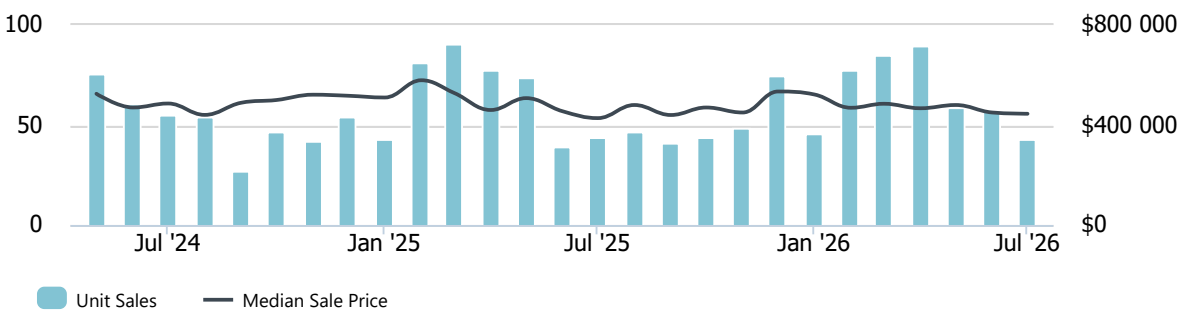
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	43	44	-2.3%	57	-24.6%
Median Sale Price	\$445k	\$428k	4.1%	\$450k	-1.1%
Inventory	345	418	-17.5%	398	-13.3%
Months of Supply	5.8	7.4	-22.1%	6.7	-13.2%
Days on Market	72	73	-1.4%	82	-12.2%
Avg. Sale Price/SqFt	\$317	\$315	0.8%	\$359	-11.5%
Sales to LP Ratio	96.0%	96.1%	-0.1%	95.0%	1.0%
Sales to Orig. LP Ratio	93.4%	93.3%	0.1%	92.5%	0.9%
New Listings	61	75	-18.7%	72	-15.3%
Went to Contract	48	51	-5.9%	61	-21.3%

BUYERS/SELLERS MARKET

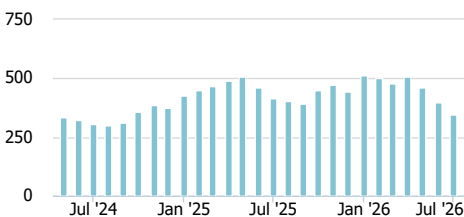


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

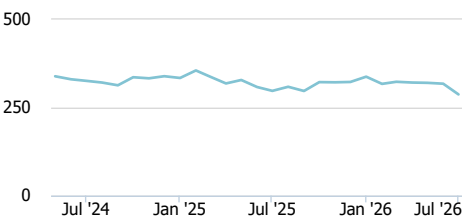
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY
JULY, 2026



QUICK ANALYSIS

- UNIT SALES IN PALM DESERT FOR JULY ARE DOWN 29.9% TO 54.
- MEDIAN PRICE IN PALM DESERT WAS \$750,000 IN JULY. THIS IS UP 29.3% FROM \$580,000 IN JULY OF 2025.
- NEW LISTINGS IN PALM DESERT ARE DOWN BY 24.2% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 54 unit sales in July. This is down 29.9% from 77 in July of 2025. Sales/list price ratio in July moved down to 96.1% from 96.3% in June.

Prices

Median price of \$750,000 in July was up 26.1% from \$595,000 in June and up 29.3% from \$580,000 in July of 2025. 3-month median price of \$644,000 in July was very slightly up from \$640,000 in June and up just slightly from \$614,500 in July of 2025.

Inventory

Inventory of 347 in July was down 15.2% from 409 in June and down 20.4% from 436 in July of 2025. New listings in July moved down to 75 from 99 in June.

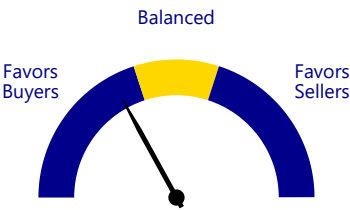
Market Time

Days on market of 75 in July was up a little from 69 in June but down marginally from 83 in July of 2025. Months of supply of 4.5 in July was down slightly from 5.1 in June and down modestly from 5.9 in July of 2025.

KEY STATS

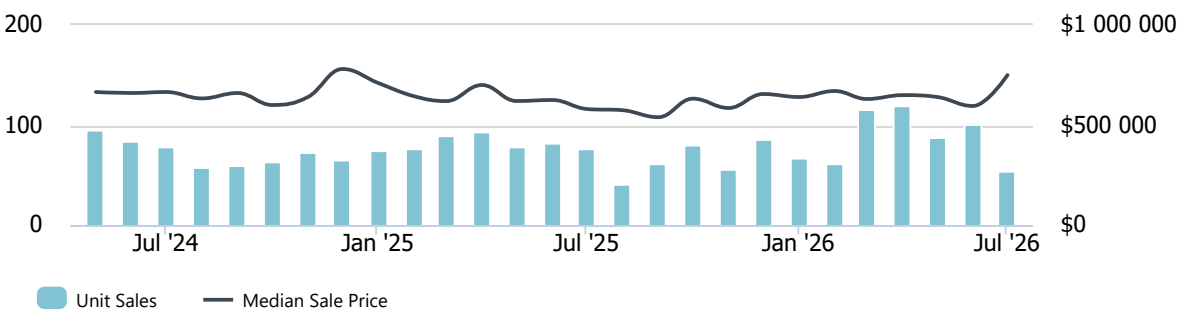
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	54	77	-29.9%	101	-46.5%
Median Sale Price	\$750k	\$580k	29.3%	\$595k	26.1%
Inventory	347	436	-20.4%	409	-15.2%
Months of Supply	4.5	5.9	-23.8%	5.1	-13.1%
Days on Market	75	83	-9.6%	69	8.7%
Avg. Sale Price/SqFt	\$385	\$349	10.4%	\$422	-8.8%
Sales to LP Ratio	96.1%	95.6%	0.5%	96.3%	-0.2%
Sales to Orig. LP Ratio	91.2%	90.8%	0.4%	93.4%	-2.3%
New Listings	75	99	-24.2%	99	-24.2%
Went to Contract	74	64	15.6%	85	-12.9%

BUYERS/SELLERS MARKET

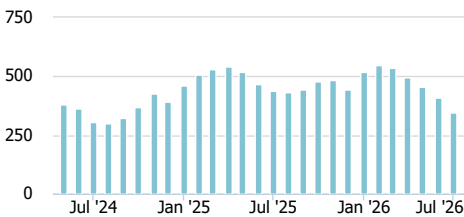


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

