

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM
JUNE, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR JUNE ARE UP 21.8% TO 190.
- NEW LISTINGS IN COACHELLA VALLEY WERE 241 IN JUNE. THIS IS DOWN 14.5% FROM 282 IN JUNE OF 2025.
- MEDIAN PRICE IN COACHELLA VALLEY IS DOWN BY 10.8% FOR JUNE.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 176 unit sales in June. This is up 2.9% from 171 in June of 2025. Sales/list price ratio in June moved down to 95.7% from 97.1% in May.

Prices

Median price of \$405,825 in June was down 6.7% from \$435,000 in May and down 10.8% from \$455,000 in June of 2025. 3-month median price of \$454,250 in June was down slightly from \$490,000 in May and down just slightly from \$465,000 in June of 2025.

Inventory

Inventory of 1,176 in June was down 12.0% from 1,336 in May and down 13.9% from 1,366 in June of 2025. New listings in June moved down to 241 from 312 in May.

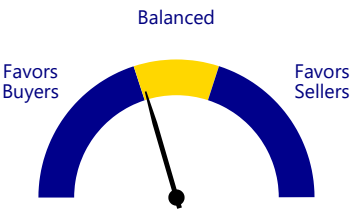
Market Time

Days on market of 74 in June was down marginally from 76 in May but up just slightly from 73 in June of 2025. Months of supply of 6.3 in June was down a little from 7.1 in May and down slightly from 7.2 in June of 2025.

KEY STATS

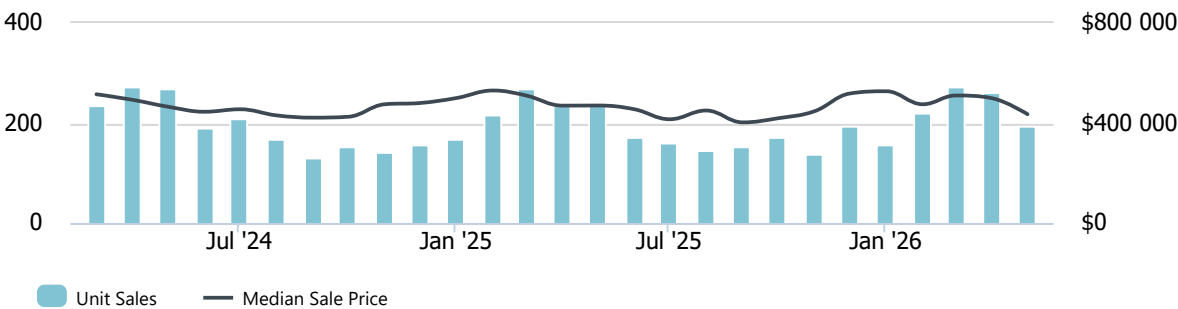
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	176	171	2.9%	193	-8.8%
Median Sale Price	\$406k	\$455k	-10.8%	\$435k	-6.7%
Inventory	1176	1366	-13.9%	1336	-12.0%
Months of Supply	6.3	7.2	-13.5%	7.1	-12.2%
Days on Market	74	73	1.4%	76	-2.6%
Avg. Sale Price/SqFt	\$338	\$335	1.0%	\$353	-4.3%
Sales to LP Ratio	95.7%	96.6%	-1.0%	97.1%	-1.5%
Sales to Orig. LP Ratio	91.4%	92.2%	-0.8%	93.9%	-2.6%
New Listings	241	282	-14.5%	312	-22.8%
Went to Contract	190	156	21.8%	213	-10.8%

BUYERS/SELLERS MARKET

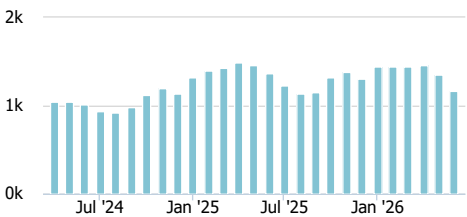


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

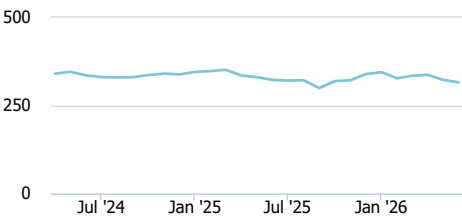
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY
JUNE, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY WERE 541 IN JUNE. THIS IS UP 26.4% FROM 428 IN JUNE OF 2025.
- MONTHS OF SUPPLY IN COACHELLA VALLEY IS DOWN BY 29.3% FOR JUNE.
- INVENTORY IN COACHELLA VALLEY FOR JUNE IS DOWN 24.9% TO 2,305.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 504 unit sales in June. This is up 10.5% from 456 in June of 2025. Sales/list price ratio in June moved down to 94.6% from 96.1% in May.

Prices

Median price of \$640,000 in June was down 1.5% from \$650,000 in May and down 3.5% from \$663,295 in June of 2025. 3-month median price of \$650,000 in June was down just slightly from \$670,107 in May and down a little from \$695,000 in June of 2025.

Inventory

Inventory of 2,305 in June was down 13.1% from 2,653 in May and down 24.9% from 3,069 in June of 2025. New listings in June moved down to 576 from 717 in May.

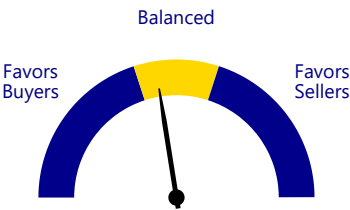
Market Time

Days on market of 72 in June was down marginally from 83 in May but very slightly up from 71 in June of 2025. Months of supply of 5.2 in June was down slightly from 6 in May and down moderately from 7.3 in June of 2025.

KEY STATS

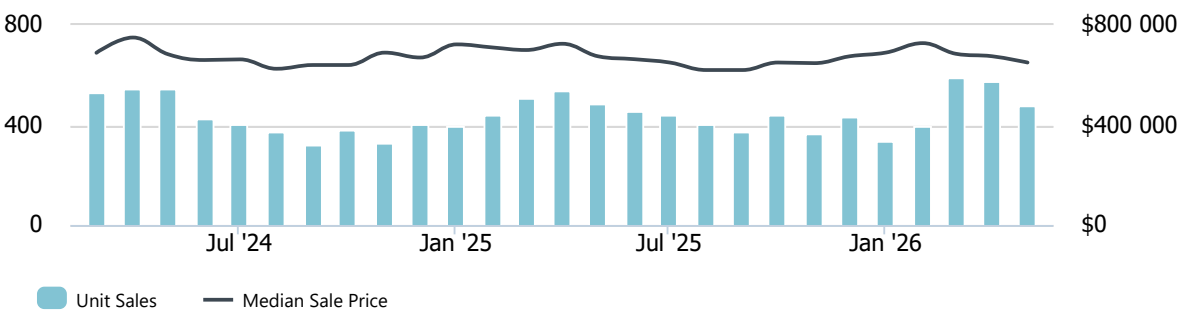
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	504	456	10.5%	476	5.9%
Median Sale Price	\$640k	\$663k	-3.5%	\$650k	-1.5%
Inventory	2305	3069	-24.9%	2653	-13.1%
Months of Supply	5.2	7.3	-29.3%	6.0	-13.9%
Days on Market	72	71	1.4%	83	-13.3%
Avg. Sale Price/SqFt	\$435	\$437	-0.3%	\$457	-4.8%
Sales to LP Ratio	94.6%	96.5%	-2.0%	96.1%	-1.5%
Sales to Orig. LP Ratio	91.9%	93.2%	-1.4%	92.6%	-0.8%
New Listings	576	657	-12.3%	717	-19.7%
Went to Contract	541	428	26.4%	548	-1.3%

BUYERS/SELLERS MARKET

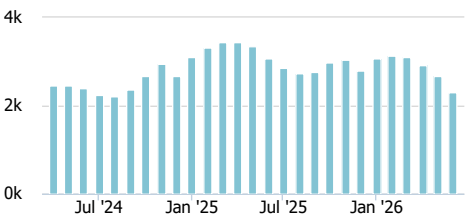


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

