

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM
OCTOBER, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY WERE 203 IN OCTOBER. THIS IS UP 31.0% FROM 155 IN OCTOBER OF 2024.
- DAYS ON MARKET IN COACHELLA VALLEY IS UP BY 34.5% FOR OCTOBER.
- UNIT SALES IN COACHELLA VALLEY FOR OCTOBER ARE UP 11.1% TO 170.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 170 unit sales in October. This is up 11.1% from 153 in October of 2024. Sales/list price ratio in October moved up to 96.6% from 96.0% in September.

Prices

Median price of \$418,950 in October was up 4.7% from \$400,000 in September but down 1.4% from \$425,000 in October of 2024. 3-month median price this month is \$420,000, the same as last month.

Inventory

Inventory of 1,168 in October was up 8.8% from 1,074 in September and up 4.3% from 1,120 in October of 2024. New listings in October moved up to 447 from 350 in September.

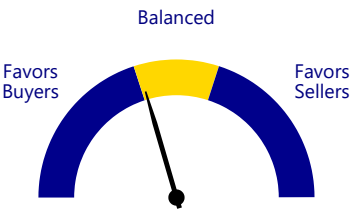
Market Time

Days on market of 78 in October was down marginally from 83 in September but way up from 58 in October of 2024. Months of supply of 6.3 in October was up a little from 5.8 in September and up marginally from 5.8 in October of 2024.

KEY STATS

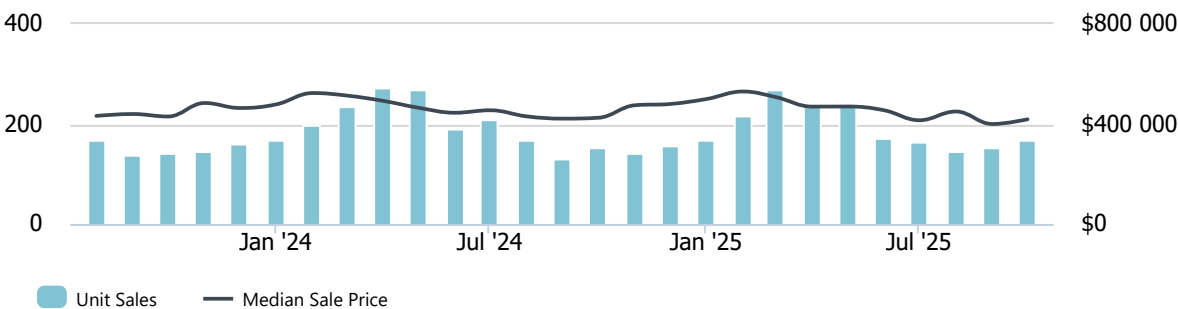
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	170	153	11.1%	155	9.7%
Median Sale Price	\$419k	\$425k	-1.4%	\$400k	4.7%
Inventory	1168	1120	4.3%	1074	8.8%
Months of Supply	6.3	5.8	7.3%	5.8	7.9%
Days on Market	78	58	34.5%	83	-6.0%
Avg. Sale Price/SqFt	\$338	\$353	-4.1%	\$313	8.0%
Sales to LP Ratio	96.6%	97.3%	-0.7%	96.0%	0.6%
Sales to Orig. LP Ratio	94.0%	95.4%	-1.5%	92.1%	2.0%
New Listings	447	413	8.2%	350	27.7%
Went to Contract	203	155	31.0%	172	18.0%

BUYERS/SELLERS MARKET

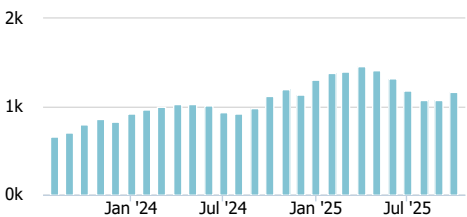


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

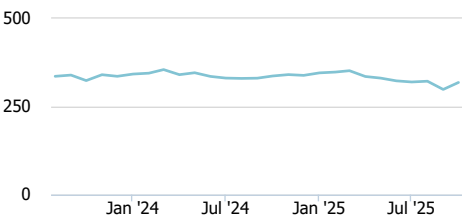
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY
OCTOBER, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY ARE UP BY 59.7% FOR OCTOBER.
- DAYS ON MARKET IN COACHELLA VALLEY FOR OCTOBER IS UP 27.6% TO 74.
- UNIT SALES IN COACHELLA VALLEY WERE 440 IN OCTOBER. THIS IS UP 16.1% FROM 379 IN OCTOBER OF 2024.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 440 unit sales in October. This is up 16.1% from 379 in October of 2024. Sales/list price ratio in October moved up to 97.0% from 95.3% in September.

Prices

Median price of \$650,000 in October was up 4.9% from \$619,450 in September and up 1.6% from \$640,000 in October of 2024. 3-month median price of \$629,000 in October was up just slightly from \$628,650 in September but down marginally from \$634,995 in October of 2024.

Inventory

Inventory this month is 2,595, the same as last month. New listings in October moved up to 987 from 767 in September.

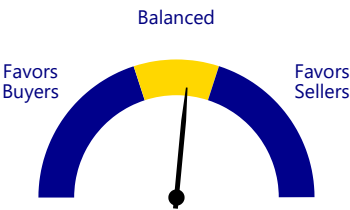
Market Time

Days on market of 74 in October was up marginally from 68 in September and up somewhat from 58 in October of 2024. Months of supply this month is 6, the same as last month.

KEY STATS

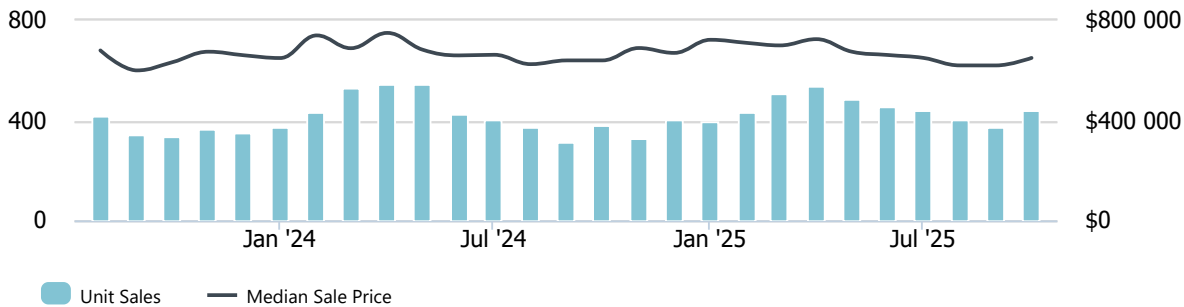
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	440	379	16.1%	376	17.0%
Median Sale Price	\$650k	\$640k	1.6%	\$619k	4.9%
Inventory	2595	2656	-2.3%	2595	0.0%
Months of Supply	6.0	6.3	-5.5%	6.0	-1.2%
Days on Market	74	58	27.6%	68	8.8%
Avg. Sale Price/SqFt	\$411	\$390	5.3%	\$425	-3.4%
Sales to LP Ratio	97.0%	97.3%	-0.3%	95.3%	1.8%
Sales to Orig. LP Ratio	94.6%	95.7%	-1.2%	92.7%	2.0%
New Listings	987	953	3.6%	767	28.7%
Went to Contract	594	372	59.7%	388	53.1%

BUYERS/SELLERS MARKET

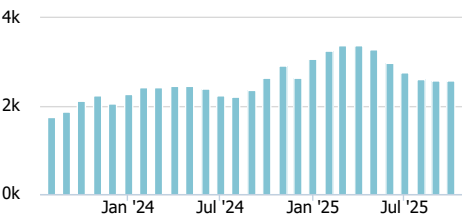


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

