

MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM
FEBRUARY, 2026



QUICK ANALYSIS

- UNIT SALES IN INDIAN WELLS ARE DOWN BY 66.7% FOR FEBRUARY.
- MEDIAN PRICE IN INDIAN WELLS FOR FEBRUARY IS UP 25.0% TO \$950,000.
- PRICE / SQ FT IN INDIAN WELLS WAS \$520 IN FEBRUARY. THIS IS UP 39.2% FROM \$373 IN FEBRUARY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 3 unit sales in February. This is down 66.7% from 9 in February of 2025. Sales/list price ratio in February moved up to 96.8% from 95.5% in January.

Prices

Median price of \$950,000 in February was up 31.9% from \$720,000 in January and up 25.0% from \$759,900 in February of 2025. 3-month median price this month is \$720,000, the same as last month.

Inventory

Inventory of 44 in February was down 6.4% from 47 in January and down 29.0% from 62 in February of 2025. New listings were 19 in February, the same as January.

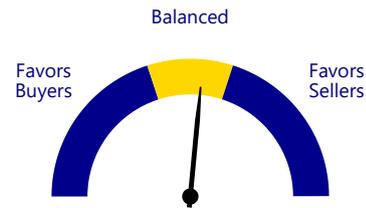
Market Time

Days on market of 108 in February was up substantially from 54 in January and up considerably from 67 in February of 2025. Months of supply of 7.8 in February was up marginally from 7.6 in January but down marginally from 9.4 in February of 2025.

KEY STATS

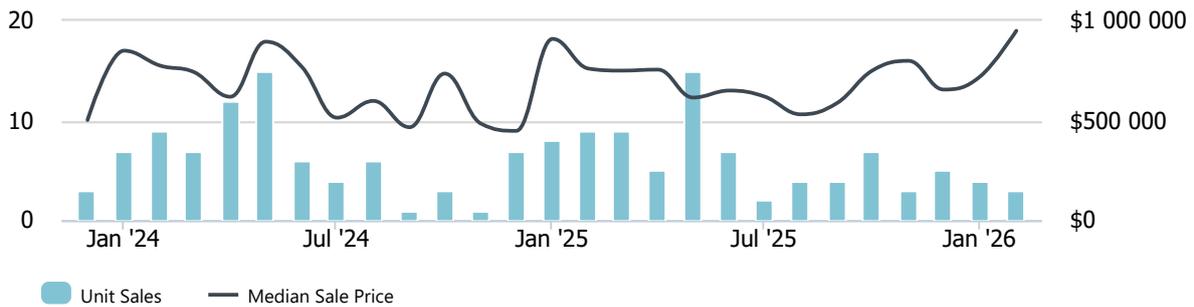
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	3	9	-66.7%	4	-25.0%
Median Sale Price	\$950k	\$760k	25.0%	\$720k	31.9%
Inventory	44	62	-29.0%	47	-6.4%
Months of Supply	7.8	9.4	-17.6%	7.6	1.9%
Days on Market	108	67	61.2%	54	100.0%
Avg. Sale Price/SqFt	\$520	\$373	39.2%	\$397	31.0%
Sales to LP Ratio	96.8%	96.3%	0.5%	95.5%	1.3%
Sales to Orig. LP Ratio	96.4%	95.0%	1.4%	95.4%	1.0%
New Listings	19	17	11.8%	19	0.0%
Went to Contract	15	12	25.0%	5	200.0%

BUYERS/SELLERS MARKET

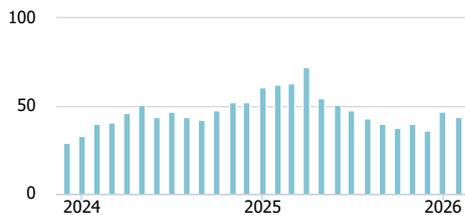


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

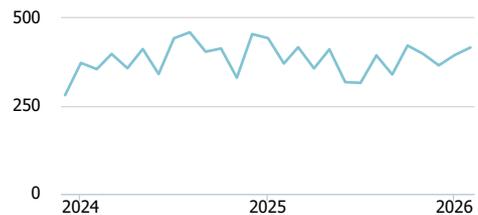
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY
FEBRUARY, 2026



QUICK ANALYSIS

- UNIT SALES IN INDIAN WELLS WERE 13 IN FEBRUARY. THIS IS DOWN 45.8% FROM 24 IN FEBRUARY OF 2025.
- DAYS ON MARKET IN INDIAN WELLS IS UP BY 56.1% FOR FEBRUARY.
- MONTHS OF SUPPLY IN INDIAN WELLS FOR FEBRUARY IS DOWN 23.9% TO 6.5.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 13 unit sales in February. This is down 45.8% from 24 in February of 2025. Sales/list price ratio in February moved up to 97.8% from 94.9% in January.

Prices

Median price of \$2,237,500 in February was up 13.3% from \$1,975,000 in January but down 10.1% from \$2,487,500 in February of 2025. 3-month median price of \$2,162,500 in February was down just slightly from \$2,189,000 in January and down a little from \$2,212,500 in February of 2025.

Inventory

Inventory of 97 in February was up 3.2% from 94 in January but down 23.0% from 126 in February of 2025. New listings in February moved down to 31 from 32 in January.

Market Time

Days on market of 89 in February was up substantially from 44 in January and up considerably from 57 in February of 2025. Months of supply of 6.5 in February was up slightly from 5.9 in January but down moderately from 8.5 in February of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	13	24	-45.8%	12	8.3%
Median Sale Price	\$2,238k	\$2,488k	-10.1%	\$1,975k	13.3%
Inventory	97	126	-23.0%	94	3.2%
Months of Supply	6.5	8.5	-23.9%	5.9	9.5%
Days on Market	89	57	56.1%	44	102.3%
Avg. Sale Price/SqFt	\$837	\$677	23.5%	\$720	16.2%
Sales to LP Ratio	97.8%	95.9%	2.0%	94.9%	3.0%
Sales to Orig. LP Ratio	96.1%	94.8%	1.4%	93.5%	2.8%
New Listings	31	35	-11.4%	32	-3.1%
Went to Contract	17	17	0.0%	15	13.3%

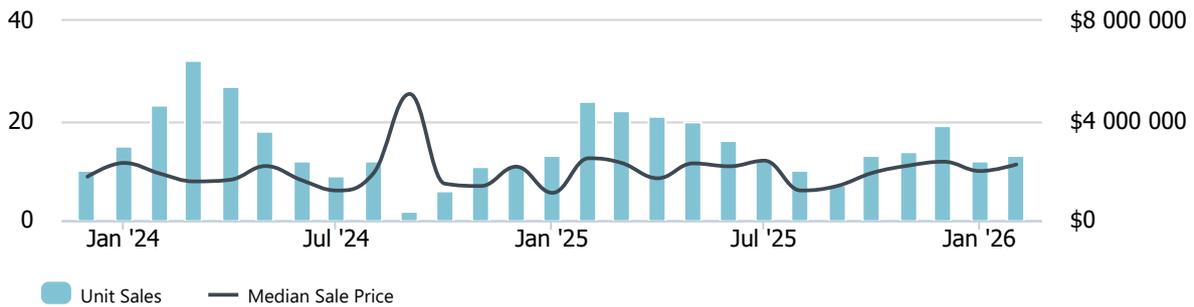
BUYERS/SELLERS MARKET

Balanced

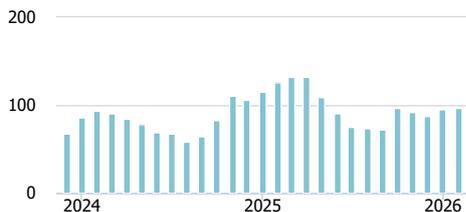


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

