

MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM
JULY, 2026



QUICK ANALYSIS

- MEDIAN PRICE IN INDIAN WELLS WAS \$2,425,000 IN JULY. THIS IS UP 291.1% FROM \$620,000 IN JULY OF 2025.
- UNIT SALES IN INDIAN WELLS ARE UP BY 100.0% FOR JULY.
- LISTINGS UNDER CONTRACT IN INDIAN WELLS FOR JULY ARE UP 200.0% TO 9.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 4 unit sales in July. This is up 100.0% from 2 in July of 2025. Sales/list price ratio in July moved down to 94.1% from 95.3% in June.

Prices

Median price of \$2,425,000 in July was up 218.0% from \$762,500 in June and up 291.1% from \$620,000 in July of 2025. 3-month median price of \$1,025,000 in July was very slightly up from \$1,011,500 in June and up substantially from \$620,000 in July of 2025.

Inventory

Inventory of 32 in July was down 20.0% from 40 in June and down 30.4% from 46 in July of 2025. New listings in July moved down to 7 from 9 in June.

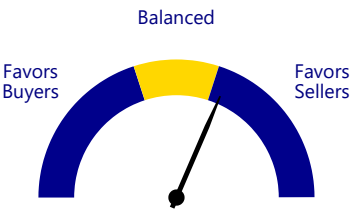
Market Time

Days on market of 185 in July was up considerably from 121 in June and up substantially from 139 in July of 2025. Months of supply of 5.8 in July was down somewhat from 7.5 in June and down modestly from 7.6 in July of 2025.

KEY STATS

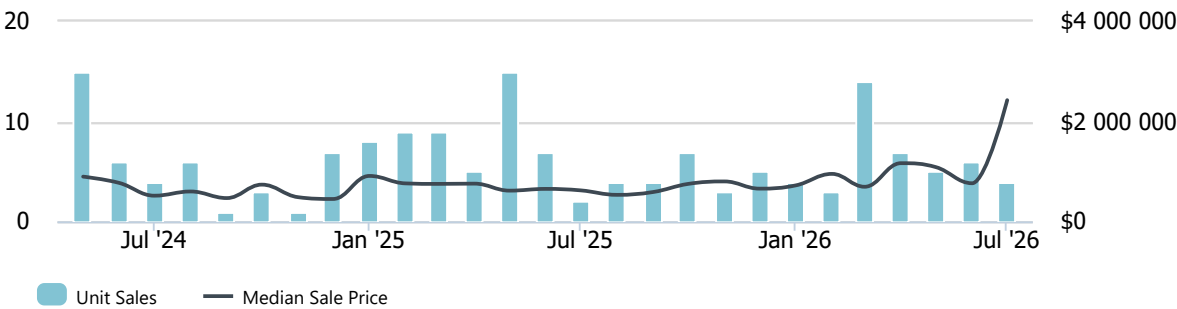
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	4	2	100.0%	6	-33.3%
Median Sale Price	\$2,425k	\$620k	291.1%	\$762k	218.0%
Inventory	32	46	-30.4%	40	-20.0%
Months of Supply	5.8	7.6	-23.1%	7.5	-22.4%
Days on Market	185	139	33.1%	121	52.9%
Avg. Sale Price/SqFt	\$808	\$315	156.4%	\$408	98.2%
Sales to LP Ratio	94.1%	94.2%	-0.1%	95.3%	-1.2%
Sales to Orig. LP Ratio	88.4%	87.5%	1.0%	74.3%	19.0%
New Listings	7	10	-30.0%	9	-22.2%
Went to Contract	9	3	200.0%	7	28.6%

BUYERS/SELLERS MARKET

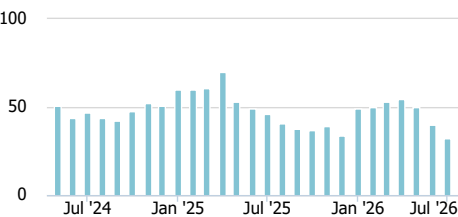


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

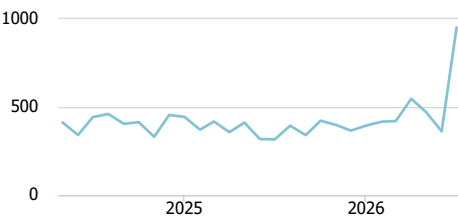
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY
JULY, 2026



QUICK ANALYSIS

- UNIT SALES IN INDIAN WELLS FOR JULY ARE UP 25.0% TO 15.
- NEW LISTINGS IN INDIAN WELLS WERE 9 IN JULY. THIS IS DOWN 10.0% FROM 10 IN JULY OF 2025.
- MEDIAN PRICE IN INDIAN WELLS IS UP BY 4.6% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 15 unit sales in July. This is up 25.0% from 12 in July of 2025. Sales/list price ratio in July moved down to 91.4% from 95.8% in June.

Prices

Median price of \$2,500,000 in July was up 58.7% from \$1,575,000 in June and up 4.6% from \$2,390,000 in July of 2025. 3-month median price of \$1,762,500 in July was up a little from \$1,600,000 in June but down marginally from \$2,187,500 in July of 2025.

Inventory

Inventory of 71 in July was down 17.4% from 86 in June and down 4.1% from 74 in July of 2025. New listings in July moved down to 9 from 15 in June.

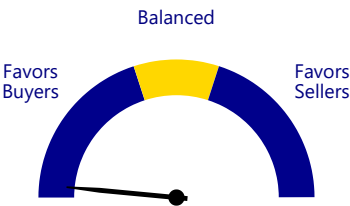
Market Time

Days on market of 83 in July was up modestly from 65 in June but down marginally from 88 in July of 2025. Months of supply of 5.1 in July was down slightly from 6.3 in June and down a little from 5.2 in July of 2025.

KEY STATS

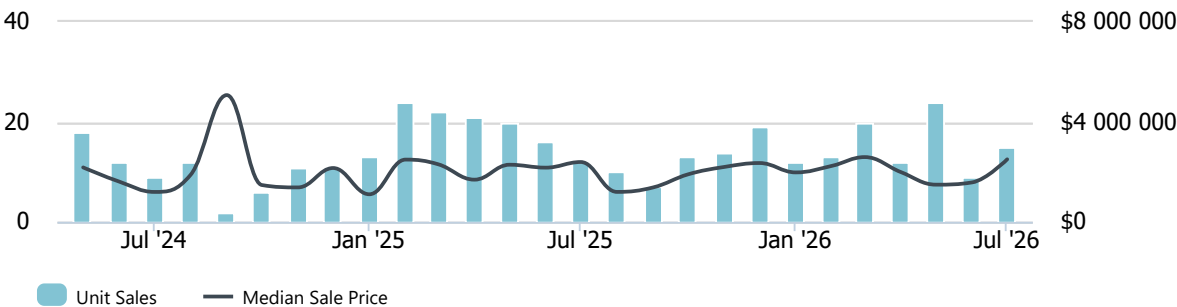
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	15	12	25.0%	9	66.7%
Median Sale Price	\$2,500k	\$2,390k	4.6%	\$1,575k	58.7%
Inventory	71	74	-4.1%	86	-17.4%
Months of Supply	5.1	5.2	-2.9%	6.3	-18.9%
Days on Market	83	88	-5.7%	65	27.7%
Avg. Sale Price/SqFt	\$710	\$673	5.5%	\$642	10.6%
Sales to LP Ratio	91.4%	92.9%	-1.7%	95.8%	-4.7%
Sales to Orig. LP Ratio	89.1%	89.7%	-0.6%	94.7%	-5.9%
New Listings	9	10	-10.0%	15	-40.0%
Went to Contract	12	12	0.0%	16	-25.0%

BUYERS/SELLERS MARKET

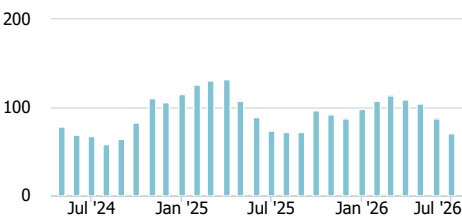


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

