

MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM

MAY, 2026



QUICK ANALYSIS

- MEDIAN PRICE IN INDIAN WELLS FOR MAY IS UP 76.4% TO \$1,085,000.
- UNIT SALES IN INDIAN WELLS WERE 5 IN MAY. THIS IS DOWN 66.7% FROM 15 IN MAY OF 2025.
- NEW LISTINGS IN INDIAN WELLS ARE UP BY 60.0% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 5 unit sales in May. This is down 66.7% from 15 in May of 2025. Sales/list price ratio in May moved up to 96.9% from 95.2% in April.

Prices

Median price of \$1,085,000 in May was down 6.8% from \$1,164,000 in April but up 76.4% from \$615,000 in May of 2025. 3-month median price of \$821,000 in May was up marginally from \$796,000 in April and up a little from \$715,000 in May of 2025.

Inventory

Inventory of 46 in May was down 11.5% from 52 in April and down 16.4% from 55 in May of 2025. New listings in May moved down to 8 from 16 in April.

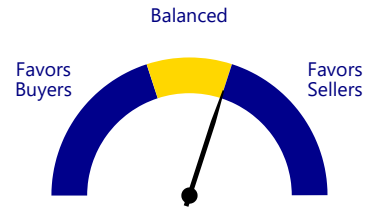
Market Time

Days on market of 41 in May was way down from 80 in April and down considerably from 74 in May of 2025. Months of supply of 8.5 in May was up just slightly from 8.3 in April but down marginally from 8.9 in May of 2025.

KEY STATS

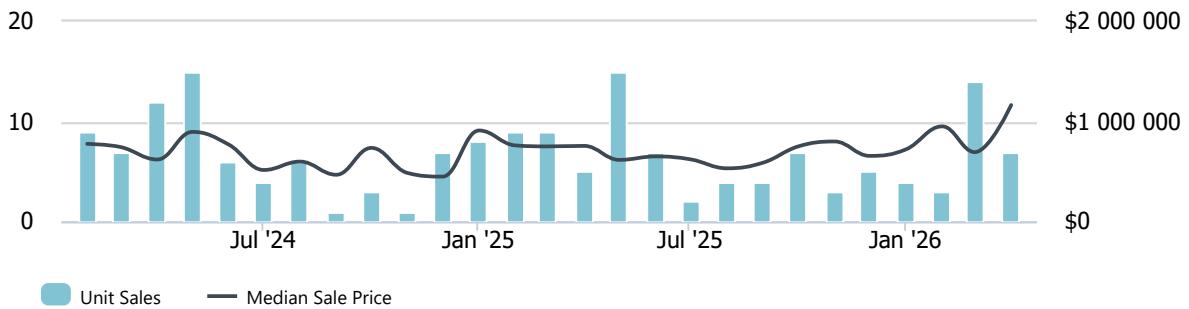
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	5	15	-66.7%	7	-28.6%
Median Sale Price	\$1,085k	\$615k	76.4%	\$1,164k	-6.8%
Inventory	46	55	-16.4%	52	-11.5%
Months of Supply	8.5	8.9	-4.8%	8.3	2.1%
Days on Market	41	74	-44.6%	80	-48.7%
Avg. Sale Price/SqFt	\$588	\$471	24.8%	\$646	-9.0%
Sales to LP Ratio	96.9%	95.6%	1.3%	95.2%	1.7%
Sales to Orig. LP Ratio	95.6%	91.1%	4.9%	92.3%	3.6%
New Listings	8	5	60.0%	16	-50.0%
Went to Contract	7	14	-50.0%	8	-12.5%

BUYERS/SELLERS MARKET

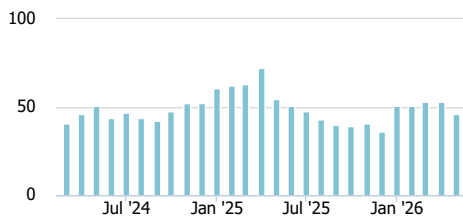


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

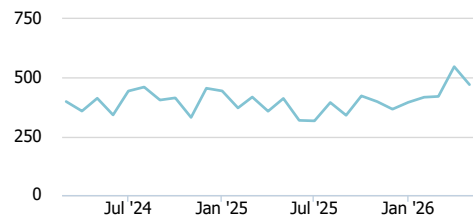
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY

MAY, 2026



QUICK ANALYSIS

- MEDIAN PRICE IN INDIAN WELLS FOR MAY IS DOWN 34.9% TO \$1,485,000.
- NEW LISTINGS IN INDIAN WELLS WERE 23 IN MAY. THIS IS UP 27.8% FROM 18 IN MAY OF 2025.
- UNIT SALES IN INDIAN WELLS ARE UP BY 20.0% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 24 unit sales in May. This is up 20.0% from 20 in May of 2025. Sales/list price ratio in May moved down to 95.7% from 97.3% in April.

Prices

Median price of \$1,485,000 in May was down 25.3% from \$1,987,500 in April and down 34.9% from \$2,282,500 in May of 2025. 3-month median price of \$1,835,000 in May was down slightly from \$2,237,500 in April and down marginally from \$2,075,000 in May of 2025.

Inventory

Inventory of 101 in May was down 2.9% from 104 in April and down 7.3% from 109 in May of 2025. New listings in May moved down to 23 from 35 in April.

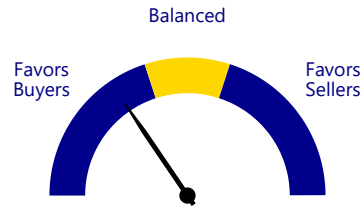
Market Time

Days on market of 88 in May was up somewhat from 68 in April and up moderately from 67 in May of 2025. Months of supply of 7 in May was down a little from 7.4 in April and down slightly from 8 in May of 2025.

KEY STATS

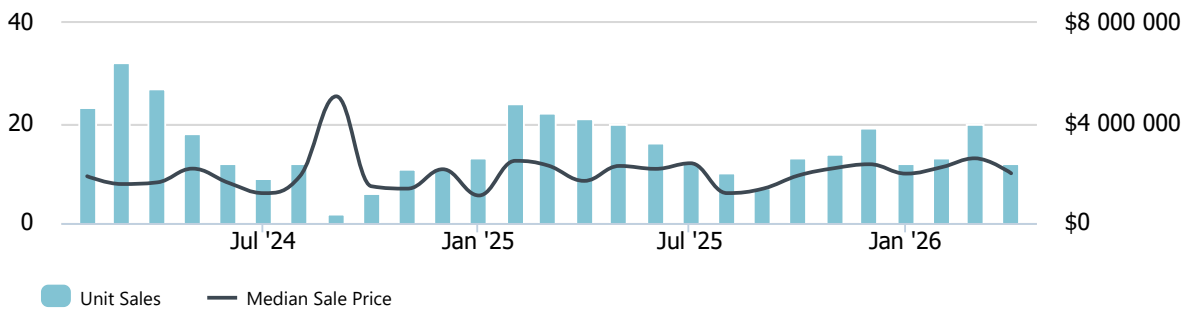
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	24	20	20.0%	12	100.0%
Median Sale Price	\$1,485k	\$2,282k	-34.9%	\$1,988k	-25.3%
Inventory	101	109	-7.3%	104	-2.9%
Months of Supply	7.0	8.0	-12.2%	7.4	-5.1%
Days on Market	88	67	31.3%	68	29.4%
Avg. Sale Price/SqFt	\$610	\$727	-16.0%	\$714	-14.6%
Sales to LP Ratio	95.7%	96.5%	-0.8%	97.3%	-1.7%
Sales to Orig. LP Ratio	91.9%	94.6%	-2.9%	95.1%	-3.4%
New Listings	23	18	27.8%	35	-34.3%
Went to Contract	20	22	-9.1%	26	-23.1%

BUYERS/SELLERS MARKET

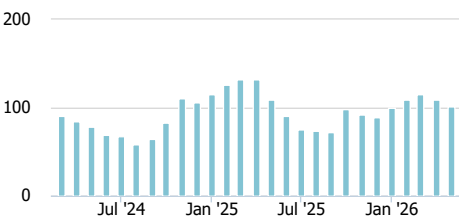


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

