

# MONTHLY MARKET SUMMARY

LA QUINTA, CA - CONDOMINIUM  
JANUARY, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN LA QUINTA WERE 28 IN JANUARY. THIS IS UP 100.0% FROM 14 IN JANUARY OF 2024.
- UNIT SALES IN LA QUINTA ARE UP BY 41.7% FOR JANUARY.
- MEDIAN PRICE IN LA QUINTA FOR JANUARY IS UP 27.7% TO \$830,000.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 17 unit sales in January. This is up 41.7% from 12 in January of 2024. Sales/list price ratio in January moved up to 97.7% from 97.3% in December.

### Prices

Median price of \$830,000 in January was up 2.9% from \$807,000 in December and up 27.7% from \$649,750 in January of 2024. 3-month median price of \$690,500 in January was very slightly up from \$668,000 in December and up just slightly from \$662,000 in January of 2024.

### Inventory

Inventory of 71 in January was down 13.4% from 82 in December and down 29.0% from 100 in January of 2024. New listings in January moved up to 28 from 25 in December.

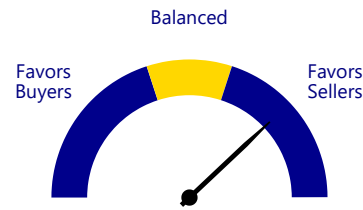
### Market Time

Days on market of 48 in January was down a little from 52 in December but up moderately from 40 in January of 2024. Months of supply of 3.7 in January was down slightly from 4.4 in December and down considerably from 6.5 in January of 2024.

## KEY STATS

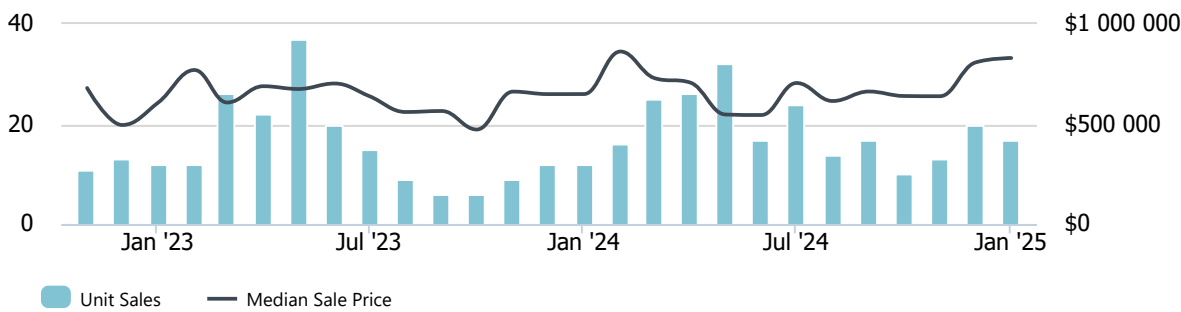
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	17	12	41.7%	20	-15.0%
Median Sale Price	\$830k	\$650k	27.7%	\$807k	2.9%
Inventory	71	100	-29.0%	82	-13.4%
Months of Supply	3.7	6.5	-42.8%	4.4	-15.3%
Days on Market	48	40	20.0%	52	-7.7%
Avg. Sale Price/SqFt	\$410	\$357	14.7%	\$406	1.0%
Sales to LP Ratio	97.7%	97.2%	0.5%	97.3%	0.4%
Sales to Orig. LP Ratio	96.2%	95.8%	0.4%	96.0%	0.2%
New Listings	28	32	-12.5%	25	12.0%
Went to Contract	28	14	100.0%	17	64.7%

## BUYERS/SELLERS MARKET

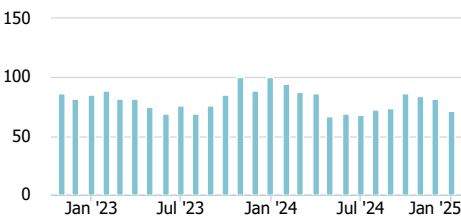


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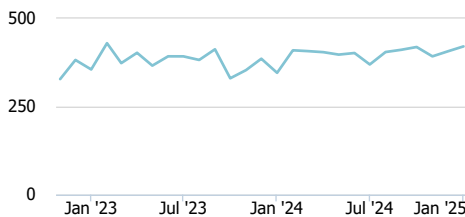
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

LA QUINTA, CA - SINGLE FAMILY  
JANUARY, 2025



## QUICK ANALYSIS

- MEDIAN PRICE IN LA QUINTA IS UP BY 41.3% FOR JANUARY.
- LISTINGS UNDER CONTRACT IN LA QUINTA FOR JANUARY ARE UP 73.5% TO 144.
- NEW LISTINGS IN LA QUINTA WERE 194 IN JANUARY. THIS IS UP 26.8% FROM 153 IN JANUARY OF 2024.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 74 unit sales in January. This is up 7.2% from 69 in January of 2024. Sales/list price ratio in January moved up to 96.5% from 90.5% in December.

### Prices

Median price of \$1,144,154 in January was up 16.2% from \$985,000 in December and up 41.3% from \$810,000 in January of 2024. 3-month median price of \$985,000 in January was up modestly from \$752,400 in December and up somewhat from \$799,450 in January of 2024.

### Inventory

Inventory of 458 in January was down 2.3% from 469 in December but up 12.0% from 409 in January of 2024. New listings in January moved up to 194 from 112 in December.

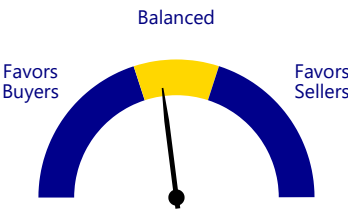
### Market Time

Days on market of 65 in January was down a little from 67 in December but up marginally from 64 in January of 2024. Months of supply of 6.1 in January was down just slightly from 6.3 in December but up a little from 5.5 in January of 2024.

## KEY STATS

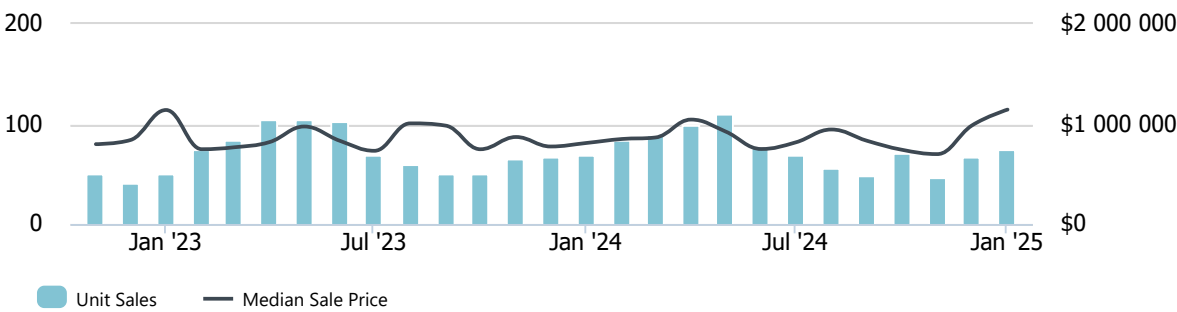
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	74	69	7.2%	68	8.8%
Median Sale Price	\$1,144k	\$810k	41.3%	\$985k	16.2%
Inventory	458	409	12.0%	469	-2.3%
Months of Supply	6.1	5.5	12.7%	6.3	-2.9%
Days on Market	65	64	1.6%	67	-3.0%
Avg. Sale Price/SqFt	\$530	\$548	-3.4%	\$580	-8.6%
Sales to LP Ratio	96.5%	95.7%	0.8%	90.5%	6.6%
Sales to Orig. LP Ratio	94.7%	93.0%	1.8%	89.4%	6.0%
New Listings	194	153	26.8%	112	73.2%
Went to Contract	144	83	73.5%	79	82.3%

## BUYERS/SELLERS MARKET

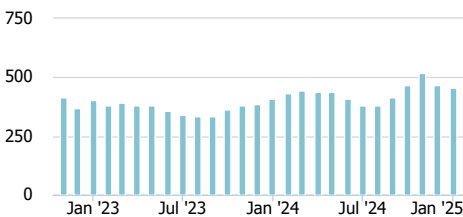


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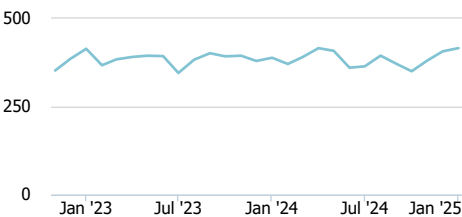
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM  
JANUARY, 2025



## QUICK ANALYSIS

- NEW LISTINGS IN INDIAN WELLS FOR JANUARY ARE UP 40.0% TO 21.
- LISTINGS UNDER CONTRACT IN INDIAN WELLS WERE 12 IN JANUARY. THIS IS UP 33.3% FROM 9 IN JANUARY OF 2024.
- INVENTORY IN INDIAN WELLS IS UP BY 48.5% FOR JANUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 8 unit sales in January. This is up 14.3% from 7 in January of 2024. Sales/list price ratio in January moved down to 95.9% from 97.7% in December.

### Prices

Median price of \$909,000 in January was up 102.9% from \$448,000 in December and up 6.9% from \$850,000 in January of 2024. 3-month median price of \$622,500 in January was up modestly from \$484,000 in December but down somewhat from \$811,125 in January of 2024.

### Inventory

Inventory of 49 in January was up 8.9% from 45 in December and up 48.5% from 33 in January of 2024. New listings in January moved up to 21 from 10 in December.

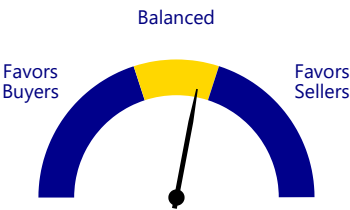
### Market Time

Days on market of 86 in January was up considerably from 60 in December and way up from 63 in January of 2024. Months of supply of 7.4 in January was up marginally from 6.9 in December and up a little from 6.2 in January of 2024.

## KEY STATS

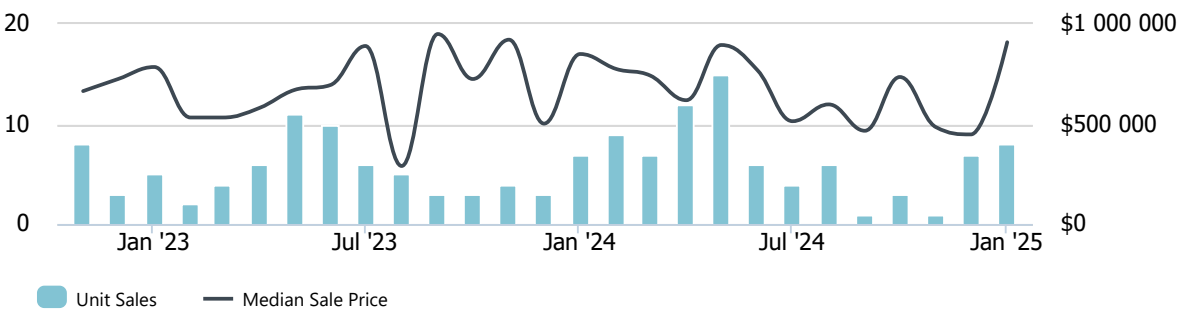
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	8	7	14.3%	7	14.3%
Median Sale Price	\$909k	\$850k	6.9%	\$448k	102.9%
Inventory	49	33	48.5%	45	8.9%
Months of Supply	7.4	6.2	20.3%	6.9	7.5%
Days on Market	86	63	36.5%	60	43.3%
Avg. Sale Price/SqFt	\$594	\$412	44.1%	\$425	39.8%
Sales to LP Ratio	95.9%	97.4%	-1.5%	97.7%	-1.8%
Sales to Orig. LP Ratio	94.3%	94.5%	-0.3%	96.3%	-2.1%
New Listings	21	15	40.0%	10	110.0%
Went to Contract	12	9	33.3%	6	100.0%

## BUYERS/SELLERS MARKET

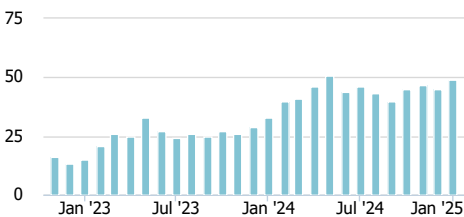


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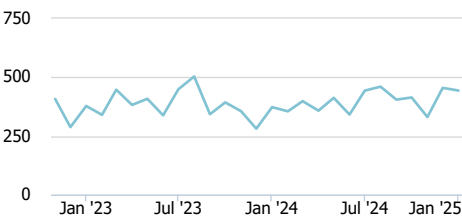
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY  
JANUARY, 2025



## QUICK ANALYSIS

- MEDIAN PRICE IN INDIAN WELLS FOR JANUARY IS DOWN 52.2% TO \$1,100,000.
- LISTINGS UNDER CONTRACT IN INDIAN WELLS WERE 28 IN JANUARY. THIS IS UP 47.4% FROM 19 IN JANUARY OF 2024.
- NEW LISTINGS IN INDIAN WELLS ARE DOWN BY 17.8% FOR JANUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 13 unit sales in January. This is down 13.3% from 15 in January of 2024. Sales/list price ratio in January moved down to 96.3% from 96.8% in December.

### Prices

Median price of \$1,100,000 in January was down 48.8% from \$2,150,000 in December and down 52.2% from \$2,300,000 in January of 2024. 3-month median price of \$1,490,000 in January was down marginally from \$1,495,000 in December and down modestly from \$1,950,000 in January of 2024.

### Inventory

Inventory of 97 in January was down 1.0% from 98 in December but up 12.8% from 86 in January of 2024. New listings in January moved up to 37 from 17 in December.

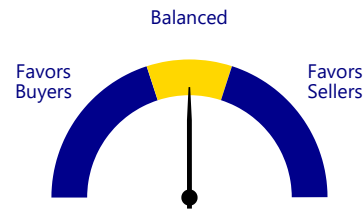
### Market Time

Days on market of 58 in January was way up from 41 in December but down a little from 69 in January of 2024. Months of supply this month is 6.6, the same as last month.

## KEY STATS

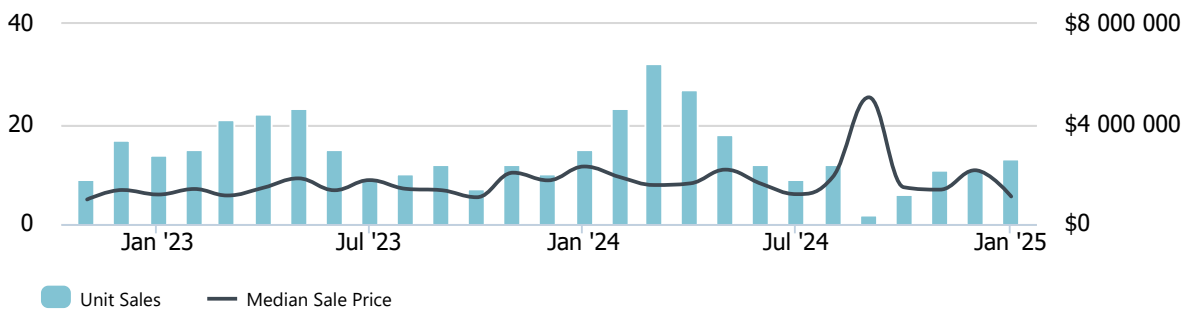
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	13	15	-13.3%	11	18.2%
Median Sale Price	\$1,100k	\$2,300k	-52.2%	\$2,150k	-48.8%
Inventory	97	86	12.8%	98	-1.0%
Months of Supply	6.6	6.0	9.6%	6.6	0.1%
Days on Market	58	69	-15.9%	41	41.5%
Avg. Sale Price/SqFt	\$617	\$600	2.7%	\$746	-17.3%
Sales to LP Ratio	96.3%	94.1%	2.4%	96.8%	-0.4%
Sales to Orig. LP Ratio	95.0%	90.9%	4.5%	98.2%	-3.2%
New Listings	37	45	-17.8%	17	117.6%
Went to Contract	28	19	47.4%	10	180.0%

## BUYERS/SELLERS MARKET

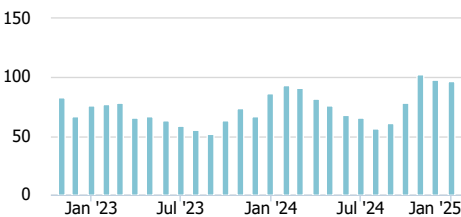


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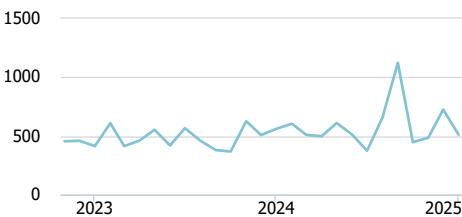
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM  
JANUARY, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT FOR JANUARY ARE UP 69.0% TO 98.
- UNIT SALES IN PALM DESERT WERE 43 IN JANUARY. THIS IS DOWN 28.3% FROM 60 IN JANUARY OF 2024.
- NEW LISTINGS IN PALM DESERT ARE UP BY 35.8% FOR JANUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 43 unit sales in January. This is down 28.3% from 60 in January of 2024. Sales/list price ratio in January moved down to 95.8% from 97.2% in December.

### Prices

Median price of \$510,000 in January was down 1.4% from \$517,000 in December but up 11.5% from \$457,500 in January of 2024. 3-month median price this month is \$510,000, the same as last month.

### Inventory

Inventory of 357 in January was up 1.7% from 351 in December and up 30.3% from 274 in January of 2024. New listings in January moved up to 148 from 90 in December.

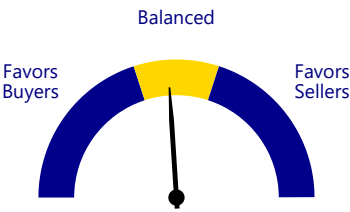
### Market Time

Days on market of 64 in January was very slightly up from 63 in December but down marginally from 65 in January of 2024. Months of supply of 6.3 in January was up marginally from 6 in December and up considerably from 4.6 in January of 2024.

## KEY STATS

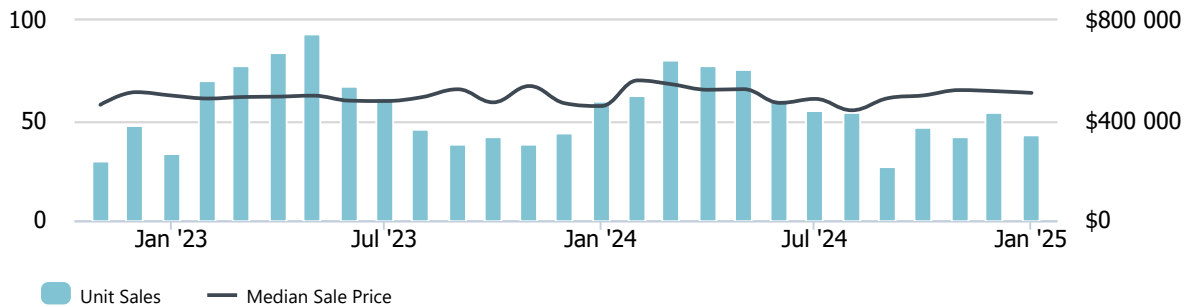
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	43	60	-28.3%	54	-20.4%
Median Sale Price	\$510k	\$458k	11.5%	\$517k	-1.4%
Inventory	357	274	30.3%	351	1.7%
Months of Supply	6.3	4.6	38.3%	6.0	4.3%
Days on Market	64	65	-1.5%	63	1.6%
Avg. Sale Price/SqFt	\$348	\$339	2.6%	\$359	-3.1%
Sales to LP Ratio	95.8%	96.4%	-0.7%	97.2%	-1.5%
Sales to Orig. LP Ratio	93.7%	94.1%	-0.4%	95.1%	-1.5%
New Listings	148	109	35.8%	90	64.4%
Went to Contract	98	58	69.0%	47	108.5%

## BUYERS/SELLERS MARKET

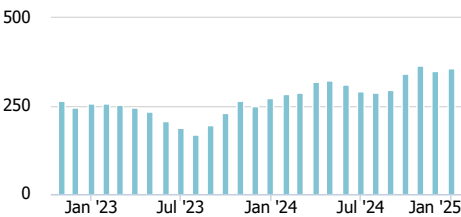


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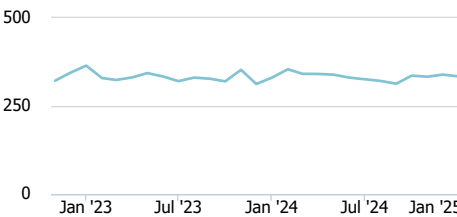
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY  
JANUARY, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT ARE UP BY 55.7% FOR JANUARY.
- UNIT SALES IN PALM DESERT FOR JANUARY ARE UP 25.4% TO 74.
- MEDIAN PRICE IN PALM DESERT WAS \$720,000 IN JANUARY. THIS IS UP 16.1% FROM \$620,000 IN JANUARY OF 2024.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 74 unit sales in January. This is up 25.4% from 59 in January of 2024. Sales/list price ratio in January moved up to 97.2% from 96.6% in December.

### Prices

Median price of \$720,000 in January was down 8.9% from \$790,000 in December but up 16.1% from \$620,000 in January of 2024. 3-month median price of \$710,000 in January was up slightly from \$665,000 in December and up a little from \$620,000 in January of 2024.

### Inventory

Inventory of 378 in January was up 3.0% from 367 in December and up 5.6% from 358 in January of 2024. New listings in January moved up to 164 from 101 in December.

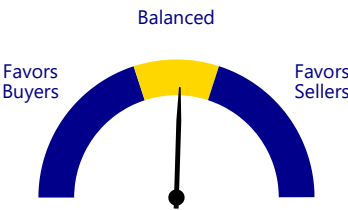
### Market Time

Days on market of 53 in January was down marginally from 55 in December and down a little from 57 in January of 2024. Months of supply of 4.9 in January was up just slightly from 4.8 in December and up marginally from 4.8 in January of 2024.

## KEY STATS

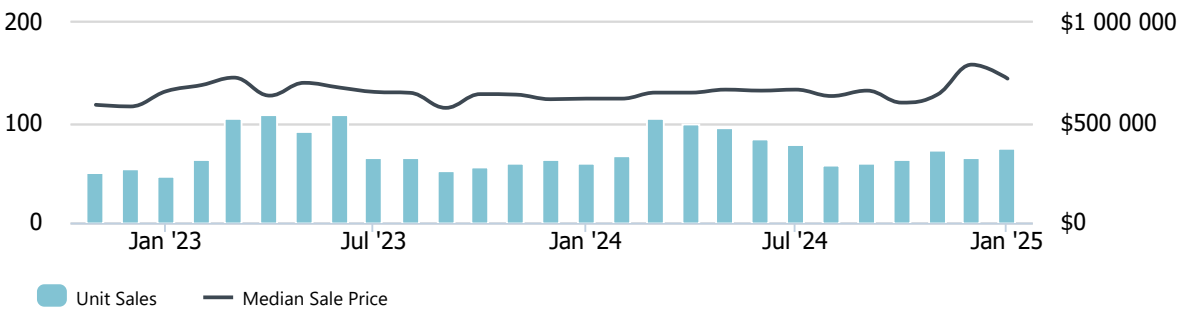
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	74	59	25.4%	65	13.8%
Median Sale Price	\$720k	\$620k	16.1%	\$790k	-8.9%
Inventory	378	358	5.6%	367	3.0%
Months of Supply	4.9	4.8	2.5%	4.8	1.3%
Days on Market	53	57	-7.0%	55	-3.6%
Avg. Sale Price/SqFt	\$447	\$396	12.9%	\$517	-13.5%
Sales to LP Ratio	97.2%	94.6%	2.7%	96.6%	0.6%
Sales to Orig. LP Ratio	90.8%	92.7%	-2.0%	96.9%	-6.3%
New Listings	164	154	6.5%	101	62.4%
Went to Contract	109	70	55.7%	88	23.9%

## BUYERS/SELLERS MARKET

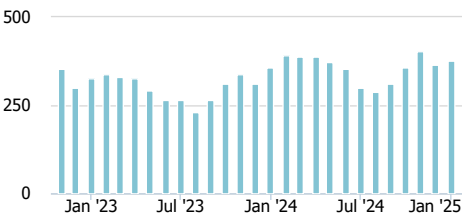


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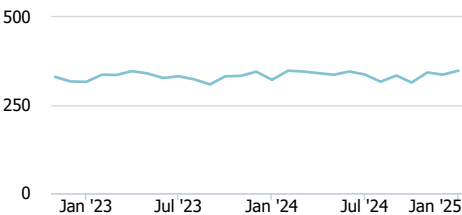
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - CONDOMINIUM  
JANUARY, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE WERE 36 IN JANUARY. THIS IS UP 111.8% FROM 17 IN JANUARY OF 2024.
- DAYS ON MARKET IN RANCHO MIRAGE IS UP BY 129.3% FOR JANUARY.
- MEDIAN PRICE IN RANCHO MIRAGE FOR JANUARY IS UP 22.9% TO \$687,000.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

Unit sales in January were 15, unchanged from the same month last year. Sales/list price ratio in January moved up to 95.6% from 93.3% in December.

### Prices

Median price of \$687,000 in January was up 28.4% from \$535,000 in December and up 22.9% from \$559,000 in January of 2024. 3-month median price of \$535,000 in January was very slightly up from \$530,500 in December but down marginally from \$564,500 in January of 2024.

### Inventory

Inventory of 131 in January was up 6.5% from 123 in December and up 12.9% from 116 in January of 2024. New listings in January moved up to 61 from 27 in December.

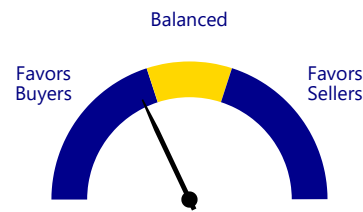
### Market Time

Days on market of 94 in January was up considerably from 44 in December and up substantially from 41 in January of 2024. Months of supply of 7.1 in January was up slightly from 6.7 in December and up considerably from 5.3 in January of 2024.

## KEY STATS

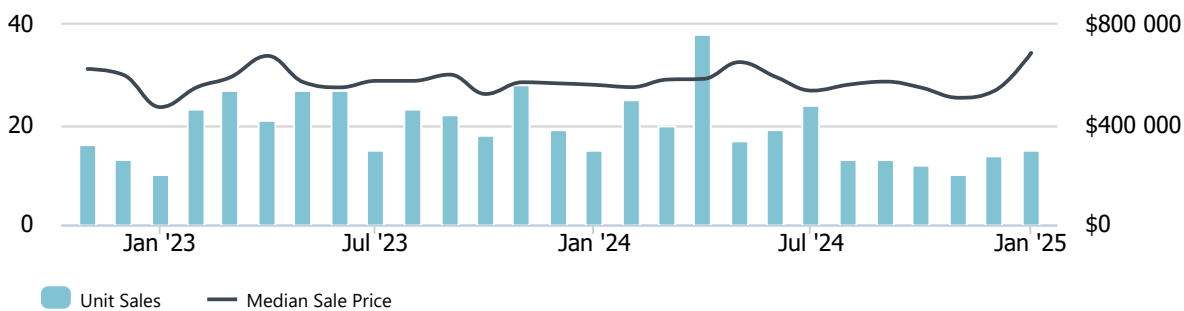
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	15	15	0.0%	14	7.1%
Median Sale Price	\$687k	\$559k	22.9%	\$535k	28.4%
Inventory	131	116	12.9%	123	6.5%
Months of Supply	7.1	5.3	36.0%	6.7	6.5%
Days on Market	94	41	129.3%	44	113.6%
Avg. Sale Price/SqFt	\$312	\$333	-6.2%	\$297	5.3%
Sales to LP Ratio	95.6%	96.7%	-1.1%	93.3%	2.5%
Sales to Orig. LP Ratio	93.1%	95.7%	-2.7%	92.4%	0.7%
New Listings	61	52	17.3%	27	125.9%
Went to Contract	36	17	111.8%	13	176.9%

## BUYERS/SELLERS MARKET

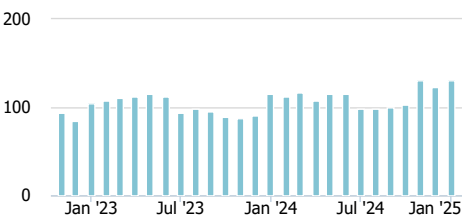


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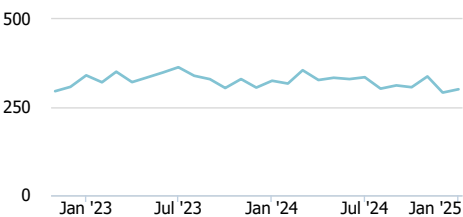
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.





# MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - SINGLE FAMILY  
JANUARY, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE WERE 43 IN JANUARY. THIS IS UP 65.4% FROM 26 IN JANUARY OF 2024.
- NEW LISTINGS IN RANCHO MIRAGE ARE UP BY 60.0% FOR JANUARY.
- INVENTORY IN RANCHO MIRAGE FOR JANUARY IS UP 30.4% TO 300.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 36 unit sales in January. This is up 20.0% from 30 in January of 2024. Sales/list price ratio in January moved up to 96.3% from 95.7% in December.

### Prices

Median price of \$1,100,000 in January was down 4.3% from \$1,150,000 in December and down 9.7% from \$1,217,500 in January of 2024. 3-month median price of \$1,117,500 in January was down marginally from \$1,125,000 in December and down just slightly from \$1,150,000 in January of 2024.

### Inventory

Inventory of 300 in January was up 21.5% from 247 in December and up 30.4% from 230 in January of 2024. New listings in January moved up to 136 from 57 in December.

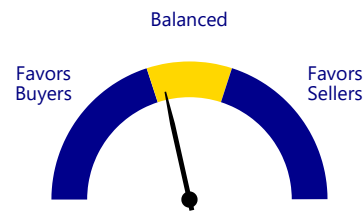
### Market Time

Days on market of 69 in January was down slightly from 82 in December but up marginally from 62 in January of 2024. Months of supply of 7.6 in January was up a little from 6.4 in December and up somewhat from 5.9 in January of 2024.

## KEY STATS

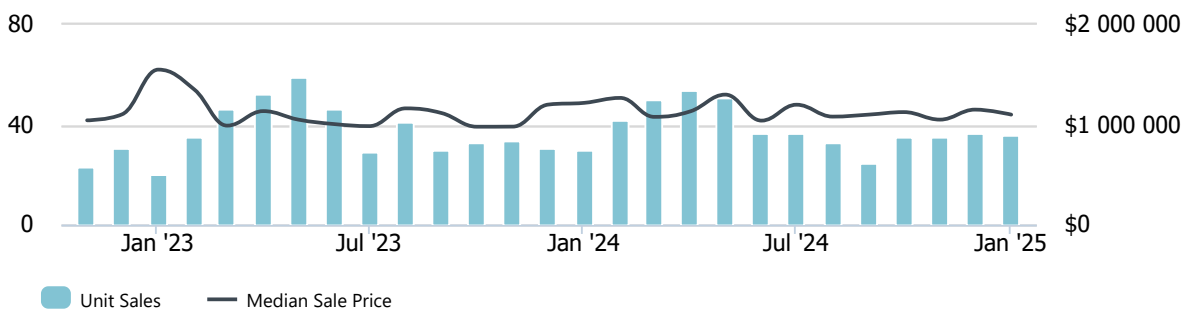
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	36	30	20.0%	37	-2.7%
Median Sale Price	\$1,100k	\$1,218k	-9.7%	\$1,150k	-4.3%
Inventory	300	230	30.4%	247	21.5%
Months of Supply	7.6	5.9	28.8%	6.4	19.9%
Days on Market	69	62	11.3%	82	-15.9%
Avg. Sale Price/SqFt	\$492	\$496	-0.7%	\$514	-4.2%
Sales to LP Ratio	96.3%	97.6%	-1.3%	95.7%	0.6%
Sales to Orig. LP Ratio	93.6%	94.8%	-1.2%	91.5%	2.3%
New Listings	136	85	60.0%	57	138.6%
Went to Contract	43	26	65.4%	40	7.5%

## BUYERS/SELLERS MARKET

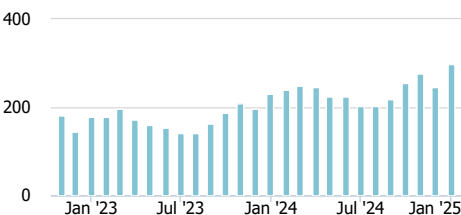


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

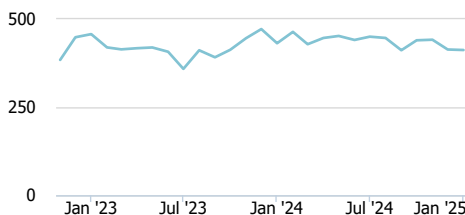
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.





# MONTHLY MARKET SUMMARY

INDIO, CA - CONDOMINIUM  
JANUARY, 2025



## QUICK ANALYSIS

- UNIT SALES IN INDIO ARE UP BY 300.0% FOR JANUARY.
- LISTINGS UNDER CONTRACT IN INDIO FOR JANUARY ARE UP 300.0% TO 8.
- DAYS ON MARKET IN INDIO WAS 61 IN JANUARY. THIS IS UP 154.2% FROM 24 IN JANUARY OF 2024.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 8 unit sales in January. This is up 300.0% from 2 in January of 2024. Sales/list price ratio in January moved up to 98.8% from 93.0% in December.

### Prices

Median price of \$294,000 in January was up 37.4% from \$214,000 in December but down 13.5% from \$340,000 in January of 2024. 3-month median price of \$247,450 in January was up just slightly from \$242,500 in December but down a little from \$307,000 in January of 2024.

### Inventory

Inventory in January was 19, unchanged from the same month last year. New listings in January moved up to 8 from 5 in December.

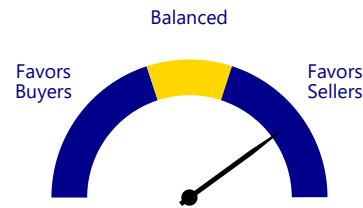
### Market Time

Days on market of 61 in January was down substantially from 104 in December but up considerably from 24 in January of 2024. Months of supply of 3.6 in January was down slightly from 4.4 in December but up just slightly from 3.5 in January of 2024.

## KEY STATS

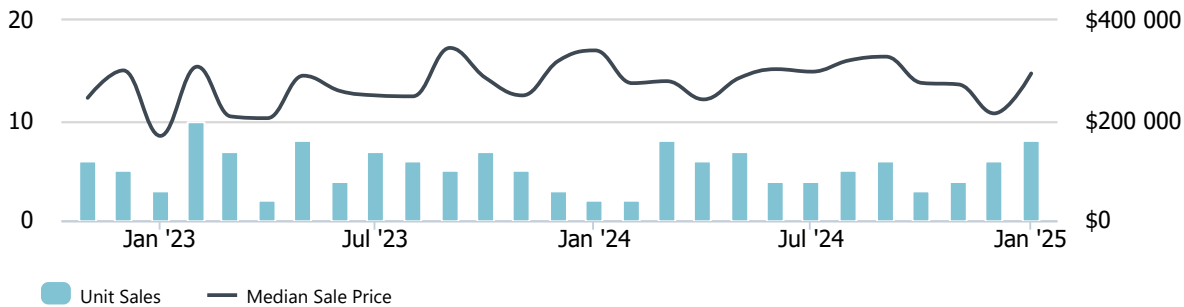
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	8	2	300.0%	6	33.3%
Median Sale Price	\$294k	\$340k	-13.5%	\$214k	37.4%
Inventory	19	19	0.0%	21	-9.5%
Months of Supply	3.6	3.5	4.8%	4.4	-18.1%
Days on Market	61	24	154.2%	104	-41.3%
Avg. Sale Price/SqFt	\$272	\$290	-6.2%	\$265	2.6%
Sales to LP Ratio	98.8%	100.0%	-1.2%	93.0%	6.2%
Sales to Orig. LP Ratio	95.7%	100.0%	-4.3%	88.8%	7.8%
New Listings	8	9	-11.1%	5	60.0%
Went to Contract	8	2	300.0%	8	0.0%

## BUYERS/SELLERS MARKET

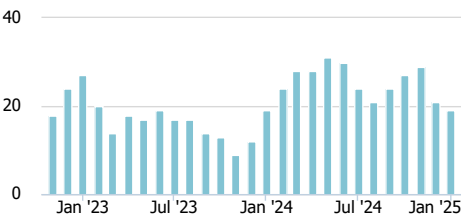


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

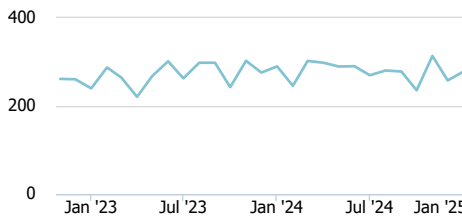
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

INDIO, CA - SINGLE FAMILY  
JANUARY, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIO FOR JANUARY ARE UP 81.7% TO 109.
- NEW LISTINGS IN INDIO WERE 189 IN JANUARY. THIS IS UP 38.0% FROM 137 IN JANUARY OF 2024.
- MONTHS OF SUPPLY IN INDIO IS UP BY 34.1% FOR JANUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 62 unit sales in January. This is up 1.6% from 61 in January of 2024. Sales/list price ratio in January moved up to 99.4% from 98.3% in December.

### Prices

Median price of \$532,000 in January was down 5.0% from \$560,000 in December but up 0.4% from \$529,990 in January of 2024. 3-month median price of \$558,863 in January was down just slightly from \$565,000 in December but up marginally from \$533,000 in January of 2024.

### Inventory

Inventory of 463 in January was up 6.7% from 434 in December and up 33.8% from 346 in January of 2024. New listings in January moved up to 189 from 106 in December.

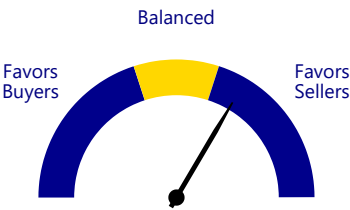
### Market Time

Days on market of 49 in January was down marginally from 52 in December and down slightly from 60 in January of 2024. Months of supply of 6.2 in January was up a little from 5.8 in December and up substantially from 4.6 in January of 2024.

## KEY STATS

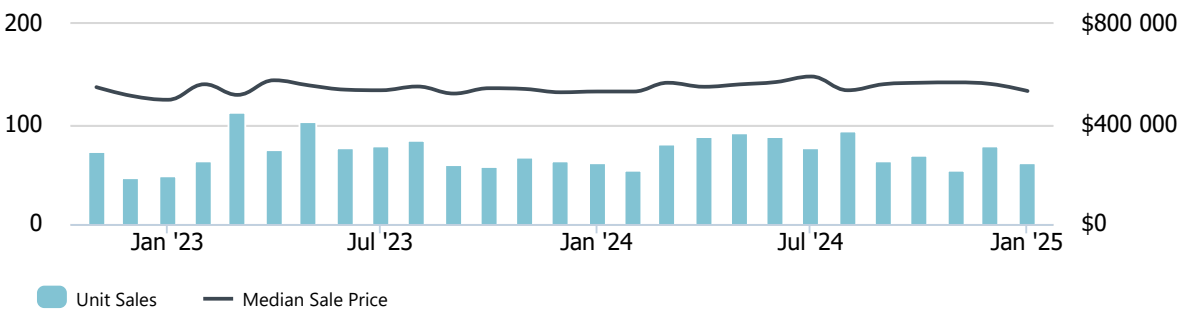
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	62	61	1.6%	79	-21.5%
Median Sale Price	\$532k	\$530k	0.4%	\$560k	-5.0%
Inventory	463	346	33.8%	434	6.7%
Months of Supply	6.2	4.6	34.1%	5.8	6.6%
Days on Market	49	60	-18.3%	52	-5.8%
Avg. Sale Price/SqFt	\$308	\$295	4.4%	\$292	5.5%
Sales to LP Ratio	99.4%	97.5%	1.9%	98.3%	1.1%
Sales to Orig. LP Ratio	98.6%	93.7%	5.3%	97.0%	1.7%
New Listings	189	137	38.0%	106	78.3%
Went to Contract	109	60	81.7%	79	38.0%

## BUYERS/SELLERS MARKET

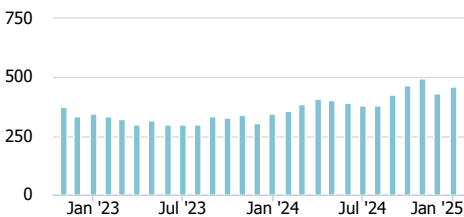


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

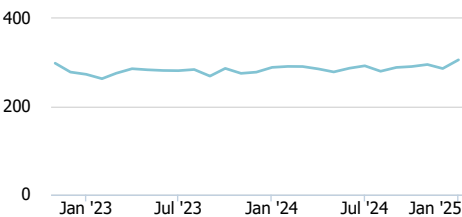
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - CONDOMINIUM  
JANUARY, 2025



## QUICK ANALYSIS

- NEW LISTINGS IN PALM SPRINGS ARE UP BY 22.9% FOR JANUARY.
- LISTINGS UNDER CONTRACT IN PALM SPRINGS FOR JANUARY ARE UP 22.1% TO 94.
- MONTHS OF SUPPLY IN PALM SPRINGS WAS 5.5 IN JANUARY. THIS IS UP 21.7% FROM 4.5 IN JANUARY OF 2024.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 66 unit sales in January. This is up 6.5% from 62 in January of 2024. Sales/list price ratio in January moved down to 96.0% from 96.8% in December.

### Prices

Median price of \$492,000 in January was up 24.6% from \$395,000 in December and up 3.1% from \$477,000 in January of 2024. 3-month median price of \$449,500 in January was up a little from \$415,000 in December but down marginally from \$450,000 in January of 2024.

### Inventory

Inventory of 373 in January was up 11.0% from 336 in December and up 19.6% from 312 in January of 2024. New listings in January moved up to 172 from 80 in December.

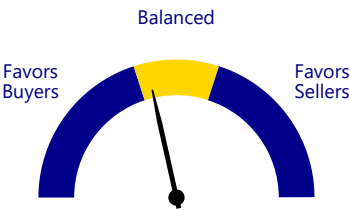
### Market Time

Days on market of 62 in January was down a little from 65 in December but up slightly from 55 in January of 2024. Months of supply of 5.5 in January was up marginally from 4.9 in December and up modestly from 4.5 in January of 2024.

## KEY STATS

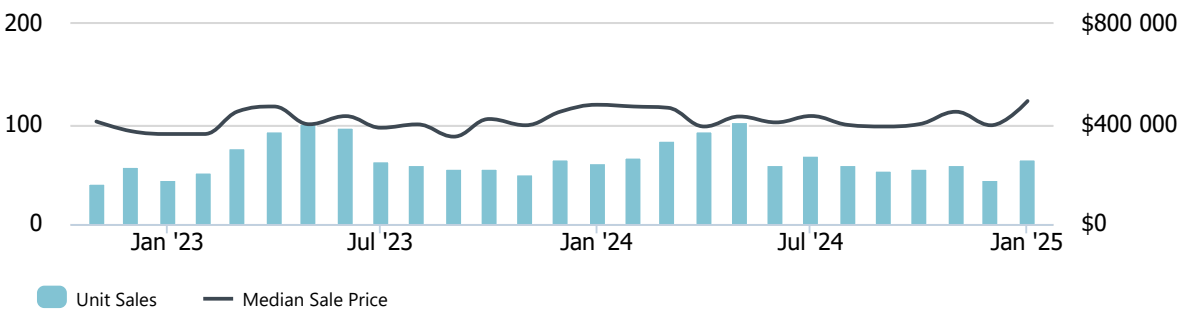
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	66	62	6.5%	45	46.7%
Median Sale Price	\$492k	\$477k	3.1%	\$395k	24.6%
Inventory	373	312	19.6%	336	11.0%
Months of Supply	5.5	4.5	21.7%	4.9	10.5%
Days on Market	62	55	12.7%	65	-4.6%
Avg. Sale Price/SqFt	\$392	\$389	0.7%	\$362	8.2%
Sales to LP Ratio	96.0%	97.4%	-1.4%	96.8%	-0.8%
Sales to Orig. LP Ratio	93.5%	95.0%	-1.5%	94.7%	-1.3%
New Listings	172	140	22.9%	80	115.0%
Went to Contract	94	77	22.1%	59	59.3%

## BUYERS/SELLERS MARKET

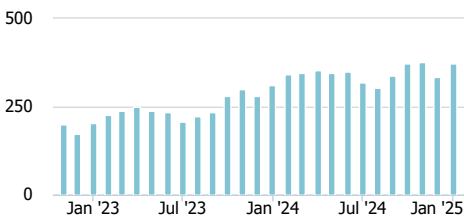


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

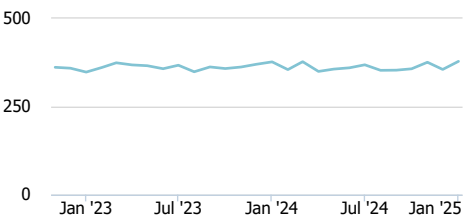
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - SINGLE FAMILY  
JANUARY, 2025



## QUICK ANALYSIS

- NEW LISTINGS IN PALM SPRINGS FOR JANUARY ARE UP 22.2% TO 187.
- MONTHS OF SUPPLY IN PALM SPRINGS WAS 8.4 IN JANUARY. THIS IS UP 25.9% FROM 6.6 IN JANUARY OF 2024.
- INVENTORY IN PALM SPRINGS IS UP BY 24.0% FOR JANUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 50 unit sales in January. This is down 10.7% from 56 in January of 2024. Sales/list price ratio in January moved down to 95.5% from 97.6% in December.

### Prices

Median price of \$1,043,750 in January was down 22.1% from \$1,340,000 in December and down 16.5% from \$1,249,500 in January of 2024. 3-month median price of \$1,145,000 in January was very slightly up from \$1,100,000 in December but down just slightly from \$1,150,000 in January of 2024.

### Inventory

Inventory of 454 in January was up 11.0% from 409 in December and up 24.0% from 366 in January of 2024. New listings in January moved up to 187 from 85 in December.

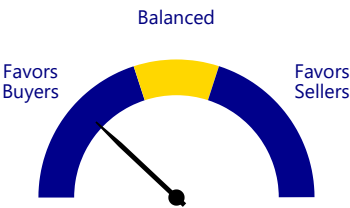
### Market Time

Days on market of 59 in January was up modestly from 47 in December but down marginally from 71 in January of 2024. Months of supply of 8.4 in January was up slightly from 7.5 in December and up modestly from 6.6 in January of 2024.

## KEY STATS

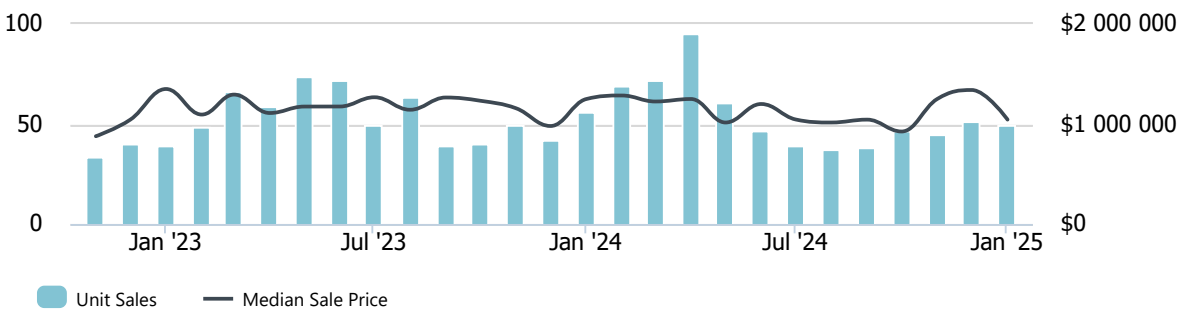
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	50	56	-10.7%	51	-2.0%
Median Sale Price	\$1,044k	\$1,250k	-16.5%	\$1,340k	-22.1%
Inventory	454	366	24.0%	409	11.0%
Months of Supply	8.4	6.6	25.9%	7.5	12.0%
Days on Market	59	71	-16.9%	47	25.5%
Avg. Sale Price/SqFt	\$599	\$602	-0.4%	\$633	-5.3%
Sales to LP Ratio	95.5%	98.6%	-3.1%	97.6%	-2.1%
Sales to Orig. LP Ratio	92.7%	96.2%	-3.6%	96.5%	-4.0%
New Listings	187	153	22.2%	85	120.0%
Went to Contract	81	68	19.1%	58	39.7%

## BUYERS/SELLERS MARKET

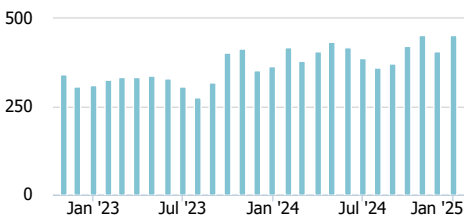


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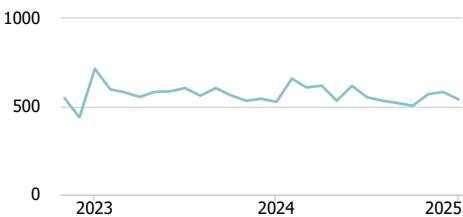
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM  
JANUARY, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR JANUARY ARE UP 54.4% TO 301.
- NEW LISTINGS IN COACHELLA VALLEY WERE 486 IN JANUARY. THIS IS UP 25.9% FROM 386 IN JANUARY OF 2024.
- MONTHS OF SUPPLY IN COACHELLA VALLEY IS UP BY 24.5% FOR JANUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 169 unit sales in January. This is down 0.6% from 170 in January of 2024. Sales/list price ratio in January moved down to 96.3% from 96.7% in December.

### Prices

Median price of \$500,000 in January was up 4.2% from \$480,000 in December and up 4.5% from \$478,500 in January of 2024. 3-month median price of \$485,250 in January was up just slightly from \$470,000 in December and very slightly up from \$475,000 in January of 2024.

### Inventory

Inventory of 1,135 in January was up 5.2% from 1,079 in December and up 22.6% from 926 in January of 2024. New listings in January moved up to 486 from 261 in December.

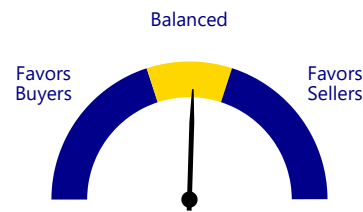
### Market Time

Days on market of 64 in January was up marginally from 59 in December and up a little from 56 in January of 2024. Months of supply of 5.9 in January was up slightly from 5.6 in December and up moderately from 4.8 in January of 2024.

## KEY STATS

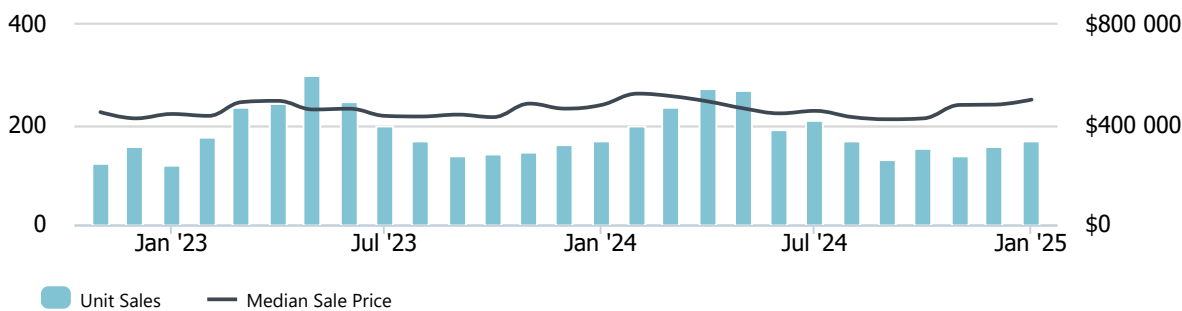
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	169	170	-0.6%	157	7.6%
Median Sale Price	\$500k	\$478k	4.5%	\$480k	4.2%
Inventory	1135	926	22.6%	1079	5.2%
Months of Supply	5.9	4.8	24.5%	5.6	5.2%
Days on Market	64	56	14.3%	59	8.5%
Avg. Sale Price/SqFt	\$373	\$354	5.3%	\$354	5.4%
Sales to LP Ratio	96.3%	97.0%	-0.7%	96.7%	-0.5%
Sales to Orig. LP Ratio	94.1%	94.8%	-0.7%	95.0%	-0.9%
New Listings	486	386	25.9%	261	86.2%
Went to Contract	301	195	54.4%	160	88.1%

## BUYERS/SELLERS MARKET

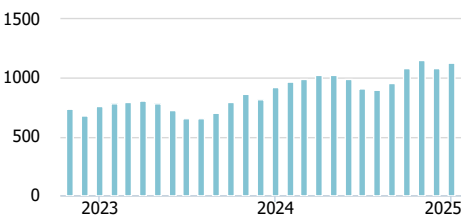


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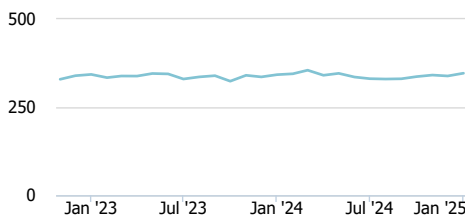
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY  
JANUARY, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY ARE UP BY 48.4% FOR JANUARY.
- NEW LISTINGS IN COACHELLA VALLEY FOR JANUARY ARE UP 20.5% TO 1,082.
- MONTHS OF SUPPLY IN COACHELLA VALLEY WAS 6.2 IN JANUARY. THIS IS UP 16.8% FROM 5.3 IN JANUARY OF 2024.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 395 unit sales in January. This is up 6.2% from 372 in January of 2024. Sales/list price ratio in January moved up to 96.8% from 95.3% in December.

### Prices

Median price of \$720,000 in January was up 7.5% from \$669,950 in December and up 10.9% from \$649,500 in January of 2024. 3-month median price of \$692,785 in January was up marginally from \$665,000 in December and up marginally from \$659,500 in January of 2024.

### Inventory

Inventory of 2,614 in January was up 5.1% from 2,488 in December and up 15.8% from 2,257 in January of 2024. New listings in January moved up to 1,082 from 576 in December.

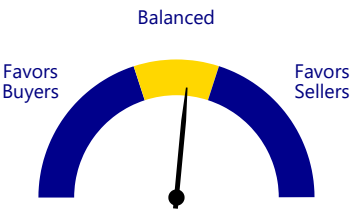
### Market Time

Days on market of 58 in January was down marginally from 59 in December and down marginally from 62 in January of 2024. Months of supply of 6.2 in January was up a little from 5.9 in December and up slightly from 5.3 in January of 2024.

## KEY STATS

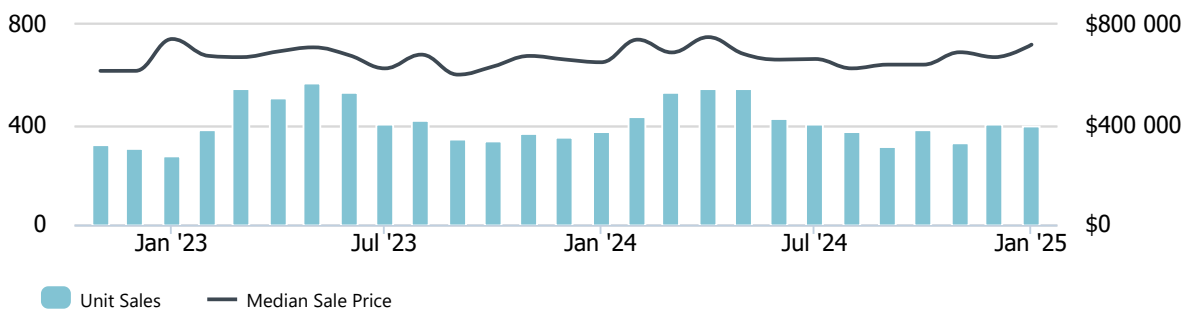
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	395	372	6.2%	404	-2.2%
Median Sale Price	\$720k	\$650k	10.9%	\$670k	7.5%
Inventory	2614	2257	15.8%	2488	5.1%
Months of Supply	6.2	5.3	16.8%	5.9	4.6%
Days on Market	58	62	-6.5%	59	-1.7%
Avg. Sale Price/SqFt	\$455	\$452	0.6%	\$476	-4.4%
Sales to LP Ratio	96.8%	96.5%	0.3%	95.3%	1.6%
Sales to Orig. LP Ratio	93.9%	94.0%	-0.0%	93.9%	0.0%
New Listings	1082	898	20.5%	576	87.8%
Went to Contract	622	419	48.4%	443	40.4%

## BUYERS/SELLERS MARKET

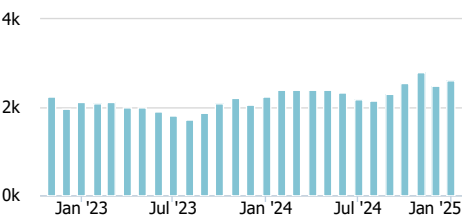


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## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

