

MONTHLY MARKET SUMMARY

INDIO, CA - CONDOMINIUM
AUGUST, 2025



QUICK ANALYSIS

- UNIT SALES IN INDIO WERE 3 IN AUGUST. THIS IS DOWN 40.0% FROM 5 IN AUGUST OF 2024.
- NEW LISTINGS IN INDIO ARE UP BY 42.9% FOR AUGUST.
- MONTHS OF SUPPLY IN INDIO FOR AUGUST IS UP 70.4% TO 7.4.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 3 unit sales in August. This is down 40.0% from 5 in August of 2024. Sales/list price ratio in August moved up to 98.4% from 96.8% in July.

Prices

Median price of \$316,000 in August was up 40.4% from \$225,000 in July but down 1.3% from \$320,000 in August of 2024. 3-month median price this month is \$247,000, the same as last month.

Inventory

Inventory of 29 in August was up 7.4% from 27 in July and up 38.1% from 21 in August of 2024. New listings in August moved up to 10 from 6 in July.

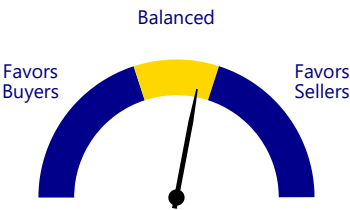
Market Time

Days on market of 93 in August was down marginally from 98 in July and down a little from 104 in August of 2024. Months of supply of 7.4 in August was up slightly from 6.6 in July and up substantially from 4.3 in August of 2024.

KEY STATS

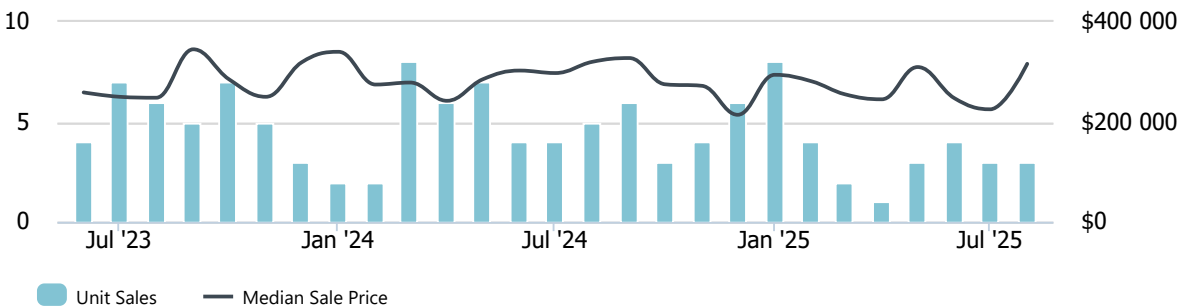
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	3	5	-40.0%	3	0.0%
Median Sale Price	\$316k	\$320k	-1.3%	\$225k	40.4%
Inventory	29	21	38.1%	27	7.4%
Months of Supply	7.4	4.3	70.4%	6.6	12.0%
Days on Market	93	104	-10.6%	98	-5.1%
Avg. Sale Price/SqFt	\$243	\$271	-10.2%	\$340	-28.5%
Sales to LP Ratio	98.4%	94.4%	4.2%	96.8%	1.7%
Sales to Orig. LP Ratio	94.6%	89.9%	5.2%	95.4%	-0.8%
New Listings	10	7	42.9%	6	66.7%
Went to Contract	5	7	-28.6%	2	150.0%

BUYERS/SELLERS MARKET

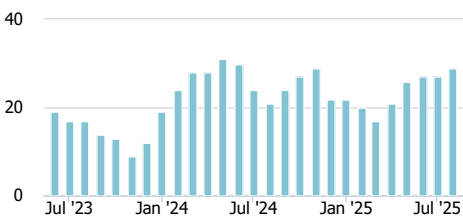


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

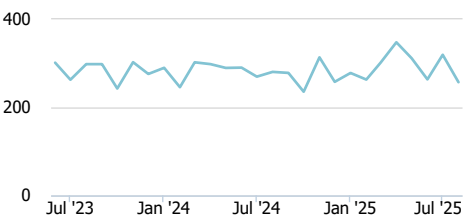
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIO, CA - SINGLE FAMILY
AUGUST, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIO FOR AUGUST ARE UP 25.0% TO 105.
- NEW LISTINGS IN INDIO WERE 117 IN AUGUST. THIS IS DOWN 18.2% FROM 143 IN AUGUST OF 2024.
- INVENTORY IN INDIO IS UP BY 20.6% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 90 unit sales in August. This is down 3.2% from 93 in August of 2024. Sales/list price ratio in August moved down to 97.2% from 97.7% in July.

Prices

Median price of \$570,950 in August was up 0.3% from \$569,500 in July and up 6.7% from \$535,000 in August of 2024. 3-month median price of \$573,450 in August was very slightly up from \$569,000 in July and up just slightly from \$563,950 in August of 2024.

Inventory

Inventory of 468 in August was down 9.5% from 517 in July but up 20.6% from 388 in August of 2024. New listings in August moved down to 117 from 131 in July.

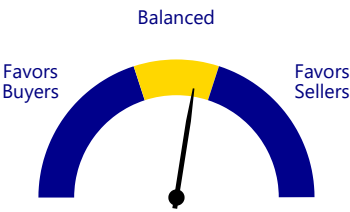
Market Time

Days on market of 78 in August was up a little from 73 in July and up moderately from 63 in August of 2024. Months of supply of 6.2 in August was down slightly from 6.8 in July but up a little from 5.3 in August of 2024.

KEY STATS

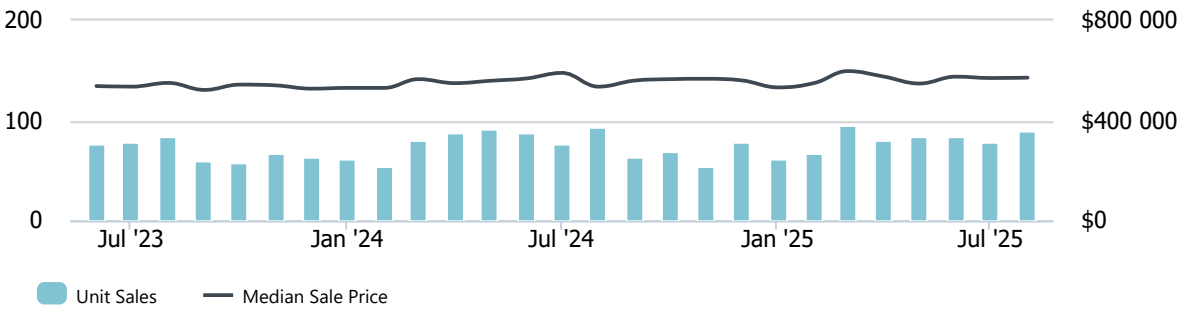
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	90	93	-3.2%	78	15.4%
Median Sale Price	\$571k	\$535k	6.7%	\$570k	0.3%
Inventory	468	388	20.6%	517	-9.5%
Months of Supply	6.2	5.3	16.9%	6.8	-9.2%
Days on Market	78	63	23.8%	73	6.8%
Avg. Sale Price/SqFt	\$286	\$307	-6.7%	\$283	1.0%
Sales to LP Ratio	97.2%	96.6%	0.6%	97.7%	-0.5%
Sales to Orig. LP Ratio	94.2%	94.6%	-0.4%	95.3%	-1.1%
New Listings	117	143	-18.2%	131	-10.7%
Went to Contract	105	84	25.0%	95	10.5%

BUYERS/SELLERS MARKET

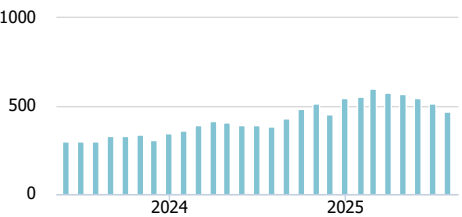


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

