

MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM
OCTOBER, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT FOR OCTOBER ARE UP 53.2% TO 72.
- DAYS ON MARKET IN PALM DESERT WAS 80 IN OCTOBER. THIS IS UP 35.6% FROM 59 IN OCTOBER OF 2024.
- NEW LISTINGS IN PALM DESERT ARE UP BY 13.5% FOR OCTOBER.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 44 unit sales in October. This is down 6.4% from 47 in October of 2024. Sales/list price ratio in October moved up to 96.4% from 96.3% in September.

Prices

Median price of \$470,000 in October was up 6.8% from \$440,000 in September but down 6.0% from \$500,000 in October of 2024. 3-month median price of \$470,000 in October was up just slightly from \$451,500 in September but down marginally from \$471,450 in October of 2024.

Inventory

Inventory of 382 in October was up 7.0% from 357 in September and up 8.2% from 353 in October of 2024. New listings in October moved up to 143 from 98 in September.

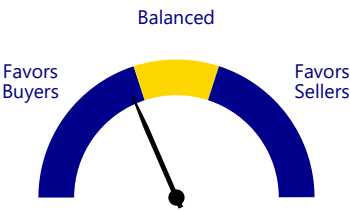
Market Time

Days on market of 80 in October was down just slightly from 83 in September but way up from 59 in October of 2024. Months of supply of 6.8 in October was up a little from 6.3 in September and up marginally from 6.2 in October of 2024.

KEY STATS

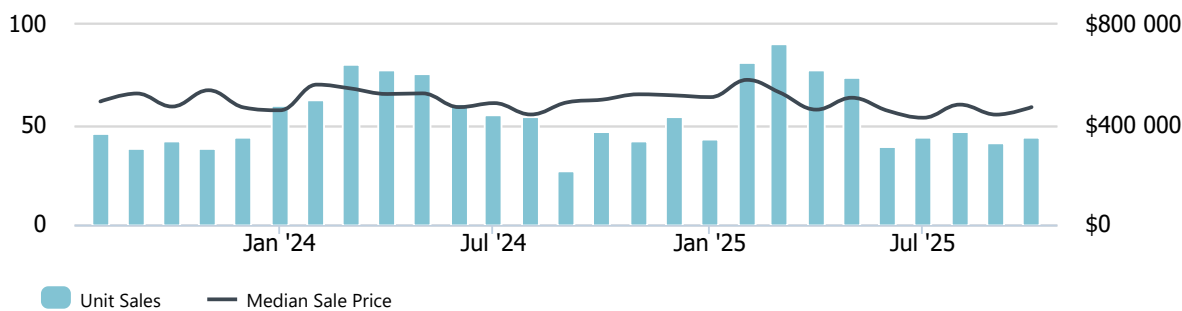
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	44	47	-6.4%	41	7.3%
Median Sale Price	\$470k	\$500k	-6.0%	\$440k	6.8%
Inventory	382	353	8.2%	357	7.0%
Months of Supply	6.8	6.2	9.0%	6.3	7.5%
Days on Market	80	59	35.6%	83	-3.6%
Avg. Sale Price/SqFt	\$338	\$354	-4.5%	\$311	8.8%
Sales to LP Ratio	96.4%	96.6%	-0.2%	96.3%	0.1%
Sales to Orig. LP Ratio	93.8%	95.7%	-2.1%	92.1%	1.9%
New Listings	143	126	13.5%	98	45.9%
Went to Contract	72	47	53.2%	40	80.0%

BUYERS/SELLERS MARKET

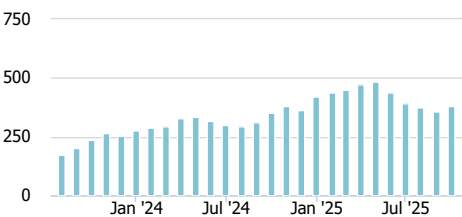


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

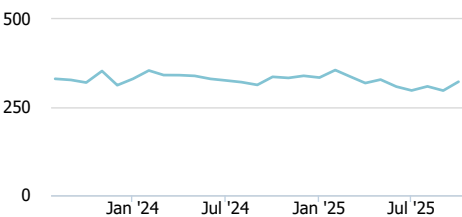
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY
OCTOBER, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT ARE UP BY 55.1% FOR OCTOBER.
- UNIT SALES IN PALM DESERT FOR OCTOBER ARE UP 26.6% TO 81.
- DAYS ON MARKET IN PALM DESERT WAS 74 IN OCTOBER. THIS IS UP 27.6% FROM 58 IN OCTOBER OF 2024.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 81 unit sales in October. This is up 26.6% from 64 in October of 2024. Sales/list price ratio in October moved down to 96.6% from 96.9% in September.

Prices

Median price of \$633,628 in October was up 18.7% from \$534,000 in September and up 5.6% from \$600,000 in October of 2024. 3-month median price of \$580,000 in October was very slightly up from \$569,000 in September but down slightly from \$637,870 in October of 2024.

Inventory

Inventory of 393 in October was down 3.4% from 407 in September but up 6.5% from 369 in October of 2024. New listings in October moved up to 149 from 127 in September.

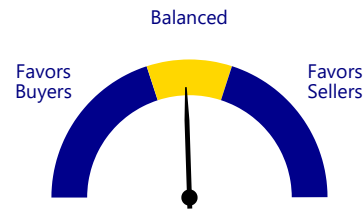
Market Time

Days on market of 74 in October was up a little from 69 in September and up somewhat from 58 in October of 2024. Months of supply of 5.3 in October was down marginally from 5.6 in September but up a little from 5 in October of 2024.

KEY STATS

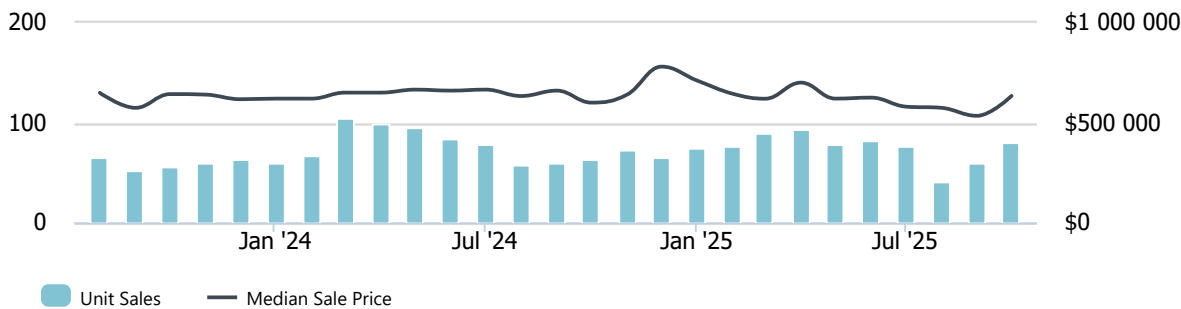
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	81	64	26.6%	60	35.0%
Median Sale Price	\$634k	\$600k	5.6%	\$534k	18.7%
Inventory	393	369	6.5%	407	-3.4%
Months of Supply	5.3	5.0	6.4%	5.6	-5.3%
Days on Market	74	58	27.6%	69	7.2%
Avg. Sale Price/SqFt	\$379	\$341	11.2%	\$373	1.6%
Sales to LP Ratio	96.6%	98.4%	-1.8%	96.9%	-0.3%
Sales to Orig. LP Ratio	93.3%	96.3%	-3.1%	93.8%	-0.6%
New Listings	149	152	-2.0%	127	17.3%
Went to Contract	107	69	55.1%	69	55.1%

BUYERS/SELLERS MARKET

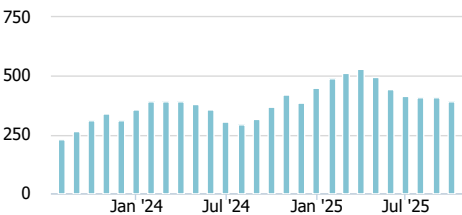


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

