

# MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - CONDOMINIUM

FEBRUARY, 2026



## QUICK ANALYSIS

- MONTHS OF SUPPLY IN PALM SPRINGS FOR FEBRUARY IS DOWN 18.3% TO 5.3.
- INVENTORY IN PALM SPRINGS WAS 370 IN FEBRUARY. THIS IS DOWN 16.9% FROM 445 IN FEBRUARY OF 2025.
- UNIT SALES IN PALM SPRINGS ARE UP BY 12.9% FOR FEBRUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 79 unit sales in February. This is up 12.9% from 70 in February of 2025. Sales/list price ratio in February moved up to 98.1% from 96.2% in January.

### Prices

Median price of \$425,000 in February was down 4.3% from \$444,000 in January and down 2.0% from \$433,500 in February of 2025. 3-month median price of \$444,500 in February was very slightly up from \$441,500 in January and up marginally from \$442,500 in February of 2025.

### Inventory

Inventory of 370 in February was up 2.2% from 362 in January but down 16.9% from 445 in February of 2025. New listings in February moved down to 141 from 143 in January.

### Market Time

Days on market of 65 in February was up modestly from 49 in January and up slightly from 58 in February of 2025. Months of supply of 5.3 in February was up just slightly from 5.2 in January but down a little from 6.5 in February of 2025.

## KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	79	70	12.9%	57	38.6%
Median Sale Price	\$425k	\$434k	-2.0%	\$444k	-4.3%
Inventory	370	445	-16.9%	362	2.2%
Months of Supply	5.3	6.5	-18.3%	5.2	1.1%
Days on Market	65	58	12.1%	49	32.7%
Avg. Sale Price/SqFt	\$382	\$387	-1.3%	\$371	3.1%
Sales to LP Ratio	98.1%	98.3%	-0.2%	96.2%	2.0%
Sales to Orig. LP Ratio	96.2%	95.5%	0.7%	95.4%	0.9%
New Listings	141	136	3.7%	143	-1.4%
Went to Contract	89	81	9.9%	89	0.0%

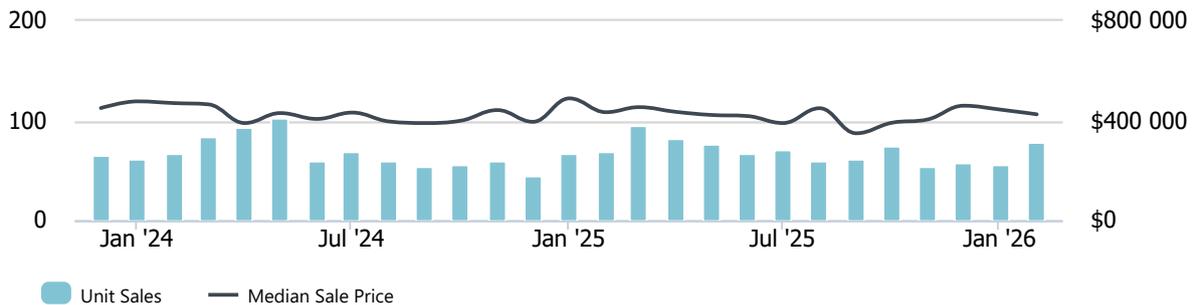
## BUYERS/SELLERS MARKET

Balanced

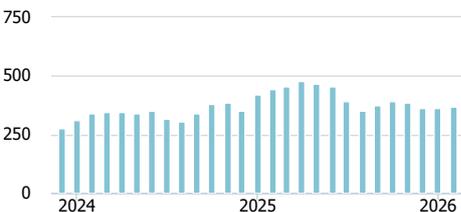


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

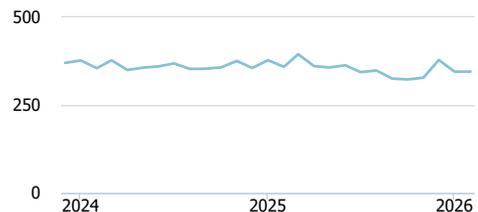
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - SINGLE FAMILY

FEBRUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM SPRINGS FOR FEBRUARY ARE UP 71.4% TO 84.
- MEDIAN PRICE IN PALM SPRINGS WAS \$929,000 IN FEBRUARY. THIS IS DOWN 30.0% FROM \$1,326,499 IN FEBRUARY OF 2025.
- MONTHS OF SUPPLY IN PALM SPRINGS IS DOWN BY 20.5% FOR FEBRUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 57 unit sales in February. This is down 5.0% from 60 in February of 2025. Sales/list price ratio in February moved up to 96.5% from 96.2% in January.

### Prices

Median price of \$929,000 in February was down 21.1% from \$1,177,450 in January and down 30.0% from \$1,326,499 in February of 2025. 3-month median price of \$1,085,000 in February was down marginally from \$1,150,000 in January and down a little from \$1,178,000 in February of 2025.

### Inventory

Inventory of 486 in February was up 3.4% from 470 in January but down 14.4% from 568 in February of 2025. New listings in February moved up to 157 from 155 in January.

### Market Time

Days on market of 67 in February was down marginally from 71 in January but very slightly up from 64 in February of 2025. Months of supply of 8.4 in February was up marginally from 8.1 in January but down moderately from 10.6 in February of 2025.

## KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	57	60	-5.0%	48	18.8%
Median Sale Price	\$929k	\$1,326k	-30.0%	\$1,177k	-21.1%
Inventory	486	568	-14.4%	470	3.4%
Months of Supply	8.4	10.6	-20.5%	8.1	3.9%
Days on Market	67	64	4.7%	71	-5.6%
Avg. Sale Price/SqFt	\$550	\$611	-9.9%	\$603	-8.8%
Sales to LP Ratio	96.5%	95.6%	1.0%	96.2%	0.4%
Sales to Orig. LP Ratio	94.0%	92.0%	2.2%	93.5%	0.6%
New Listings	157	180	-12.8%	155	1.3%
Went to Contract	84	49	71.4%	57	47.4%

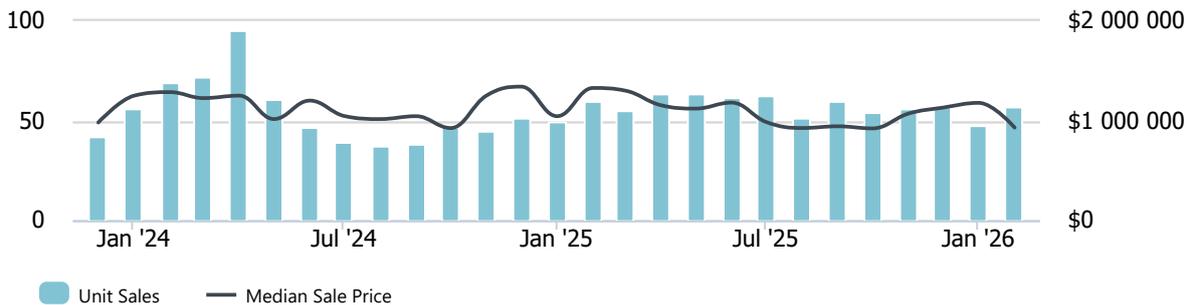
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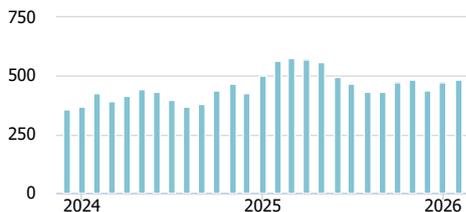


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## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

