

# MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM  
JULY, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 66 IN JULY. THIS IS UP 32.0% FROM 50 IN JULY OF 2024.
- UNIT SALES IN PALM DESERT ARE DOWN BY 20.0% FOR JULY.
- MONTHS OF SUPPLY IN PALM DESERT FOR JULY IS UP 21.2% TO 6.4.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 44 unit sales in July. This is down 20.0% from 55 in July of 2024. Sales/list price ratio in July moved down to 96.1% from 97.2% in June.

### Prices

Median price of \$427,570 in July was down 6.0% from \$455,000 in June and down 12.0% from \$486,000 in July of 2024. 3-month median price of \$465,000 in July was down a little from \$475,000 in June and down slightly from \$499,000 in July of 2024.

### Inventory

Inventory of 358 in July was down 15.4% from 423 in June but up 19.7% from 299 in July of 2024. New listings in July moved down to 65 from 78 in June.

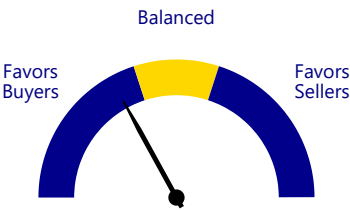
### Market Time

Days on market of 73 in July was down modestly from 94 in June but up marginally from 71 in July of 2024. Months of supply of 6.4 in July was down marginally from 7.4 in June but up modestly from 5.3 in July of 2024.

## KEY STATS

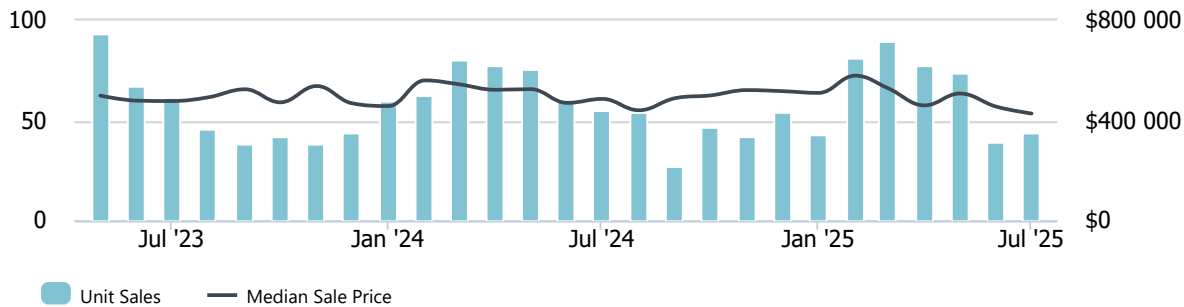
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	44	55	-20.0%	39	12.8%
Median Sale Price	\$428k	\$486k	-12.0%	\$455k	-6.0%
Inventory	358	299	19.7%	423	-15.4%
Months of Supply	6.4	5.3	21.2%	7.4	-14.0%
Days on Market	73	71	2.8%	94	-22.3%
Avg. Sale Price/SqFt	\$315	\$335	-6.1%	\$309	1.8%
Sales to LP Ratio	96.1%	96.9%	-0.9%	97.2%	-1.2%
Sales to Orig. LP Ratio	93.3%	94.9%	-1.7%	90.9%	2.6%
New Listings	65	60	8.3%	78	-16.7%
Went to Contract	66	50	32.0%	44	50.0%

## BUYERS/SELLERS MARKET

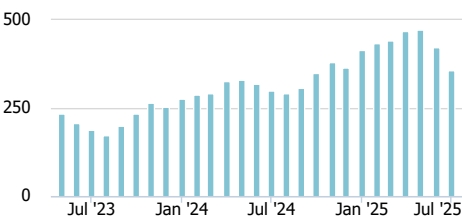


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

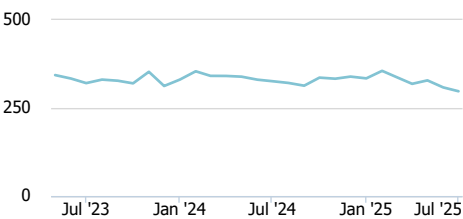
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY  
JULY, 2025



## QUICK ANALYSIS

- DAYS ON MARKET IN PALM DESERT WAS 85 IN JULY. THIS IS UP 34.9% FROM 63 IN JULY OF 2024.
- NEW LISTINGS IN PALM DESERT ARE UP BY 19.7% FOR JULY.
- INVENTORY IN PALM DESERT FOR JULY IS UP 23.2% TO 377.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 74 unit sales in July. This is down 6.3% from 79 in July of 2024. Sales/list price ratio in July moved down to 95.5% from 95.7% in June.

### Prices

Median price of \$580,000 in July was down 7.2% from \$625,000 in June and down 12.8% from \$665,000 in July of 2024. 3-month median price of \$619,000 in July was down marginally from \$649,000 in June and down a little from \$665,000 in July of 2024.

### Inventory

Inventory of 377 in July was down 12.9% from 433 in June but up 23.2% from 306 in July of 2024. New listings in July moved down to 91 from 104 in June.

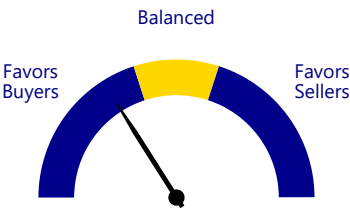
### Market Time

Days on market of 85 in July was up slightly from 73 in June and up considerably from 63 in July of 2024. Months of supply of 5.1 in July was down marginally from 5.8 in June but up somewhat from 4.1 in July of 2024.

## KEY STATS

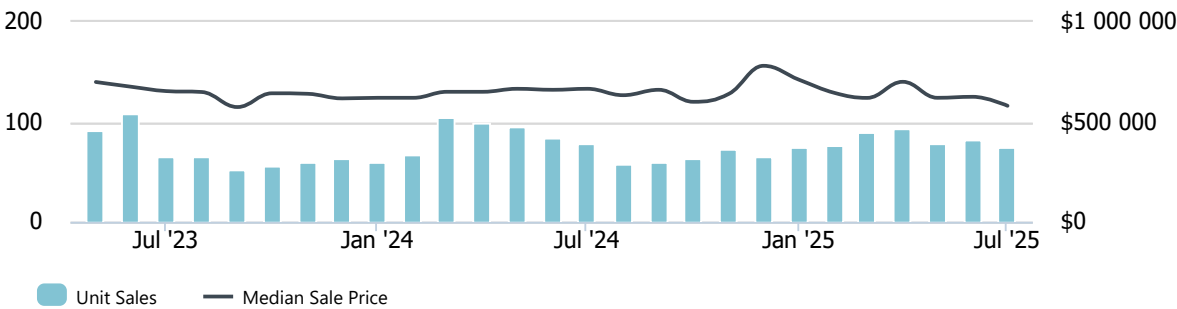
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	74	79	-6.3%	82	-9.8%
Median Sale Price	\$580k	\$665k	-12.8%	\$625k	-7.2%
Inventory	377	306	23.2%	433	-12.9%
Months of Supply	5.1	4.1	22.5%	5.8	-12.4%
Days on Market	85	63	34.9%	73	16.4%
Avg. Sale Price/SqFt	\$349	\$372	-6.0%	\$348	0.5%
Sales to LP Ratio	95.5%	96.1%	-0.6%	95.7%	-0.3%
Sales to Orig. LP Ratio	90.5%	93.3%	-3.0%	91.2%	-0.7%
New Listings	91	76	19.7%	104	-12.5%
Went to Contract	83	82	1.2%	82	1.2%

## BUYERS/SELLERS MARKET

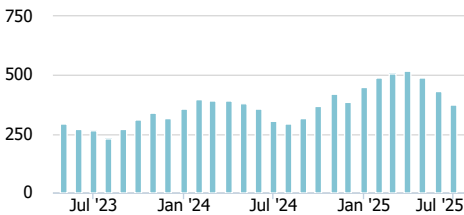


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## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

