

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM

JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY ARE UP BY 35.6% FOR JANUARY.
- DAYS ON MARKET IN COACHELLA VALLEY FOR JANUARY IS UP 29.7% TO 83.
- UNIT SALES IN COACHELLA VALLEY WERE 156 IN JANUARY. THIS IS DOWN 8.2% FROM 170 IN JANUARY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 156 unit sales in January. This is down 8.2% from 170 in January of 2025. Sales/list price ratio in January moved down to 96.0% from 97.0% in December.

Prices

Median price of \$522,000 in January was up 0.3% from \$520,500 in December and up 4.4% from \$500,000 in January of 2025. 3-month median price of \$495,000 in January was up slightly from \$460,000 in December and very slightly up from \$485,000 in January of 2025.

Inventory

Inventory of 1,263 in January was up 4.0% from 1,215 in December but down 4.8% from 1,326 in January of 2025. New listings in January moved up to 468 from 282 in December.

Market Time

Days on market of 83 in January was way up from 62 in December and up modestly from 64 in January of 2025. Months of supply of 6.7 in January was up just slightly from 6.4 in December but down marginally from 6.9 in January of 2025.

KEY STATS

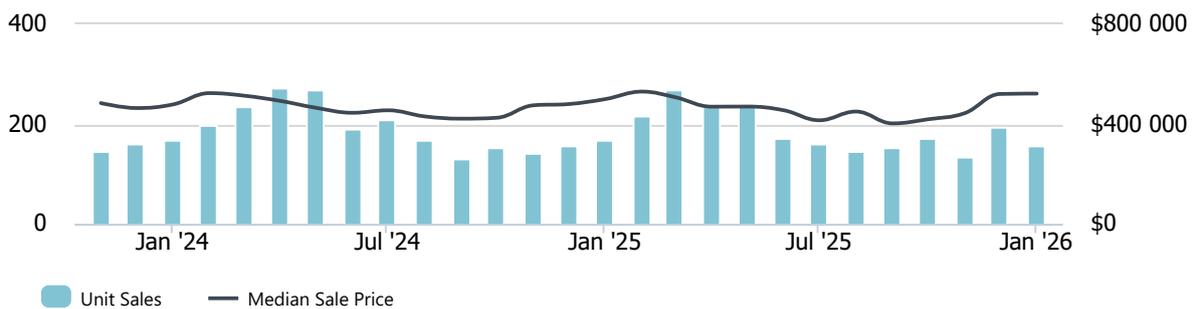
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	156	170	-8.2%	196	-20.4%
Median Sale Price	\$522k	\$500k	4.4%	\$520k	0.3%
Inventory	1263	1326	-4.8%	1215	4.0%
Months of Supply	6.7	6.9	-3.2%	6.4	4.6%
Days on Market	83	64	29.7%	62	33.9%
Avg. Sale Price/SqFt	\$373	\$373	0.0%	\$364	2.5%
Sales to LP Ratio	96.0%	96.3%	-0.3%	97.0%	-1.1%
Sales to Orig. LP Ratio	94.4%	94.1%	0.3%	95.3%	-0.9%
New Listings	468	513	-8.8%	282	66.0%
Went to Contract	274	202	35.6%	183	49.7%

BUYERS/SELLERS MARKET

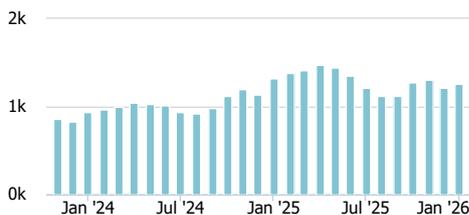


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

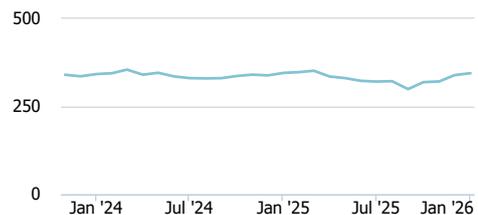
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY

JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR JANUARY ARE UP 32.2% TO 550.
- UNIT SALES IN COACHELLA VALLEY WERE 333 IN JANUARY. THIS IS DOWN 16.8% FROM 400 IN JANUARY OF 2025.
- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 16.8% FOR JANUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 333 unit sales in January. This is down 16.8% from 400 in January of 2025. Sales/list price ratio in January moved down to 95.7% from 96.9% in December.

Prices

Median price of \$699,000 in January was up 3.6% from \$675,000 in December but down 3.3% from \$722,500 in January of 2025. 3-month median price of \$675,000 in January was up just slightly from \$652,950 in December but down marginally from \$695,500 in January of 2025.

Inventory

Inventory of 2,754 in January was up 3.7% from 2,655 in December but down 11.2% from 3,102 in January of 2025. New listings in January moved up to 993 from 558 in December.

Market Time

Days on market of 69 in January was up marginally from 60 in December and up slightly from 58 in January of 2025. Months of supply of 6.3 in January was up a little from 6 in December but down marginally from 7.3 in January of 2025.

KEY STATS

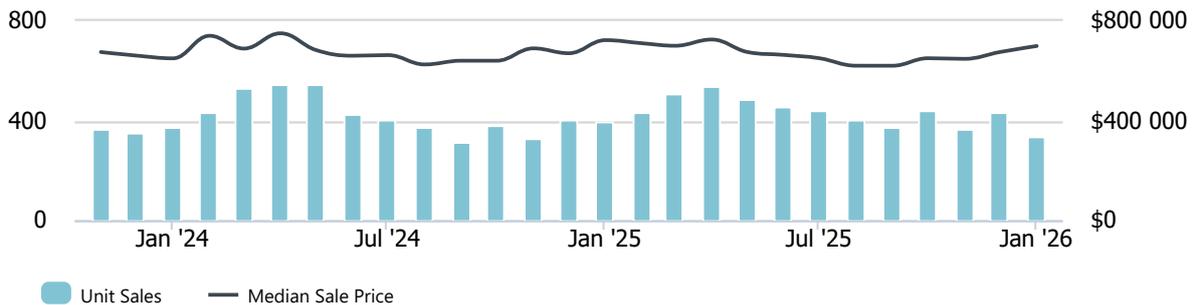
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	333	400	-16.8%	433	-23.1%
Median Sale Price	\$699k	\$722k	-3.3%	\$675k	3.6%
Inventory	2754	3102	-11.2%	2655	3.7%
Months of Supply	6.3	7.3	-13.4%	6.0	5.1%
Days on Market	69	58	19.0%	60	15.0%
Avg. Sale Price/SqFt	\$497	\$456	8.9%	\$454	9.4%
Sales to LP Ratio	95.7%	96.8%	-1.2%	96.9%	-1.2%
Sales to Orig. LP Ratio	94.0%	94.0%	0.0%	95.1%	-1.1%
New Listings	993	1193	-16.8%	558	78.0%
Went to Contract	550	416	32.2%	392	40.3%

BUYERS/SELLERS MARKET

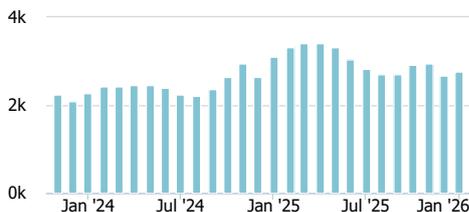


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

LA QUINTA, CA - CONDOMINIUM
JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN LA QUINTA FOR JANUARY ARE UP 65.0% TO 33.
- MONTHS OF SUPPLY IN LA QUINTA WAS 8.3 IN JANUARY. THIS IS UP 84.8% FROM 4.5 IN JANUARY OF 2025.
- DAYS ON MARKET IN LA QUINTA IS UP BY 243.8% FOR JANUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

Unit sales in January were 17, unchanged from the same month last year. Sales/list price ratio in January moved down to 92.5% from 96.7% in December.

Prices

Median price of \$875,000 in January was up 19.9% from \$730,000 in December and up 5.4% from \$830,000 in January of 2025. 3-month median price of \$785,000 in January was up marginally from \$699,500 in December and up slightly from \$690,500 in January of 2025.

Inventory

Inventory of 128 in January was down 6.6% from 137 in December but up 48.8% from 86 in January of 2025. New listings in January moved up to 32 from 31 in December.

Market Time

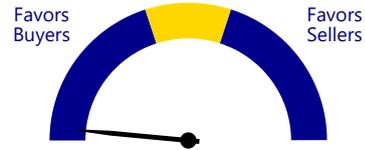
Days on market of 165 in January was up substantially from 61 in December and way up from 48 in January of 2025. Months of supply of 8.3 in January was down a little from 8.8 in December but up substantially from 4.5 in January of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	17	17	0.0%	21	-19.0%
Median Sale Price	\$875k	\$830k	5.4%	\$730k	19.9%
Inventory	128	86	48.8%	137	-6.6%
Months of Supply	8.3	4.5	84.8%	8.8	-6.6%
Days on Market	165	48	243.8%	61	170.5%
Avg. Sale Price/SqFt	\$479	\$410	17.0%	\$403	18.9%
Sales to LP Ratio	92.5%	97.7%	-5.3%	96.7%	-4.3%
Sales to Orig. LP Ratio	91.9%	96.2%	-4.5%	95.5%	-3.8%
New Listings	32	28	14.3%	31	3.2%
Went to Contract	33	20	65.0%	18	83.3%

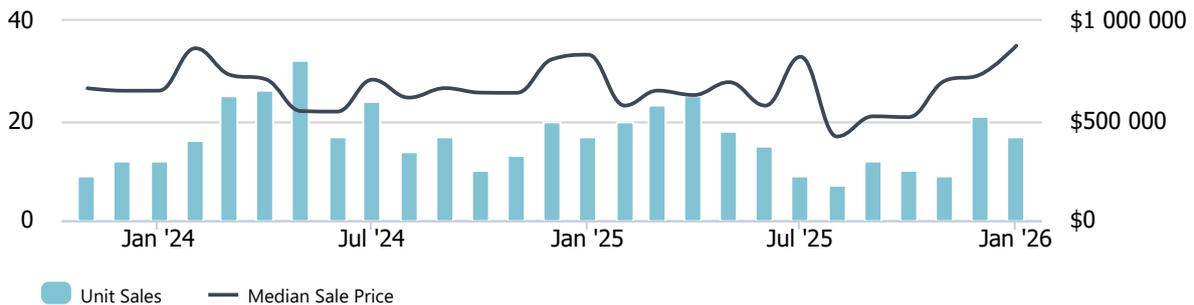
BUYERS/SELLERS MARKET

Balanced

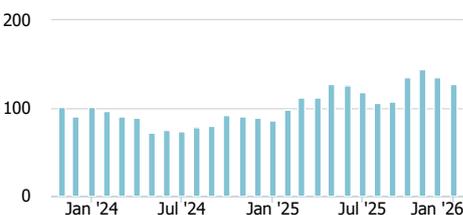


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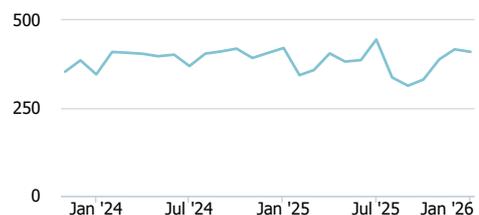
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

LA QUINTA, CA - SINGLE FAMILY
JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN LA QUINTA ARE UP BY 40.7% FOR JANUARY.
- MEDIAN PRICE IN LA QUINTA FOR JANUARY IS DOWN 21.2% TO \$885,000.
- MONTHS OF SUPPLY IN LA QUINTA WAS 5.3 IN JANUARY. THIS IS DOWN 33.2% FROM 7.9 IN JANUARY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 66 unit sales in January. This is down 14.3% from 77 in January of 2025. Sales/list price ratio in January moved down to 94.6% from 97.0% in December.

Prices

Median price of \$885,000 in January was down 14.9% from \$1,040,000 in December and down 21.2% from \$1,123,308 in January of 2025. 3-month median price of \$960,000 in January was very slightly up from \$921,000 in December but down just slightly from \$975,000 in January of 2025.

Inventory

Inventory of 438 in January was up 3.8% from 422 in December but down 26.0% from 592 in January of 2025. New listings in January moved up to 164 from 97 in December.

Market Time

Days on market of 72 in January was up considerably from 44 in December and up marginally from 66 in January of 2025. Months of supply of 5.3 in January was up slightly from 5 in December but down modestly from 7.9 in January of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	66	77	-14.3%	75	-12.0%
Median Sale Price	\$885k	\$1,123k	-21.2%	\$1,040k	-14.9%
Inventory	438	592	-26.0%	422	3.8%
Months of Supply	5.3	7.9	-33.2%	5.0	4.9%
Days on Market	72	66	9.1%	44	63.6%
Avg. Sale Price/SqFt	\$579	\$535	8.3%	\$539	7.5%
Sales to LP Ratio	94.6%	96.5%	-2.0%	97.0%	-2.5%
Sales to Orig. LP Ratio	93.6%	94.8%	-1.2%	96.0%	-2.4%
New Listings	164	212	-22.6%	97	69.1%
Went to Contract	114	81	40.7%	67	70.1%

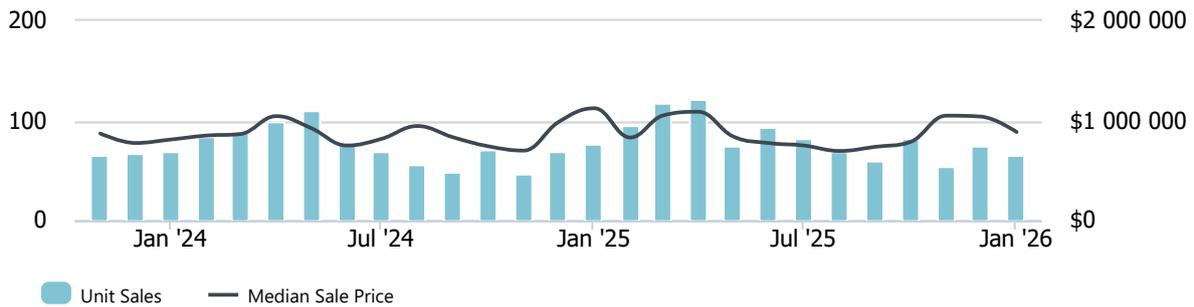
BUYERS/SELLERS MARKET

Balanced

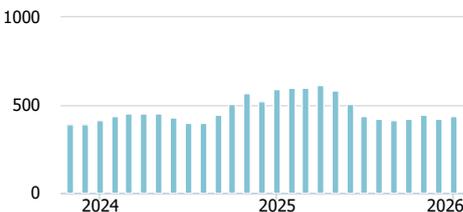


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM
JANUARY, 2026



QUICK ANALYSIS

- UNIT SALES IN INDIAN WELLS WERE 4 IN JANUARY. THIS IS DOWN 50.0% FROM 8 IN JANUARY OF 2025.
- MEDIAN PRICE IN INDIAN WELLS IS DOWN BY 20.8% FOR JANUARY.
- PRICE / SQ FT IN INDIAN WELLS FOR JANUARY IS DOWN 33.2% TO \$397.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 4 unit sales in January. This is down 50.0% from 8 in January of 2025. Sales/list price ratio in January moved up to 95.5% from 95.4% in December.

Prices

Median price of \$720,000 in January was up 9.9% from \$655,000 in December but down 20.8% from \$909,000 in January of 2025. 3-month median price of \$720,000 in January was down a little from \$750,000 in December but up slightly from \$622,500 in January of 2025.

Inventory

Inventory of 44 in January was up 25.7% from 35 in December but down 27.9% from 61 in January of 2025. New listings in January moved up to 18 from 6 in December.

Market Time

Days on market of 54 in January was down a little from 63 in December and way down from 86 in January of 2025. Months of supply of 7.1 in January was up moderately from 5.4 in December but down modestly from 9.3 in January of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	4	8	-50.0%	5	-20.0%
Median Sale Price	\$720k	\$909k	-20.8%	\$655k	9.9%
Inventory	44	61	-27.9%	35	25.7%
Months of Supply	7.1	9.3	-23.0%	5.4	32.5%
Days on Market	54	86	-37.2%	63	-14.3%
Avg. Sale Price/SqFt	\$397	\$594	-33.2%	\$359	10.4%
Sales to LP Ratio	95.5%	95.9%	-0.3%	95.4%	0.1%
Sales to Orig. LP Ratio	95.4%	94.3%	1.2%	93.9%	1.5%
New Listings	18	21	-14.3%	6	200.0%
Went to Contract	6	7	-14.3%	7	-14.3%

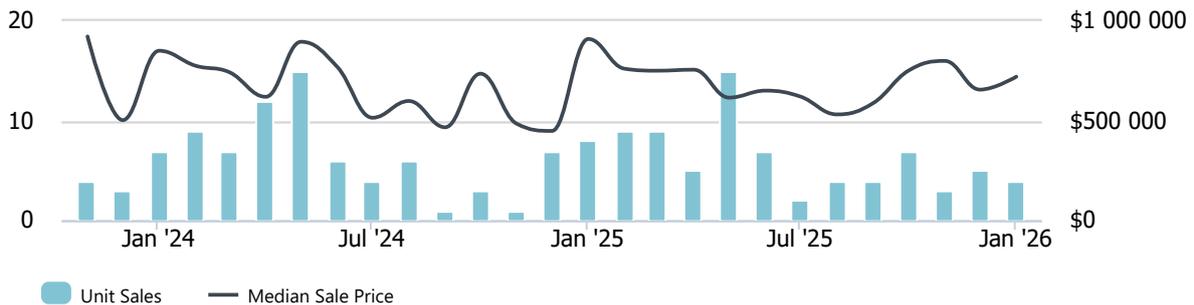
BUYERS/SELLERS MARKET

Balanced

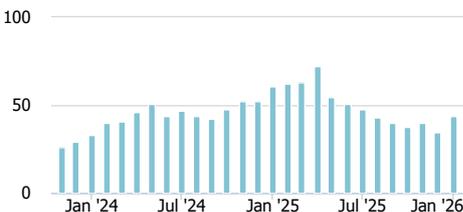


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY
JANUARY, 2026



QUICK ANALYSIS

- MEDIAN PRICE IN INDIAN WELLS IS UP BY 79.5% FOR JANUARY.
- MONTHS OF SUPPLY IN INDIAN WELLS FOR JANUARY IS DOWN 30.5% TO 5.5.
- NEW LISTINGS IN INDIAN WELLS WERE 30 IN JANUARY. THIS IS DOWN 23.1% FROM 39 IN JANUARY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 12 unit sales in January. This is down 7.7% from 13 in January of 2025. Sales/list price ratio in January moved up to 94.9% from 94.7% in December.

Prices

Median price of \$1,975,000 in January was down 16.0% from \$2,350,000 in December but up 79.5% from \$1,100,000 in January of 2025. 3-month median price of \$2,189,000 in January was up marginally from \$2,182,000 in December and up substantially from \$1,490,000 in January of 2025.

Inventory

Inventory of 87 in January was up 2.4% from 85 in December but down 25.0% from 116 in January of 2025. New listings in January moved up to 30 from 16 in December.

Market Time

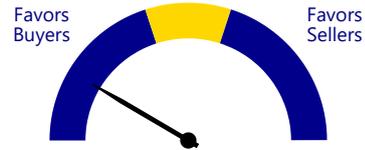
Days on market of 44 in January was down somewhat from 65 in December and down moderately from 58 in January of 2025. Months of supply of 5.5 in January was very slightly up from 5.3 in December but down somewhat from 7.9 in January of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	12	13	-7.7%	19	-36.8%
Median Sale Price	\$1,975k	\$1,100k	79.5%	\$2,350k	-16.0%
Inventory	87	116	-25.0%	85	2.4%
Months of Supply	5.5	7.9	-30.5%	5.3	2.9%
Days on Market	44	58	-24.1%	65	-32.3%
Avg. Sale Price/SqFt	\$720	\$617	16.7%	\$742	-3.0%
Sales to LP Ratio	94.9%	96.3%	-1.4%	94.7%	0.3%
Sales to Orig. LP Ratio	93.5%	95.0%	-1.6%	93.0%	0.6%
New Listings	30	39	-23.1%	16	87.5%
Went to Contract	22	19	15.8%	13	69.2%

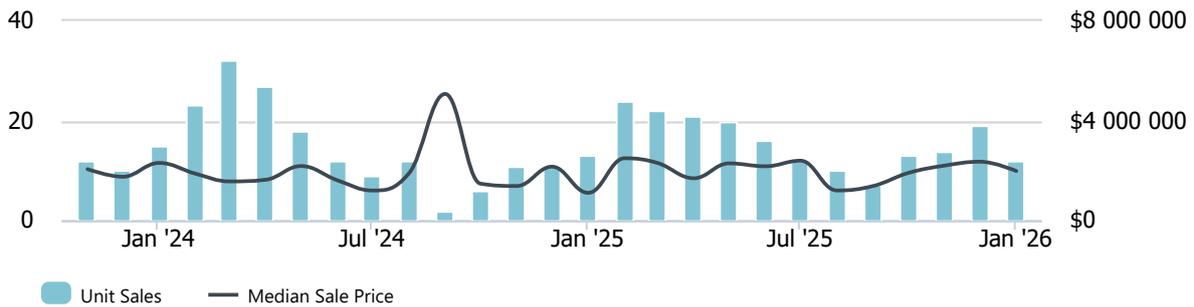
BUYERS/SELLERS MARKET

Balanced

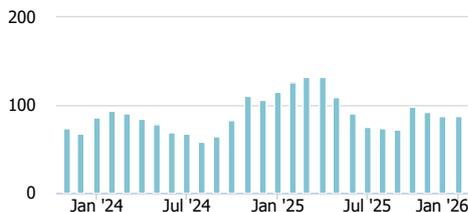


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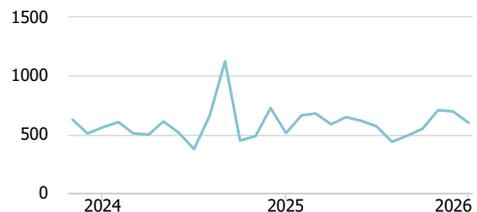
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM

JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT FOR JANUARY ARE UP 41.9% TO 88.
- DAYS ON MARKET IN PALM DESERT WAS 89 IN JANUARY. THIS IS UP 39.1% FROM 64 IN JANUARY OF 2025.
- UNIT SALES IN PALM DESERT ARE UP BY 4.7% FOR JANUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 45 unit sales in January. This is up 4.7% from 43 in January of 2025. Sales/list price ratio was 97.2% in January, exactly the same as December.

Prices

Median price of \$517,000 in January was down 3.2% from \$534,000 in December but up 1.4% from \$510,000 in January of 2025. 3-month median price of \$508,000 in January was up marginally from \$489,500 in December but down a little from \$510,000 in January of 2025.

Inventory

Inventory of 448 in January was up 7.7% from 416 in December and up 5.2% from 426 in January of 2025. New listings in January moved up to 171 from 98 in December.

Market Time

Days on market of 89 in January was up somewhat from 70 in December and up considerably from 64 in January of 2025. Months of supply of 7.6 in January was up marginally from 7.1 in December and up marginally from 7.5 in January of 2025.

KEY STATS

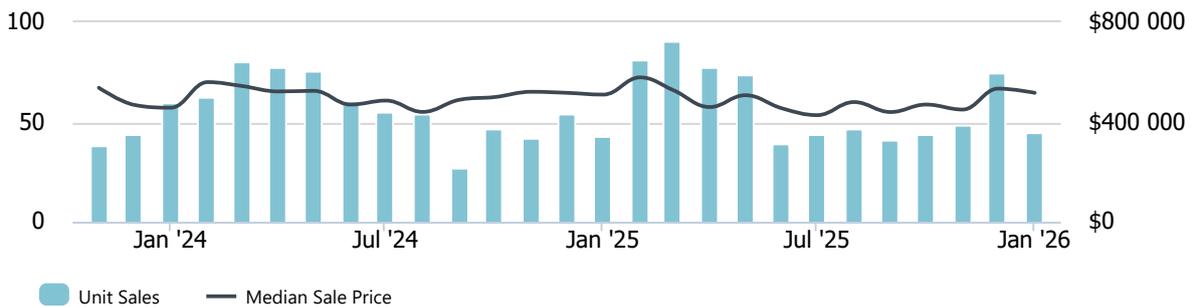
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	45	43	4.7%	75	-40.0%
Median Sale Price	\$517k	\$510k	1.4%	\$534k	-3.2%
Inventory	448	426	5.2%	416	7.7%
Months of Supply	7.6	7.5	1.0%	7.1	7.4%
Days on Market	89	64	39.1%	70	27.1%
Avg. Sale Price/SqFt	\$355	\$348	2.2%	\$366	-2.9%
Sales to LP Ratio	97.2%	95.8%	1.5%	97.2%	-0.0%
Sales to Orig. LP Ratio	95.2%	93.7%	1.5%	95.5%	-0.4%
New Listings	171	163	4.9%	98	74.5%
Went to Contract	88	62	41.9%	63	39.7%

BUYERS/SELLERS MARKET

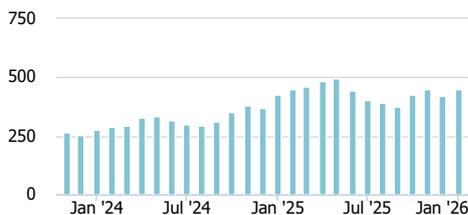


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY

JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 101 IN JANUARY. THIS IS UP 31.2% FROM 77 IN JANUARY OF 2025.
- DAYS ON MARKET IN PALM DESERT IS UP BY 22.2% FOR JANUARY.
- MEDIAN PRICE IN PALM DESERT FOR JANUARY IS DOWN 9.9% TO \$639,950.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 68 unit sales in January. This is down 9.3% from 75 in January of 2025. Sales/list price ratio in January moved down to 96.4% from 98.0% in December.

Prices

Median price of \$639,950 in January was down 2.3% from \$654,950 in December and down 9.9% from \$710,000 in January of 2025. 3-month median price of \$635,000 in January was very slightly up from \$630,000 in December but down slightly from \$705,000 in January of 2025.

Inventory

Inventory of 465 in January was up 11.5% from 417 in December and up 2.0% from 456 in January of 2025. New listings in January moved up to 194 from 103 in December.

Market Time

Days on market of 66 in January was very slightly up from 64 in December and up somewhat from 54 in January of 2025. Months of supply of 6.3 in January was up marginally from 5.6 in December and up a little from 5.9 in January of 2025.

KEY STATS

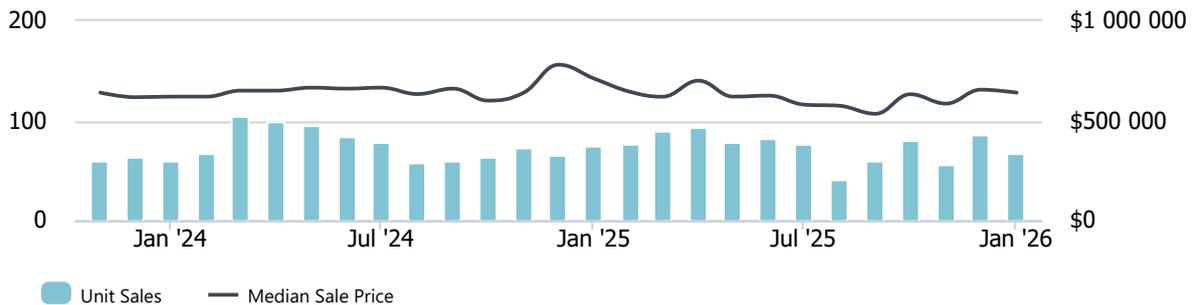
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	68	75	-9.3%	86	-20.9%
Median Sale Price	\$640k	\$710k	-9.9%	\$655k	-2.3%
Inventory	465	456	2.0%	417	11.5%
Months of Supply	6.3	5.9	6.1%	5.6	12.4%
Days on Market	66	54	22.2%	64	3.1%
Avg. Sale Price/SqFt	\$470	\$445	5.6%	\$420	12.0%
Sales to LP Ratio	96.4%	97.2%	-0.8%	98.0%	-1.7%
Sales to Orig. LP Ratio	95.2%	90.7%	4.9%	96.3%	-1.1%
New Listings	194	188	3.2%	103	88.3%
Went to Contract	101	77	31.2%	85	18.8%

BUYERS/SELLERS MARKET

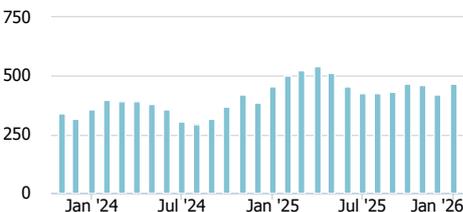


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIO, CA - CONDOMINIUM

JANUARY, 2026



QUICK ANALYSIS

- UNIT SALES IN INDIO FOR JANUARY ARE DOWN 37.5% TO 5.
- NEW LISTINGS IN INDIO WERE 13 IN JANUARY. THIS IS UP 62.5% FROM 8 IN JANUARY OF 2025.
- MONTHS OF SUPPLY IN INDIO IS UP BY 147.7% FOR JANUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 5 unit sales in January. This is down 37.5% from 8 in January of 2025. Sales/list price ratio in January moved down to 96.8% from 97.9% in December.

Prices

Median price of \$280,000 in January was down 15.7% from \$332,000 in December and down 4.8% from \$294,000 in January of 2025. 3-month median price of \$280,000 in January was down a little from \$282,500 in December but up slightly from \$247,450 in January of 2025.

Inventory

Inventory of 32 in January was up 23.1% from 26 in December and up 45.5% from 22 in January of 2025. New listings in January moved up to 13 from 4 in December.

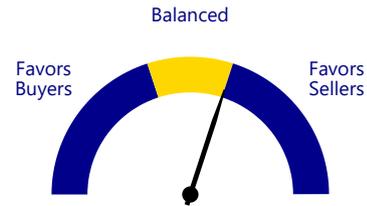
Market Time

Days on market of 76 in January was up considerably from 31 in December and up somewhat from 61 in January of 2025. Months of supply of 10.4 in January was up substantially from 7.8 in December and up considerably from 4.2 in January of 2025.

KEY STATS

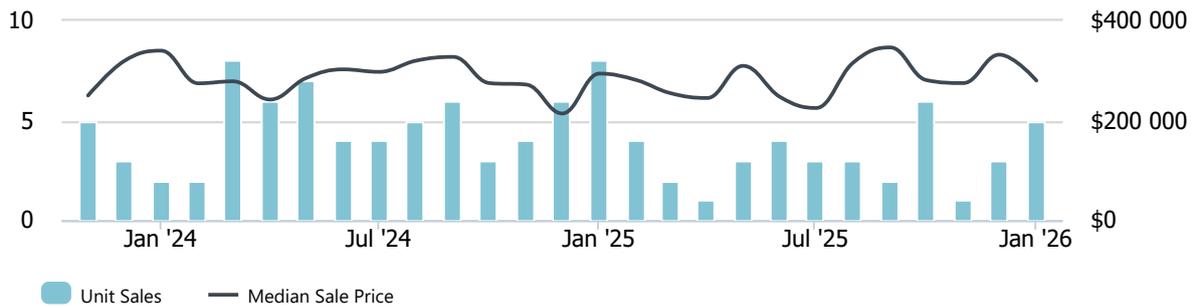
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	5	8	-37.5%	3	66.7%
Median Sale Price	\$280k	\$294k	-4.8%	\$332k	-15.7%
Inventory	32	22	45.5%	26	23.1%
Months of Supply	10.4	4.2	147.7%	7.8	33.1%
Days on Market	76	61	24.6%	31	145.2%
Avg. Sale Price/SqFt	\$230	\$272	-15.5%	\$271	-15.4%
Sales to LP Ratio	96.8%	98.8%	-2.0%	97.9%	-1.2%
Sales to Orig. LP Ratio	89.6%	95.7%	-6.4%	98.2%	-8.8%
New Listings	13	8	62.5%	4	225.0%
Went to Contract	3	6	-50.0%	6	-50.0%

BUYERS/SELLERS MARKET

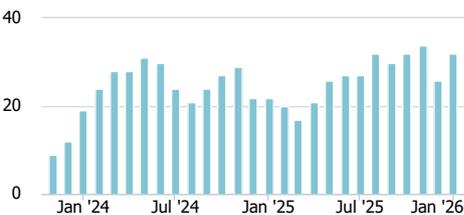


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIO, CA - SINGLE FAMILY
JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIO ARE UP BY 75.0% FOR JANUARY.
- UNIT SALES IN INDIO FOR JANUARY ARE DOWN 16.1% TO 52.
- NEW LISTINGS IN INDIO WERE 181 IN JANUARY. THIS IS DOWN 14.6% FROM 212 IN JANUARY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 52 unit sales in January. This is down 16.1% from 62 in January of 2025. Sales/list price ratio in January moved down to 95.2% from 97.5% in December.

Prices

Median price of \$547,500 in January was down 2.8% from \$563,000 in December but up 2.9% from \$532,000 in January of 2025. 3-month median price this month is \$550,000, the same as last month.

Inventory

Inventory of 481 in January was down 2.6% from 494 in December and down 13.8% from 558 in January of 2025. New listings in January moved up to 181 from 91 in December.

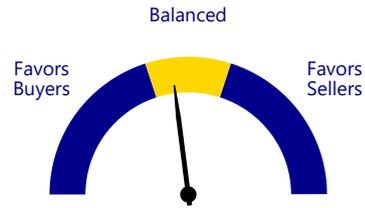
Market Time

Days on market this month is 59, the same as last month. Months of supply of 6.4 in January was down just slightly from 6.5 in December and down slightly from 7.4 in January of 2025.

KEY STATS

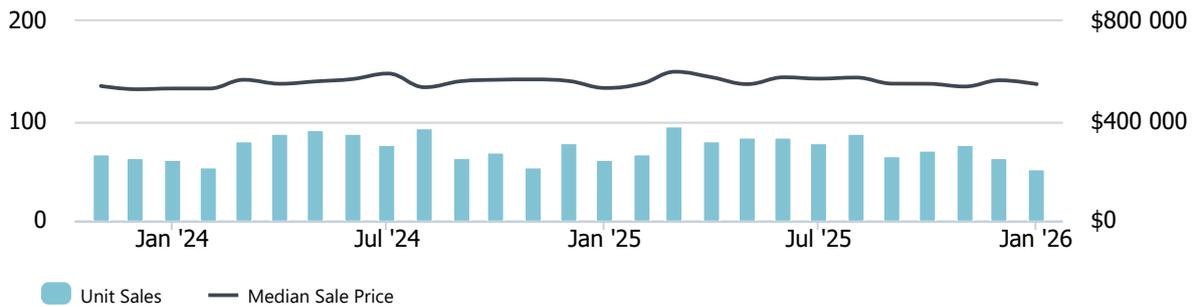
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	52	62	-16.1%	63	-17.5%
Median Sale Price	\$548k	\$532k	2.9%	\$563k	-2.8%
Inventory	481	558	-13.8%	494	-2.6%
Months of Supply	6.4	7.4	-14.5%	6.5	-1.6%
Days on Market	59	50	18.0%	59	0.0%
Avg. Sale Price/SqFt	\$355	\$308	15.3%	\$292	21.7%
Sales to LP Ratio	95.2%	99.4%	-4.2%	97.5%	-2.4%
Sales to Orig. LP Ratio	93.7%	98.6%	-5.0%	95.6%	-2.1%
New Listings	181	212	-14.6%	91	98.9%
Went to Contract	112	64	75.0%	56	100.0%

BUYERS/SELLERS MARKET

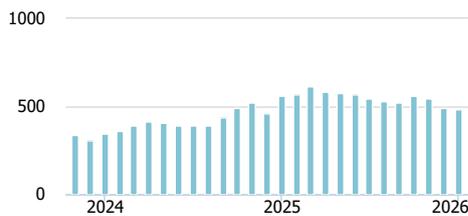


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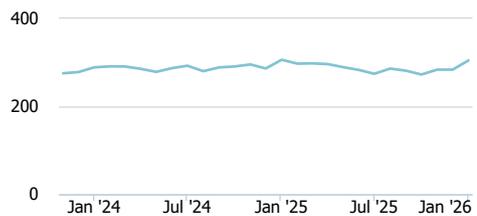
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - CONDOMINIUM

JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE ARE UP BY 57.1% FOR JANUARY.
- UNIT SALES IN RANCHO MIRAGE FOR JANUARY ARE UP 26.7% TO 19.
- MEDIAN PRICE IN RANCHO MIRAGE WAS \$570,000 IN JANUARY. THIS IS DOWN 17.0% FROM \$687,000 IN JANUARY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 19 unit sales in January. This is up 26.7% from 15 in January of 2025. Sales/list price ratio in January moved up to 97.5% from 97.4% in December.

Prices

Median price of \$570,000 in January was up 17.2% from \$486,500 in December but down 17.0% from \$687,000 in January of 2025. 3-month median price of \$565,000 in January was up slightly from \$511,000 in December and up a little from \$535,000 in January of 2025.

Inventory

Inventory of 148 in January was up 8.0% from 137 in December but down 7.5% from 160 in January of 2025. New listings in January moved up to 62 from 28 in December.

Market Time

Days on market of 83 in January was up somewhat from 63 in December but down a little from 94 in January of 2025. Months of supply of 7.9 in January was up marginally from 7.4 in December but down slightly from 8.7 in January of 2025.

KEY STATS

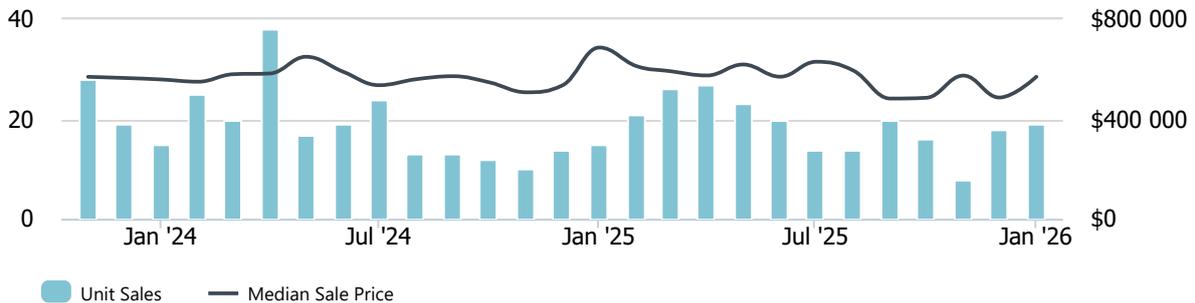
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	19	15	26.7%	18	5.6%
Median Sale Price	\$570k	\$687k	-17.0%	\$486k	17.2%
Inventory	148	160	-7.5%	137	8.0%
Months of Supply	7.9	8.7	-10.0%	7.4	6.1%
Days on Market	83	94	-11.7%	63	31.7%
Avg. Sale Price/SqFt	\$359	\$312	14.8%	\$324	10.7%
Sales to LP Ratio	97.5%	95.6%	2.0%	97.4%	0.1%
Sales to Orig. LP Ratio	95.2%	93.1%	2.2%	94.7%	0.5%
New Listings	62	66	-6.1%	28	121.4%
Went to Contract	33	21	57.1%	16	106.2%

BUYERS/SELLERS MARKET

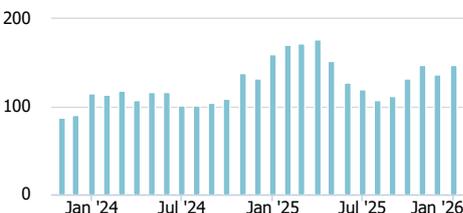


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - SINGLE FAMILY
JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE FOR JANUARY ARE UP 52.8% TO 55.
- UNIT SALES IN RANCHO MIRAGE WERE 28 IN JANUARY. THIS IS DOWN 22.2% FROM 36 IN JANUARY OF 2025.
- NEW LISTINGS IN RANCHO MIRAGE ARE DOWN BY 23.4% FOR JANUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 28 unit sales in January. This is down 22.2% from 36 in January of 2025. Sales/list price ratio in January moved down to 96.2% from 96.3% in December.

Prices

Median price of \$1,045,000 in January was up 6.1% from \$985,000 in December but down 5.0% from \$1,100,000 in January of 2025. 3-month median price of \$985,000 in January was down a little from \$1,047,500 in December and down slightly from \$1,117,500 in January of 2025.

Inventory

Inventory of 295 in January was up 11.7% from 264 in December but down 14.0% from 343 in January of 2025. New listings in January moved up to 118 from 51 in December.

Market Time

Days on market of 73 in January was up modestly from 55 in December and up slightly from 69 in January of 2025. Months of supply of 7.4 in January was up marginally from 6.5 in December but down a little from 8.7 in January of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	28	36	-22.2%	41	-31.7%
Median Sale Price	\$1,045k	\$1,100k	-5.0%	\$985k	6.1%
Inventory	295	343	-14.0%	264	11.7%
Months of Supply	7.4	8.7	-15.6%	6.5	13.6%
Days on Market	73	69	5.8%	55	32.7%
Avg. Sale Price/SqFt	\$559	\$492	13.5%	\$489	14.3%
Sales to LP Ratio	96.2%	96.3%	-0.1%	96.3%	-0.1%
Sales to Orig. LP Ratio	93.9%	93.6%	0.3%	94.6%	-0.7%
New Listings	118	154	-23.4%	51	131.4%
Went to Contract	55	36	52.8%	34	61.8%

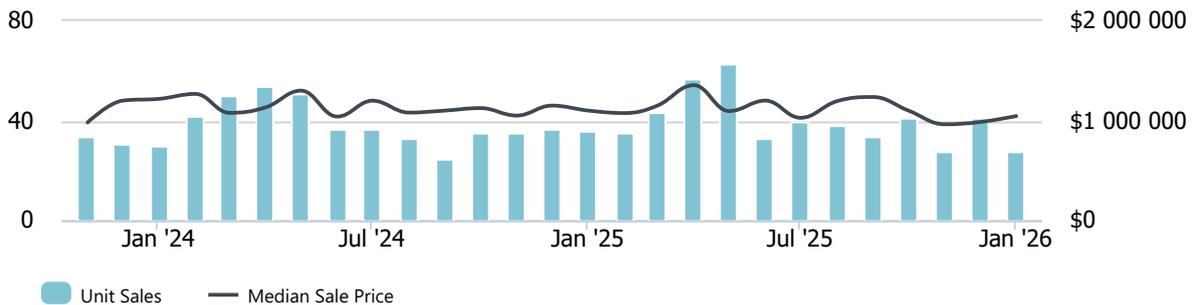
BUYERS/SELLERS MARKET

Balanced

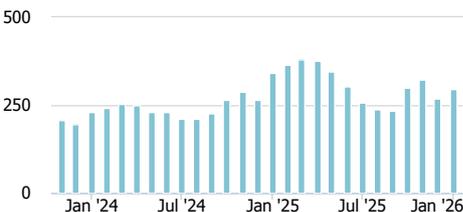


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - CONDOMINIUM

JANUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM SPRINGS FOR JANUARY ARE UP 30.0% TO 91.
- NEW LISTINGS IN PALM SPRINGS WERE 141 IN JANUARY. THIS IS DOWN 20.8% FROM 178 IN JANUARY OF 2025.
- UNIT SALES IN PALM SPRINGS ARE DOWN BY 14.9% FOR JANUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 57 unit sales in January. This is down 14.9% from 67 in January of 2025. Sales/list price ratio in January moved down to 96.2% from 96.8% in December.

Prices

Median price of \$444,000 in January was down 3.4% from \$459,500 in December and down 9.2% from \$489,000 in January of 2025. 3-month median price of \$441,500 in January was up a little from \$416,950 in December but down marginally from \$447,000 in January of 2025.

Inventory

Inventory of 351 in January was down 0.3% from 352 in December and down 16.4% from 420 in January of 2025. New listings in January moved up to 141 from 95 in December.

Market Time

Days on market of 49 in January was down a little from 55 in December and down slightly from 61 in January of 2025. Months of supply of 5.1 in January was up just slightly from 5 in December but down a little from 6.1 in January of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	57	67	-14.9%	58	-1.7%
Median Sale Price	\$444k	\$489k	-9.2%	\$460k	-3.4%
Inventory	351	420	-16.4%	352	-0.3%
Months of Supply	5.1	6.1	-17.2%	5.0	0.9%
Days on Market	49	61	-19.7%	55	-10.9%
Avg. Sale Price/SqFt	\$371	\$390	-4.9%	\$390	-5.0%
Sales to LP Ratio	96.2%	96.0%	0.2%	96.8%	-0.6%
Sales to Orig. LP Ratio	95.4%	93.5%	2.0%	94.8%	0.6%
New Listings	141	178	-20.8%	95	48.4%
Went to Contract	91	70	30.0%	61	49.2%

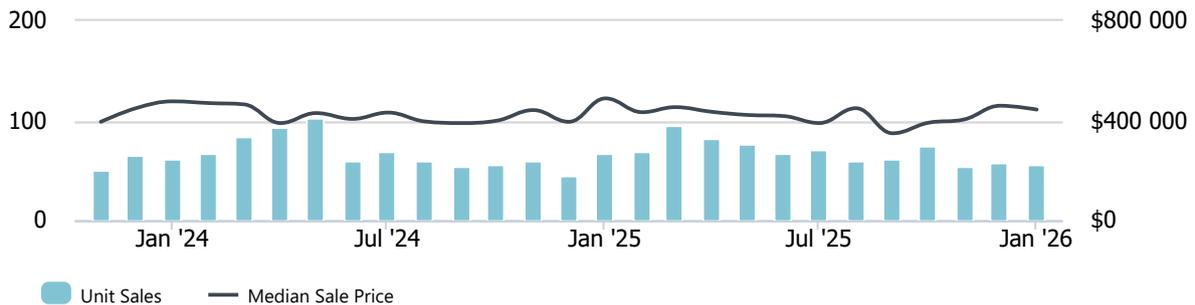
BUYERS/SELLERS MARKET

Balanced

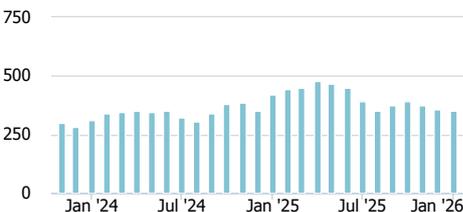


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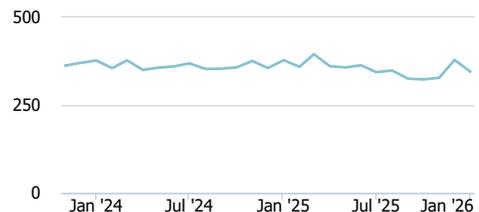
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - SINGLE FAMILY

JANUARY, 2026



QUICK ANALYSIS

- NEW LISTINGS IN PALM SPRINGS FOR JANUARY ARE DOWN 23.0% TO 151.
- DAYS ON MARKET IN PALM SPRINGS WAS 71 IN JANUARY. THIS IS UP 20.3% FROM 59 IN JANUARY OF 2025.
- MEDIAN PRICE IN PALM SPRINGS IS UP BY 12.8% FOR JANUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 48 unit sales in January. This is down 4.0% from 50 in January of 2025. Sales/list price ratio in January moved down to 96.2% from 96.6% in December.

Prices

Median price of \$1,177,450 in January was up 4.2% from \$1,130,000 in December and up 12.8% from \$1,043,750 in January of 2025. 3-month median price of \$1,150,000 in January was up slightly from \$1,038,904 in December and up just slightly from \$1,145,000 in January of 2025.

Inventory

Inventory of 458 in January was up 6.0% from 432 in December but down 8.6% from 501 in January of 2025. New listings in January moved up to 151 from 91 in December.

Market Time

Days on market of 71 in January was up somewhat from 59 in December and up moderately from 59 in January of 2025. Months of supply of 7.9 in January was up a little from 7.4 in December but down slightly from 9.2 in January of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	48	50	-4.0%	57	-15.8%
Median Sale Price	\$1,177k	\$1,044k	12.8%	\$1,130k	4.2%
Inventory	458	501	-8.6%	432	6.0%
Months of Supply	7.9	9.2	-14.2%	7.4	6.3%
Days on Market	71	59	20.3%	59	20.3%
Avg. Sale Price/SqFt	\$603	\$599	0.6%	\$570	5.8%
Sales to LP Ratio	96.2%	95.5%	0.7%	96.6%	-0.5%
Sales to Orig. LP Ratio	93.5%	92.7%	0.9%	94.3%	-0.8%
New Listings	151	196	-23.0%	91	65.9%
Went to Contract	58	59	-1.7%	52	11.5%

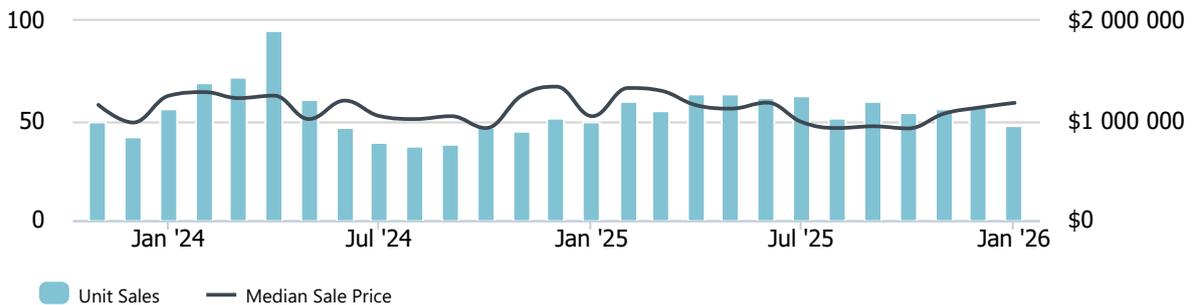
BUYERS/SELLERS MARKET

Balanced

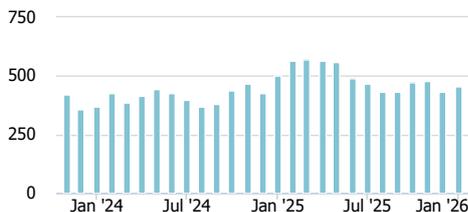


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

