

# MONTHLY MARKET SUMMARY

INDIO, CA - CONDOMINIUM

FEBRUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIO WERE 8 IN FEBRUARY. THIS IS UP 166.7% FROM 3 IN FEBRUARY OF 2025.
- UNIT SALES IN INDIO ARE DOWN BY 50.0% FOR FEBRUARY.
- NEW LISTINGS IN INDIO FOR FEBRUARY ARE UP 66.7% TO 5.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 2 unit sales in February. This is down 50.0% from 4 in February of 2025. Sales/list price ratio in February moved up to 98.3% from 96.8% in January.

### Prices

Median price of \$205,500 in February was down 26.6% from \$280,000 in January and down 26.9% from \$281,000 in February of 2025. 3-month median price of \$261,000 in February was down marginally from \$280,000 in January but up slightly from \$246,250 in February of 2025.

### Inventory

Inventory of 27 in February was down 18.2% from 33 in January but up 35.0% from 20 in February of 2025. New listings in February moved down to 5 from 13 in January.

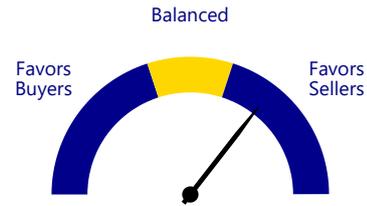
### Market Time

Days on market of 99 in February was up moderately from 76 in January and way up from 38 in February of 2025. Months of supply of 9.3 in February was down a little from 10.7 in January but up substantially from 3.7 in February of 2025.

## KEY STATS

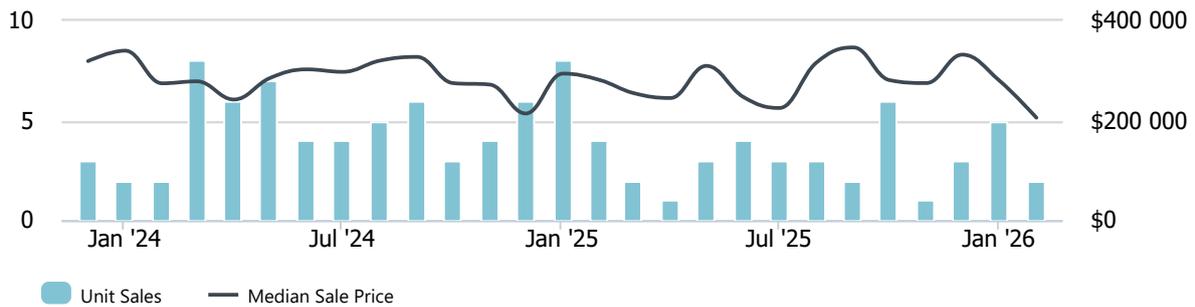
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	2	4	-50.0%	5	-60.0%
Median Sale Price	\$206k	\$281k	-26.9%	\$280k	-26.6%
Inventory	27	20	35.0%	33	-18.2%
Months of Supply	9.3	3.7	150.7%	10.7	-13.5%
Days on Market	99	38	160.5%	76	30.3%
Avg. Sale Price/SqFt	\$269	\$274	-1.7%	\$230	17.3%
Sales to LP Ratio	98.3%	96.2%	2.3%	96.8%	1.6%
Sales to Orig. LP Ratio	98.3%	96.2%	2.3%	89.6%	9.8%
New Listings	5	3	66.7%	13	-61.5%
Went to Contract	8	3	166.7%	2	300.0%

## BUYERS/SELLERS MARKET

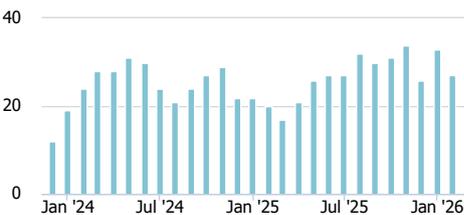


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

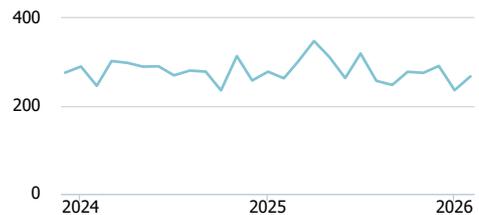
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

INDIO, CA - SINGLE FAMILY  
FEBRUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIO WERE 152 IN FEBRUARY. THIS IS UP 90.0% FROM 80 IN FEBRUARY OF 2025.
- DAYS ON MARKET IN INDIO IS UP BY 27.9% FOR FEBRUARY.
- NEW LISTINGS IN INDIO FOR FEBRUARY ARE DOWN 18.8% TO 117.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 72 unit sales in February. This is up 7.5% from 67 in February of 2025. Sales/list price ratio in February moved up to 97.0% from 95.2% in January.

### Prices

Median price of \$544,500 in February was down 0.1% from \$545,000 in January and down 1.0% from \$550,000 in February of 2025. 3-month median price of \$545,000 in February was down a little from \$550,000 in January and down just slightly from \$548,995 in February of 2025.

### Inventory

Inventory of 457 in February was down 13.1% from 526 in January and down 19.7% from 569 in February of 2025. New listings in February moved down to 117 from 184 in January.

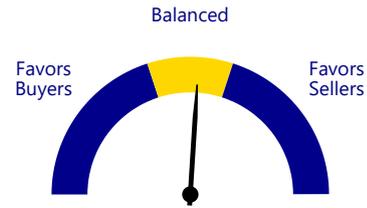
### Market Time

Days on market of 87 in February was up considerably from 60 in January and up moderately from 68 in February of 2025. Months of supply of 6 in February was down slightly from 7 in January and down modestly from 7.5 in February of 2025.

## KEY STATS

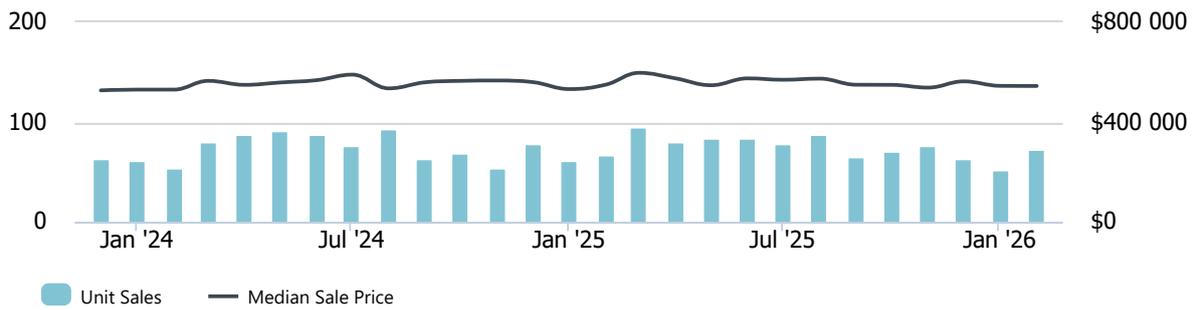
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	72	67	7.5%	53	35.8%
Median Sale Price	\$544k	\$550k	-1.0%	\$545k	-0.1%
Inventory	457	569	-19.7%	526	-13.1%
Months of Supply	6.0	7.5	-19.8%	7.0	-13.6%
Days on Market	87	68	27.9%	60	45.0%
Avg. Sale Price/SqFt	\$312	\$294	6.3%	\$353	-11.6%
Sales to LP Ratio	97.0%	98.2%	-1.2%	95.2%	1.9%
Sales to Orig. LP Ratio	94.4%	96.6%	-2.3%	93.6%	0.8%
New Listings	117	144	-18.8%	184	-36.4%
Went to Contract	152	80	90.0%	78	94.9%

## BUYERS/SELLERS MARKET

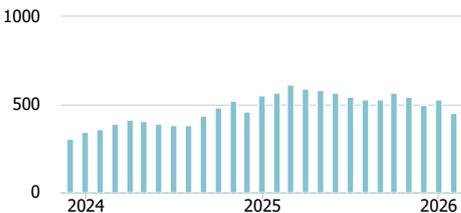


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

