

MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - CONDOMINIUM
JULY, 2026



QUICK ANALYSIS

- MONTHS OF SUPPLY IN PALM SPRINGS FOR JULY IS DOWN 17.9% TO 4.8.
- INVENTORY IN PALM SPRINGS WAS 332 IN JULY. THIS IS DOWN 15.1% FROM 391 IN JULY OF 2025.
- UNIT SALES IN PALM SPRINGS ARE DOWN BY 9.9% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 64 unit sales in July. This is down 9.9% from 71 in July of 2025. Sales/list price ratio in July moved down to 96.6% from 97.2% in June.

Prices

Median price of \$405,000 in July was up 12.5% from \$360,000 in June and up 3.8% from \$390,000 in July of 2025. 3-month median price of \$399,900 in July was down slightly from \$435,000 in June and down just slightly from \$410,000 in July of 2025.

Inventory

Inventory of 332 in July was down 10.3% from 370 in June and down 15.1% from 391 in July of 2025. New listings in July moved up to 80 from 76 in June.

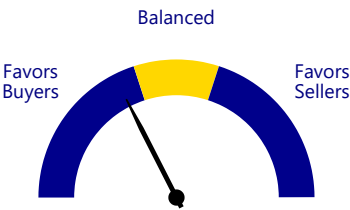
Market Time

Days on market of 80 in July was up somewhat from 62 in June and up marginally from 71 in July of 2025. Months of supply of 4.8 in July was down a little from 5.3 in June and down slightly from 5.8 in July of 2025.

KEY STATS

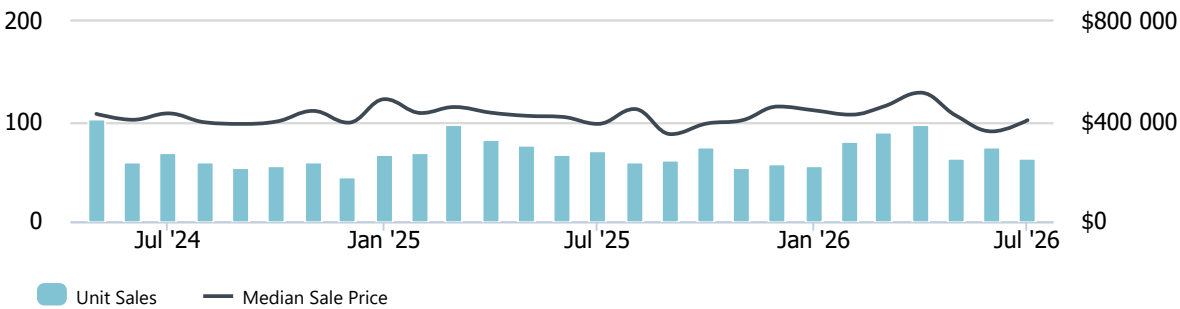
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	64	71	-9.9%	75	-14.7%
Median Sale Price	\$405k	\$390k	3.8%	\$360k	12.5%
Inventory	332	391	-15.1%	370	-10.3%
Months of Supply	4.8	5.8	-17.9%	5.3	-9.5%
Days on Market	80	71	12.7%	62	29.0%
Avg. Sale Price/SqFt	\$379	\$379	-0.2%	\$334	13.2%
Sales to LP Ratio	96.6%	95.5%	1.2%	97.2%	-0.6%
Sales to Orig. LP Ratio	93.0%	91.8%	1.4%	93.7%	-0.7%
New Listings	80	83	-3.6%	76	5.3%
Went to Contract	59	63	-6.3%	57	3.5%

BUYERS/SELLERS MARKET

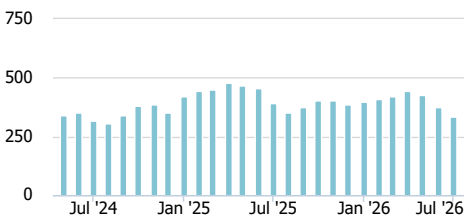


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

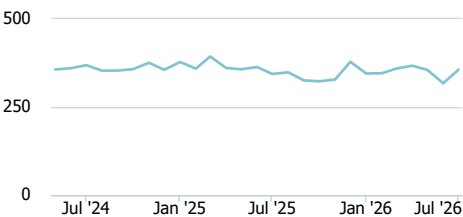
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - SINGLE FAMILY
JULY, 2026



QUICK ANALYSIS

- MONTHS OF SUPPLY IN PALM SPRINGS FOR JULY IS DOWN 36.5% TO 5.7.
- NEW LISTINGS IN PALM SPRINGS WERE 72 IN JULY. THIS IS DOWN 25.8% FROM 97 IN JULY OF 2025.
- INVENTORY IN PALM SPRINGS IS DOWN BY 22.8% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 68 unit sales in July. This is up 7.9% from 63 in July of 2025. Sales/list price ratio in July moved up to 95.5% from 95.2% in June.

Prices

Median price of \$999,500 in July was down 4.8% from \$1,050,000 in June but up 1.5% from \$985,000 in July of 2025. 3-month median price of \$1,050,000 in July was down just slightly from \$1,075,000 in June and down a little from \$1,100,000 in July of 2025.

Inventory

Inventory of 365 in July was down 8.5% from 399 in June and down 22.8% from 473 in July of 2025. New listings in July moved down to 72 from 93 in June.

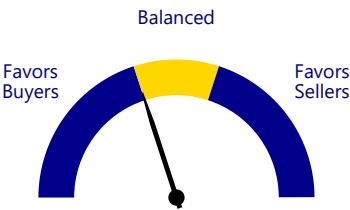
Market Time

Days on market of 70 in July was down just slightly from 73 in June and down a little from 73 in July of 2025. Months of supply of 5.7 in July was down slightly from 6.2 in June and down substantially from 8.9 in July of 2025.

KEY STATS

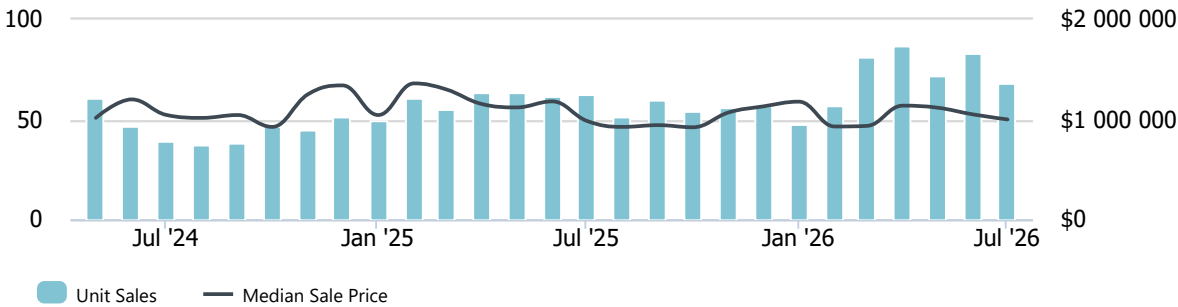
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	68	63	7.9%	83	-18.1%
Median Sale Price	\$1,000k	\$985k	1.5%	\$1,050k	-4.8%
Inventory	365	473	-22.8%	399	-8.5%
Months of Supply	5.7	8.9	-36.5%	6.2	-9.1%
Days on Market	70	73	-4.1%	73	-4.1%
Avg. Sale Price/SqFt	\$554	\$535	3.6%	\$574	-3.4%
Sales to LP Ratio	95.5%	96.1%	-0.6%	95.2%	0.4%
Sales to Orig. LP Ratio	92.9%	91.2%	1.9%	91.4%	1.6%
New Listings	72	97	-25.8%	93	-22.6%
Went to Contract	55	58	-5.2%	64	-14.1%

BUYERS/SELLERS MARKET

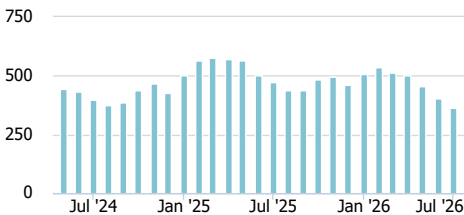


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

