

# MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM  
FEBRUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR FEBRUARY ARE UP 24.8% TO 327.
- DAYS ON MARKET IN COACHELLA VALLEY WAS 70 IN FEBRUARY. THIS IS UP 18.6% FROM 59 IN FEBRUARY OF 2025.
- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 12.6% FOR FEBRUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

Unit sales in February were 217, unchanged from the same month last year. Sales/list price ratio in February moved up to 96.9% from 96.0% in January.

### Prices

Median price of \$475,000 in February was down 9.9% from \$527,000 in January and down 10.4% from \$530,000 in February of 2025. 3-month median price of \$499,825 in February was up just slightly from \$495,000 in January but down a little from \$505,000 in February of 2025.

### Inventory

Inventory of 1,298 in February was down 4.1% from 1,354 in January and down 7.2% from 1,398 in February of 2025. New listings in February moved down to 390 from 483 in January.

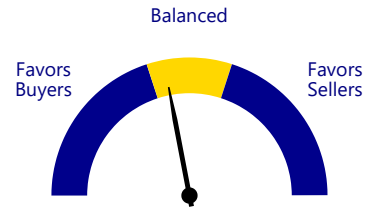
### Market Time

Days on market of 70 in February was down marginally from 83 in January but up a little from 59 in February of 2025. Months of supply of 6.9 in February was down marginally from 7.2 in January and down marginally from 7.3 in February of 2025.

## KEY STATS

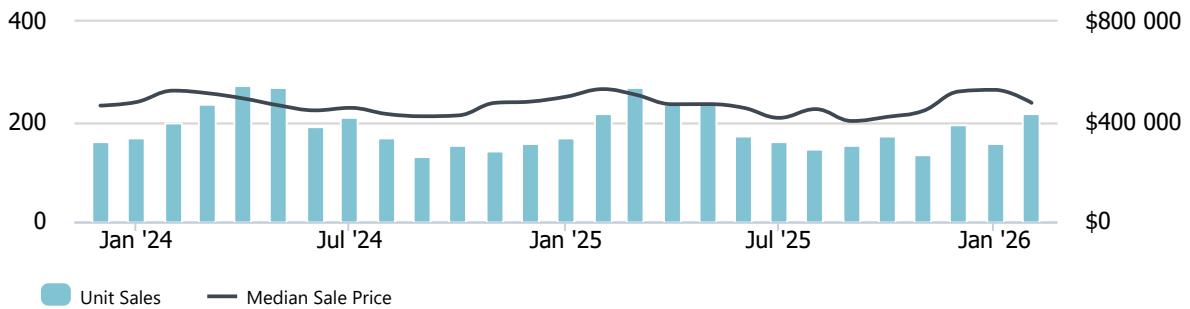
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	217	217	0.0%	157	38.2%
Median Sale Price	\$475k	\$530k	-10.4%	\$527k	-9.9%
Inventory	1298	1398	-7.2%	1354	-4.1%
Months of Supply	6.9	7.3	-4.9%	7.2	-4.1%
Days on Market	70	59	18.6%	83	-15.7%
Avg. Sale Price/SqFt	\$360	\$363	-0.6%	\$373	-3.3%
Sales to LP Ratio	96.9%	97.2%	-0.3%	96.0%	0.9%
Sales to Orig. LP Ratio	94.4%	95.1%	-0.8%	94.4%	-0.0%
New Listings	390	446	-12.6%	483	-19.3%
Went to Contract	327	262	24.8%	218	50.0%

## BUYERS/SELLERS MARKET

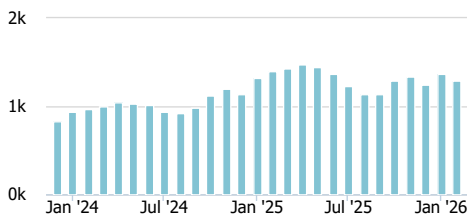


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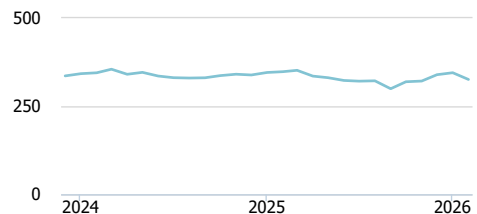
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY

FEBRUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY WERE 712 IN FEBRUARY. THIS IS UP 56.5% FROM 455 IN FEBRUARY OF 2025.
- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 18.0% FOR FEBRUARY.
- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR FEBRUARY IS DOWN 18.1% TO 6.4.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 399 unit sales in February. This is down 8.7% from 437 in February of 2025. Sales/list price ratio in February moved up to 96.7% from 95.7% in January.

### Prices

Median price of \$725,000 in February was up 5.1% from \$690,000 in January and up 2.1% from \$710,000 in February of 2025. 3-month median price of \$699,000 in February was up just slightly from \$672,875 in January but down marginally from \$700,000 in February of 2025.

### Inventory

Inventory of 2,769 in February was down 5.3% from 2,924 in January and down 16.6% from 3,320 in February of 2025. New listings in February moved down to 809 from 1,014 in January.

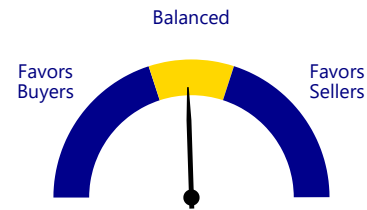
### Market Time

Days on market of 73 in February was up just slightly from 70 in January and up marginally from 71 in February of 2025. Months of supply of 6.4 in February was down a little from 6.7 in January and down marginally from 7.8 in February of 2025.

## KEY STATS

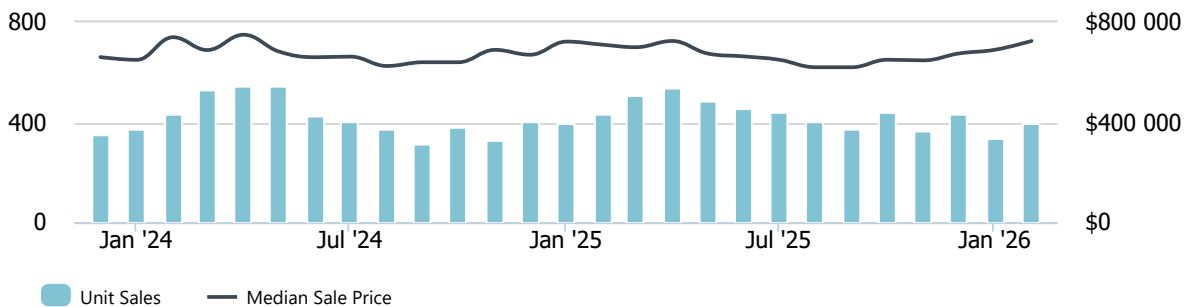
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	399	437	-8.7%	337	18.4%
Median Sale Price	\$725k	\$710k	2.1%	\$690k	5.1%
Inventory	2769	3320	-16.6%	2924	-5.3%
Months of Supply	6.4	7.8	-18.1%	6.7	-4.6%
Days on Market	73	71	2.8%	70	4.3%
Avg. Sale Price/SqFt	\$475	\$463	2.6%	\$494	-4.0%
Sales to LP Ratio	96.7%	96.8%	-0.1%	95.7%	1.1%
Sales to Orig. LP Ratio	93.6%	94.8%	-1.3%	94.0%	-0.5%
New Listings	809	987	-18.0%	1014	-20.2%
Went to Contract	712	455	56.5%	446	59.6%

## BUYERS/SELLERS MARKET

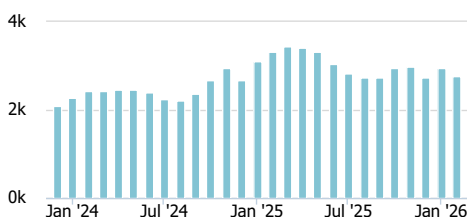


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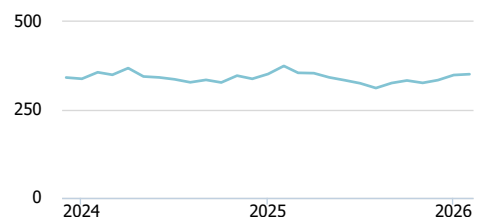
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

LA QUINTA, CA - CONDOMINIUM  
FEBRUARY, 2026



## QUICK ANALYSIS

- MEDIAN PRICE IN LA QUINTA FOR FEBRUARY IS UP 29.0% TO \$742,000.
- MONTHS OF SUPPLY IN LA QUINTA WAS 8.6 IN FEBRUARY. THIS IS UP 67.7% FROM 5.1 IN FEBRUARY OF 2025.
- NEW LISTINGS IN LA QUINTA ARE DOWN BY 37.2% FOR FEBRUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 19 unit sales in February. This is down 5.0% from 20 in February of 2025. Sales/list price ratio in February moved up to 95.7% from 92.5% in January.

### Prices

Median price of \$742,000 in February was down 15.2% from \$875,000 in January but up 29.0% from \$575,000 in February of 2025. 3-month median price this month is \$785,000, the same as last month.

### Inventory

Inventory of 132 in February was down 11.4% from 149 in January but up 32.0% from 100 in February of 2025. New listings in February moved down to 27 from 34 in January.

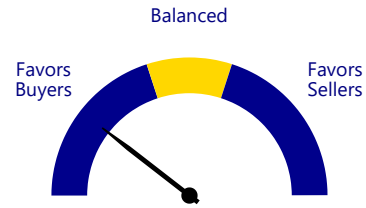
### Market Time

Days on market of 60 in February was way down from 165 in January and down a little from 74 in February of 2025. Months of supply of 8.6 in February was down marginally from 9.6 in January but way up from 5.1 in February of 2025.

## KEY STATS

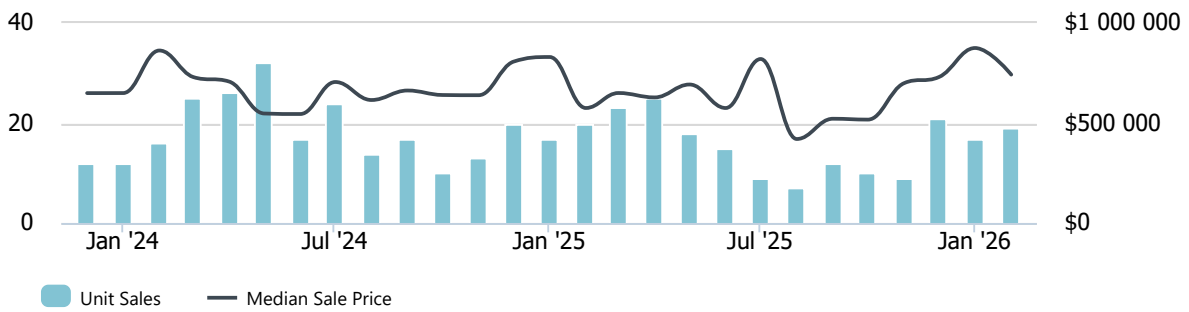
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	19	20	-5.0%	17	11.8%
Median Sale Price	\$742k	\$575k	29.0%	\$875k	-15.2%
Inventory	132	100	32.0%	149	-11.4%
Months of Supply	8.6	5.1	67.7%	9.6	-10.9%
Days on Market	60	74	-18.9%	165	-63.6%
Avg. Sale Price/SqFt	\$387	\$337	14.7%	\$479	-19.3%
Sales to LP Ratio	95.7%	96.4%	-0.7%	92.5%	3.4%
Sales to Orig. LP Ratio	92.2%	93.1%	-1.0%	91.9%	0.3%
New Listings	27	43	-37.2%	34	-20.6%
Went to Contract	27	22	22.7%	21	28.6%

## BUYERS/SELLERS MARKET

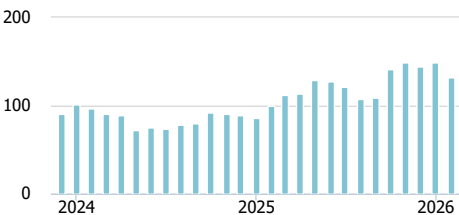


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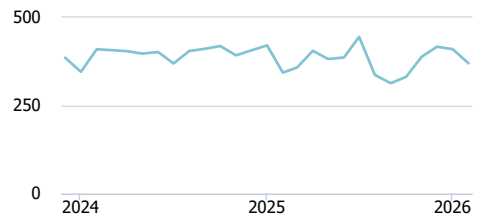
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

LA QUINTA, CA - SINGLE FAMILY  
FEBRUARY, 2026



## QUICK ANALYSIS

- MEDIAN PRICE IN LA QUINTA WAS \$1,187,500 IN FEBRUARY. THIS IS UP 43.1% FROM \$830,000 IN FEBRUARY OF 2025.
- UNIT SALES IN LA QUINTA ARE DOWN BY 25.0% FOR FEBRUARY.
- NEW LISTINGS IN LA QUINTA FOR FEBRUARY ARE DOWN 28.3% TO 129.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 72 unit sales in February. This is down 25.0% from 96 in February of 2025. Sales/list price ratio in February moved up to 96.0% from 94.6% in January.

### Prices

Median price of \$1,187,500 in February was up 35.7% from \$875,000 in January and up 43.1% from \$830,000 in February of 2025. 3-month median price of \$1,016,000 in February was up marginally from \$945,000 in January and up marginally from \$995,000 in February of 2025.

### Inventory

Inventory of 432 in February was down 7.9% from 469 in January and down 28.7% from 606 in February of 2025. New listings in February moved down to 129 from 168 in January.

### Market Time

Days on market of 71 in February was down just slightly from 72 in January and down somewhat from 98 in February of 2025. Months of supply of 5.3 in February was down a little from 5.7 in January and down substantially from 8 in February of 2025.

## KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	72	96	-25.0%	67	7.5%
Median Sale Price	\$1,188k	\$830k	43.1%	\$875k	35.7%
Inventory	432	606	-28.7%	469	-7.9%
Months of Supply	5.3	8.0	-33.3%	5.7	-5.6%
Days on Market	71	98	-27.6%	72	-1.4%
Avg. Sale Price/SqFt	\$572	\$479	19.6%	\$577	-0.8%
Sales to LP Ratio	96.0%	96.9%	-0.9%	94.6%	1.5%
Sales to Orig. LP Ratio	91.4%	94.7%	-3.4%	93.6%	-2.4%
New Listings	129	180	-28.3%	168	-23.2%
Went to Contract	128	110	16.4%	93	37.6%

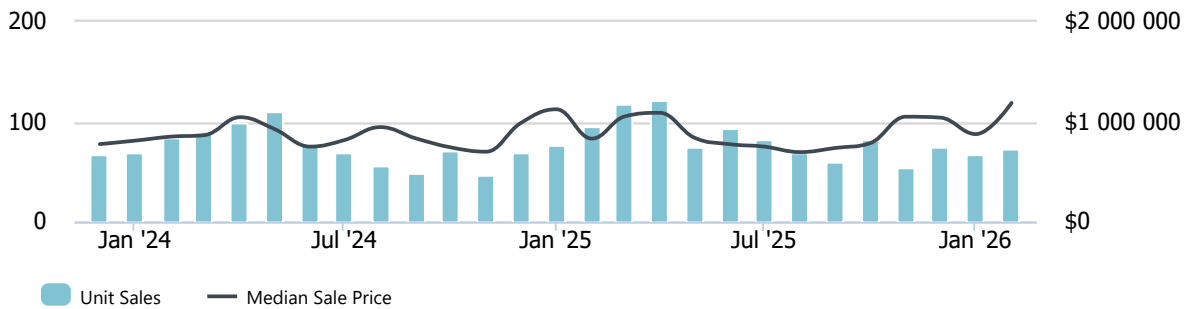
## BUYERS/SELLERS MARKET

Balanced

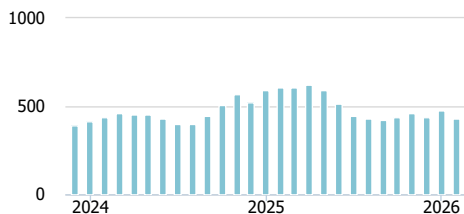


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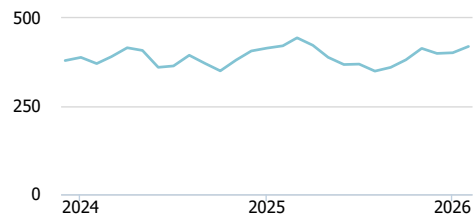
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM  
FEBRUARY, 2026



## QUICK ANALYSIS

- UNIT SALES IN INDIAN WELLS ARE DOWN BY 66.7% FOR FEBRUARY.
- MEDIAN PRICE IN INDIAN WELLS FOR FEBRUARY IS UP 25.0% TO \$950,000.
- PRICE / SQ FT IN INDIAN WELLS WAS \$520 IN FEBRUARY. THIS IS UP 39.2% FROM \$373 IN FEBRUARY OF 2025.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 3 unit sales in February. This is down 66.7% from 9 in February of 2025. Sales/list price ratio in February moved up to 96.8% from 95.5% in January.

### Prices

Median price of \$950,000 in February was up 31.9% from \$720,000 in January and up 25.0% from \$759,900 in February of 2025. 3-month median price this month is \$720,000, the same as last month.

### Inventory

Inventory of 44 in February was down 6.4% from 47 in January and down 29.0% from 62 in February of 2025. New listings were 19 in February, the same as January.

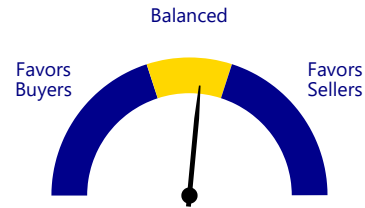
### Market Time

Days on market of 108 in February was up substantially from 54 in January and up considerably from 67 in February of 2025. Months of supply of 7.8 in February was up marginally from 7.6 in January but down marginally from 9.4 in February of 2025.

## KEY STATS

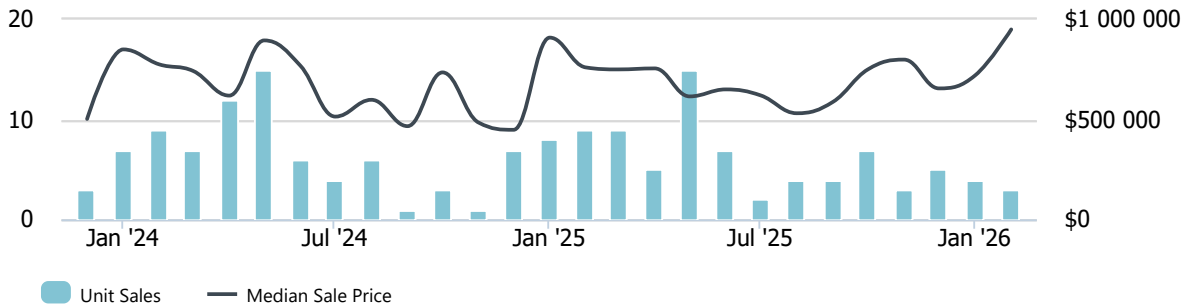
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	3	9	-66.7%	4	-25.0%
Median Sale Price	\$950k	\$760k	25.0%	\$720k	31.9%
Inventory	44	62	-29.0%	47	-6.4%
Months of Supply	7.8	9.4	-17.6%	7.6	1.9%
Days on Market	108	67	61.2%	54	100.0%
Avg. Sale Price/SqFt	\$520	\$373	39.2%	\$397	31.0%
Sales to LP Ratio	96.8%	96.3%	0.5%	95.5%	1.3%
Sales to Orig. LP Ratio	96.4%	95.0%	1.4%	95.4%	1.0%
New Listings	19	17	11.8%	19	0.0%
Went to Contract	15	12	25.0%	5	200.0%

## BUYERS/SELLERS MARKET

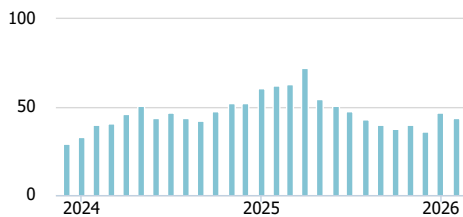


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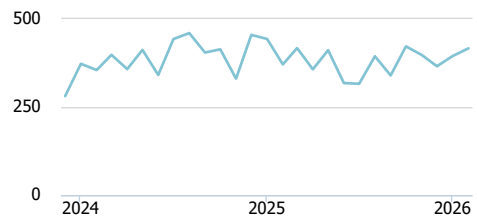
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY  
FEBRUARY, 2026



## QUICK ANALYSIS

- UNIT SALES IN INDIAN WELLS WERE 13 IN FEBRUARY. THIS IS DOWN 45.8% FROM 24 IN FEBRUARY OF 2025.
- DAYS ON MARKET IN INDIAN WELLS IS UP BY 56.1% FOR FEBRUARY.
- MONTHS OF SUPPLY IN INDIAN WELLS FOR FEBRUARY IS DOWN 23.9% TO 6.5.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 13 unit sales in February. This is down 45.8% from 24 in February of 2025. Sales/list price ratio in February moved up to 97.8% from 94.9% in January.

### Prices

Median price of \$2,237,500 in February was up 13.3% from \$1,975,000 in January but down 10.1% from \$2,487,500 in February of 2025. 3-month median price of \$2,162,500 in February was down just slightly from \$2,189,000 in January and down a little from \$2,212,500 in February of 2025.

### Inventory

Inventory of 97 in February was up 3.2% from 94 in January but down 23.0% from 126 in February of 2025. New listings in February moved down to 31 from 32 in January.

### Market Time

Days on market of 89 in February was up substantially from 44 in January and up considerably from 57 in February of 2025. Months of supply of 6.5 in February was up slightly from 5.9 in January but down moderately from 8.5 in February of 2025.

## KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	13	24	-45.8%	12	8.3%
Median Sale Price	\$2,238k	\$2,488k	-10.1%	\$1,975k	13.3%
Inventory	97	126	-23.0%	94	3.2%
Months of Supply	6.5	8.5	-23.9%	5.9	9.5%
Days on Market	89	57	56.1%	44	102.3%
Avg. Sale Price/SqFt	\$837	\$677	23.5%	\$720	16.2%
Sales to LP Ratio	97.8%	95.9%	2.0%	94.9%	3.0%
Sales to Orig. LP Ratio	96.1%	94.8%	1.4%	93.5%	2.8%
New Listings	31	35	-11.4%	32	-3.1%
Went to Contract	17	17	0.0%	15	13.3%

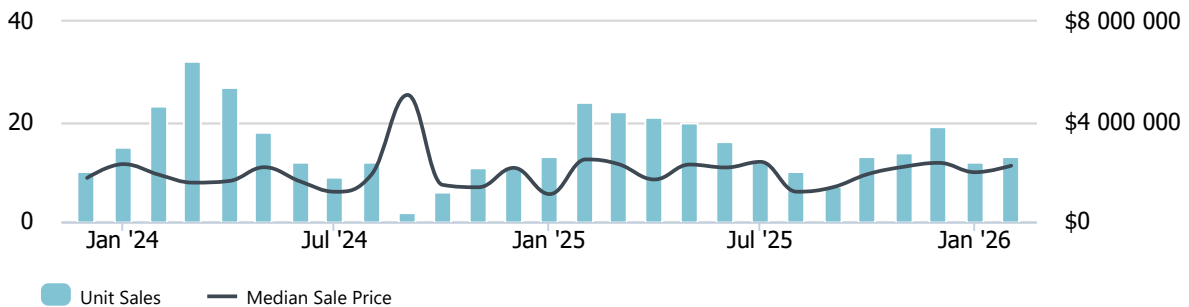
## BUYERS/SELLERS MARKET

Balanced

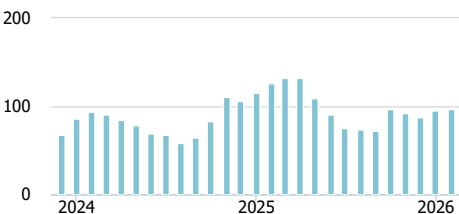


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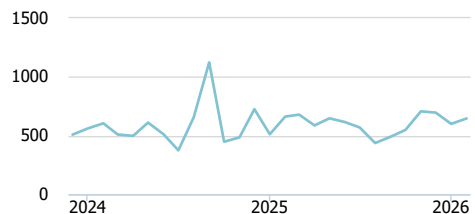
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM

FEBRUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT FOR FEBRUARY ARE UP 34.4% TO 125.
- NEW LISTINGS IN PALM DESERT WERE 115 IN FEBRUARY. THIS IS DOWN 25.8% FROM 155 IN FEBRUARY OF 2025.
- MEDIAN PRICE IN PALM DESERT IS DOWN BY 19.0% FOR FEBRUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 78 unit sales in February. This is down 3.7% from 81 in February of 2025. Sales/list price ratio in February moved down to 96.5% from 97.2% in January.

### Prices

Median price of \$469,000 in February was down 10.2% from \$522,000 in January and down 19.0% from \$579,000 in February of 2025. 3-month median price of \$500,000 in February was down just slightly from \$510,000 in January and down slightly from \$534,000 in February of 2025.

### Inventory

Inventory of 442 in February was down 7.9% from 480 in January and down 1.8% from 450 in February of 2025. New listings in February moved down to 115 from 176 in January.

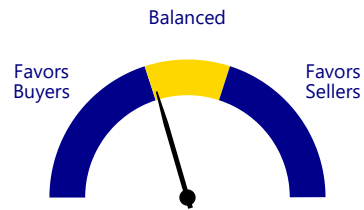
### Market Time

Days on market of 70 in February was down moderately from 89 in January but up somewhat from 58 in February of 2025. Months of supply of 7.5 in February was down a little from 8.1 in January and down just slightly from 7.7 in February of 2025.

## KEY STATS

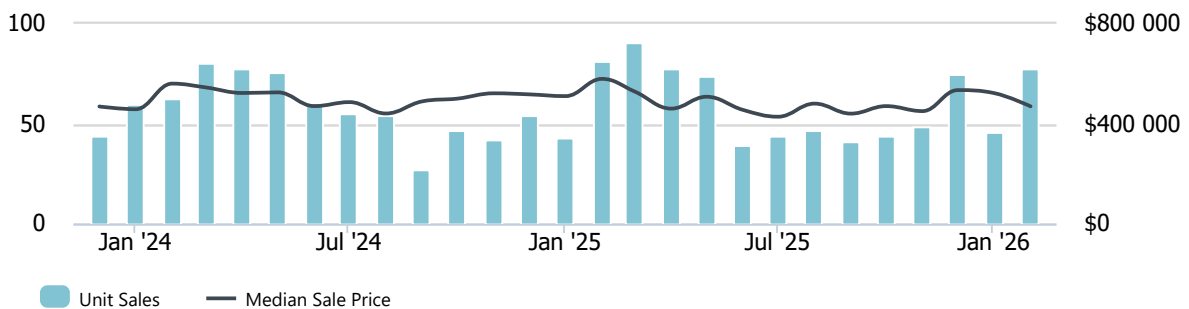
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	78	81	-3.7%	46	69.6%
Median Sale Price	\$469k	\$579k	-19.0%	\$522k	-10.2%
Inventory	442	450	-1.8%	480	-7.9%
Months of Supply	7.5	7.7	-2.9%	8.1	-7.5%
Days on Market	70	58	20.7%	89	-21.3%
Avg. Sale Price/SqFt	\$361	\$375	-3.9%	\$356	1.4%
Sales to LP Ratio	96.5%	96.8%	-0.3%	97.2%	-0.7%
Sales to Orig. LP Ratio	93.6%	95.2%	-1.7%	95.2%	-1.6%
New Listings	115	155	-25.8%	176	-34.7%
Went to Contract	125	93	34.4%	64	95.3%

## BUYERS/SELLERS MARKET

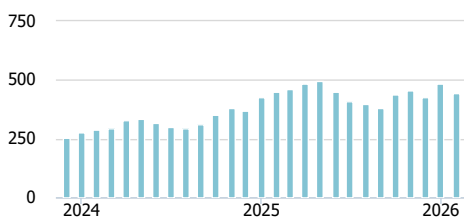


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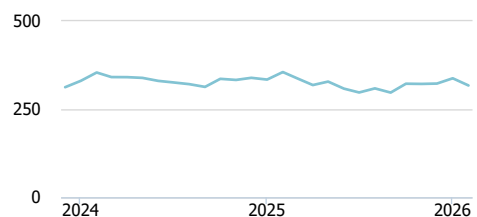
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY

FEBRUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 134 IN FEBRUARY. THIS IS UP 81.1% FROM 74 IN FEBRUARY OF 2025.
- UNIT SALES IN PALM DESERT ARE DOWN BY 19.7% FOR FEBRUARY.
- NEW LISTINGS IN PALM DESERT FOR FEBRUARY ARE DOWN 16.8% TO 139.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 61 unit sales in February. This is down 19.7% from 76 in February of 2025. Sales/list price ratio in February moved up to 97.0% from 96.4% in January.

### Prices

Median price of \$670,000 in February was up 4.7% from \$639,950 in January and up 4.0% from \$644,000 in February of 2025. 3-month median price of \$650,000 in February was up just slightly from \$635,000 in January but down a little from \$700,000 in February of 2025.

### Inventory

Inventory of 467 in February was down 5.1% from 492 in January and down 7.2% from 503 in February of 2025. New listings in February moved down to 139 from 194 in January.

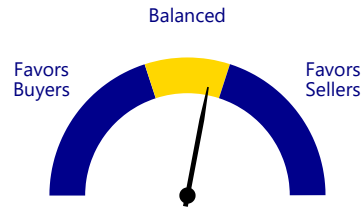
### Market Time

Days on market of 63 in February was down just slightly from 66 in January but very slightly up from 61 in February of 2025. Months of supply of 6.4 in February was down marginally from 6.6 in January and down just slightly from 6.5 in February of 2025.

## KEY STATS

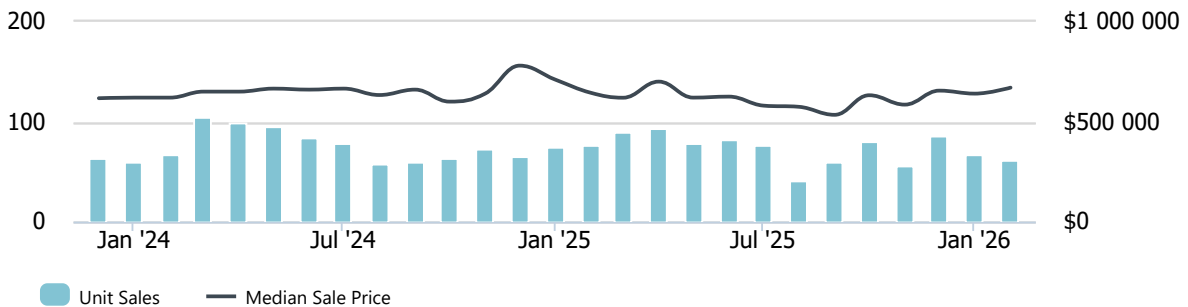
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	61	76	-19.7%	68	-10.3%
Median Sale Price	\$670k	\$644k	4.0%	\$640k	4.7%
Inventory	467	503	-7.2%	492	-5.1%
Months of Supply	6.4	6.5	-0.8%	6.6	-3.5%
Days on Market	63	61	3.3%	66	-4.5%
Avg. Sale Price/SqFt	\$421	\$465	-9.5%	\$470	-10.5%
Sales to LP Ratio	97.0%	97.6%	-0.7%	96.4%	0.6%
Sales to Orig. LP Ratio	94.8%	95.8%	-1.1%	95.2%	-0.4%
New Listings	139	167	-16.8%	194	-28.4%
Went to Contract	134	74	81.1%	82	63.4%

## BUYERS/SELLERS MARKET

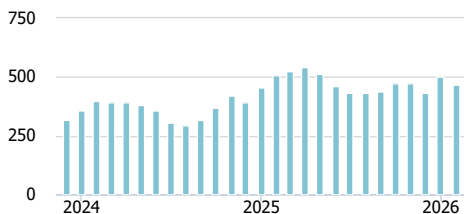


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

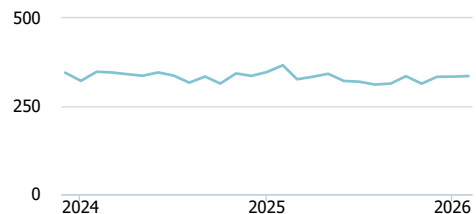
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

INDIO, CA - 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.

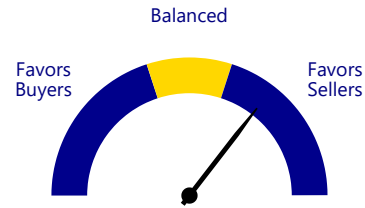
### Market Time

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

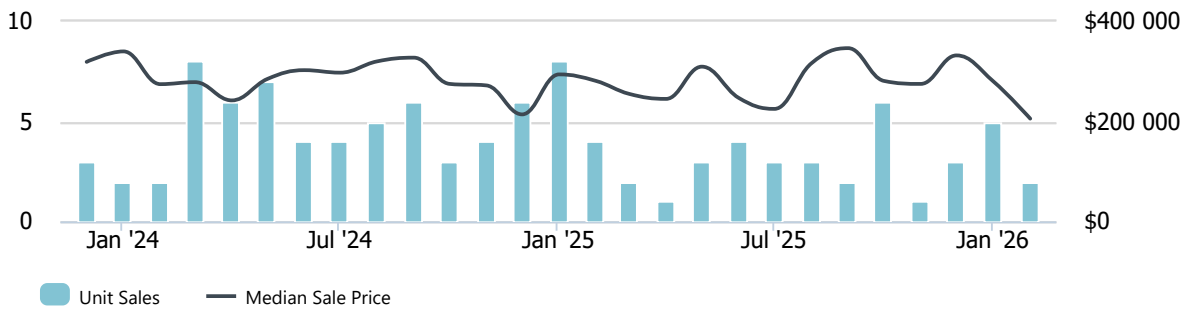
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	2	4	-50.0%	5	-60.0%
Median Sale Price	\$206k	\$281k	-26.9%	\$280k	-26.6%
Inventory	27	20	35.0%	33	-18.2%
Months of Supply	9.3	3.7	150.7%	10.7	-13.5%
Days on Market	99	38	160.5%	76	30.3%
Avg. Sale Price/SqFt	\$269	\$274	-1.7%	\$230	17.3%
Sales to LP Ratio	98.3%	96.2%	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

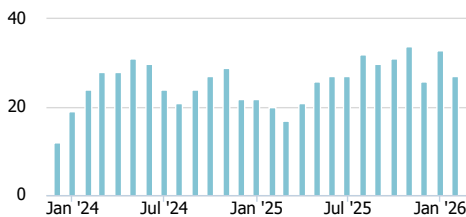


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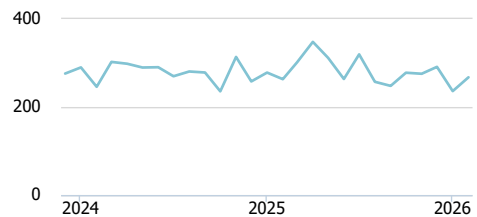
## UNIT SALES AND MEDIAN PRICES



## 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.

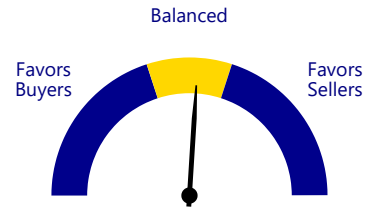
### Market Time

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

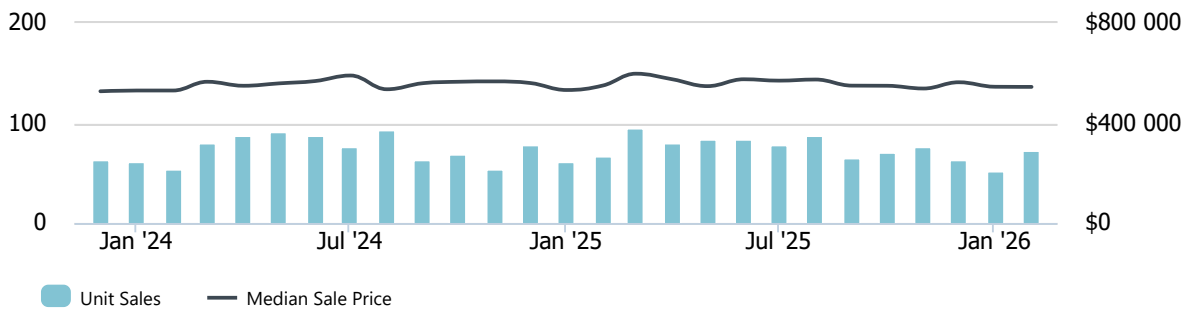
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	72	67	7.5%	53	35.8%
Median Sale Price	\$544k	\$550k	-1.0%	\$545k	-0.1%
Inventory	457	569	-19.7%	526	-13.1%
Months of Supply	6.0	7.5	-19.8%	7.0	-13.6%
Days on Market	87	68	27.9%	60	45.0%
Avg. Sale Price/SqFt	\$312	\$294	6.3%	\$353	-11.6%
Sales to LP Ratio	97.0%	98.2%	-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

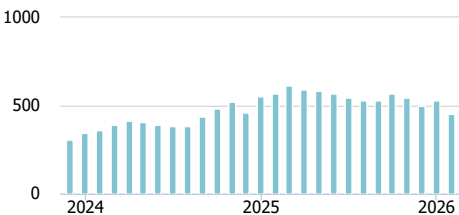


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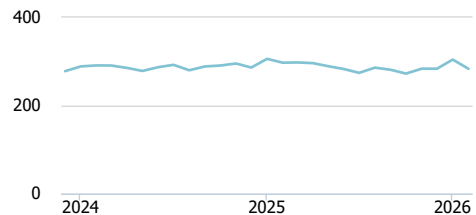
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - CONDOMINIUM  
FEBRUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE FOR FEBRUARY ARE UP 55.6% TO 42.
- MEDIAN PRICE IN RANCHO MIRAGE WAS \$535,000 IN FEBRUARY. THIS IS DOWN 12.7% FROM \$612,500 IN FEBRUARY OF 2025.
- DAYS ON MARKET IN RANCHO MIRAGE IS UP BY 17.4% FOR FEBRUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

Unit sales in February were 21, unchanged from the same month last year. Sales/list price ratio in February moved down to 96.7% from 97.5% in January.

### Prices

Median price of \$535,000 in February was down 6.1% from \$570,000 in January and down 12.7% from \$612,500 in February of 2025. 3-month median price of \$561,000 in February was down just slightly from \$565,000 in January and down a little from \$602,500 in February of 2025.

### Inventory

Inventory of 161 in February was down 1.8% from 164 in January and down 6.4% from 172 in February of 2025. New listings in February moved down to 54 from 66 in January.

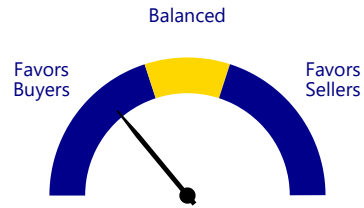
### Market Time

Days on market of 54 in February was down substantially from 83 in January but up a little from 46 in February of 2025. Months of supply of 8.5 in February was down marginally from 8.7 in January and down marginally from 9.6 in February of 2025.

## KEY STATS

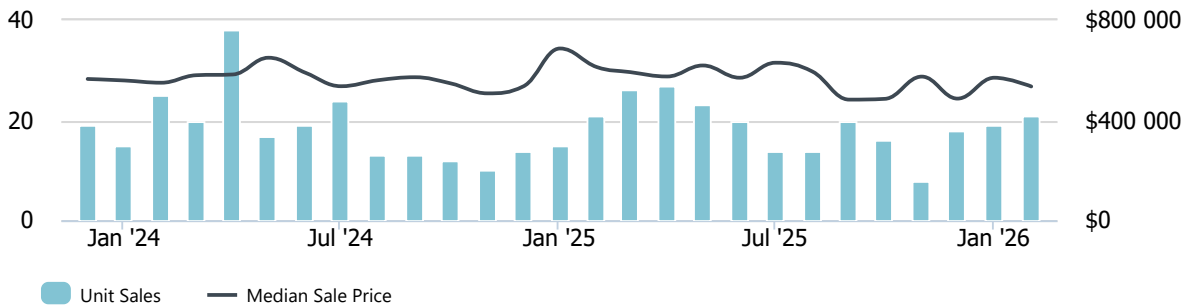
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	21	21	0.0%	19	10.5%
Median Sale Price	\$535k	\$612k	-12.7%	\$570k	-6.1%
Inventory	161	172	-6.4%	164	-1.8%
Months of Supply	8.5	9.6	-10.5%	8.7	-1.8%
Days on Market	54	46	17.4%	83	-34.9%
Avg. Sale Price/SqFt	\$321	\$327	-1.9%	\$359	-10.4%
Sales to LP Ratio	96.7%	97.0%	-0.4%	97.5%	-0.9%
Sales to Orig. LP Ratio	95.0%	96.2%	-1.3%	95.2%	-0.2%
New Listings	54	51	5.9%	66	-18.2%
Went to Contract	42	27	55.6%	22	90.9%

## BUYERS/SELLERS MARKET

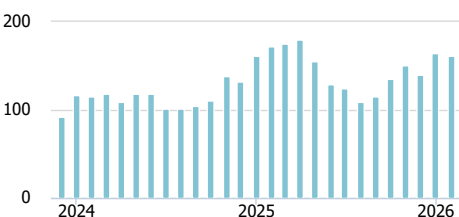


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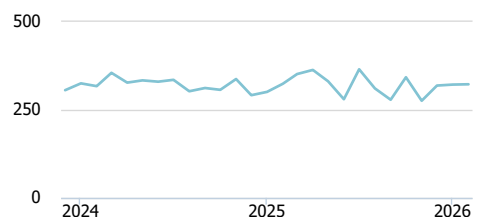
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - SINGLE FAMILY  
FEBRUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE FOR FEBRUARY ARE UP 56.5% TO 72.
- UNIT SALES IN RANCHO MIRAGE WERE 46 IN FEBRUARY. THIS IS UP 31.4% FROM 35 IN FEBRUARY OF 2025.
- MEDIAN PRICE IN RANCHO MIRAGE IS UP BY 27.9% FOR FEBRUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 46 unit sales in February. This is up 31.4% from 35 in February of 2025. Sales/list price ratio in February moved up to 96.3% from 96.2% in January.

### Prices

Median price of \$1,375,000 in February was up 31.6% from \$1,045,000 in January and up 27.9% from \$1,075,000 in February of 2025. 3-month median price of \$1,160,000 in February was up slightly from \$985,000 in January and very slightly up from \$1,105,000 in February of 2025.

### Inventory

Inventory of 306 in February was down 4.1% from 319 in January and down 16.4% from 366 in February of 2025. New listings in February moved down to 88 from 120 in January.

### Market Time

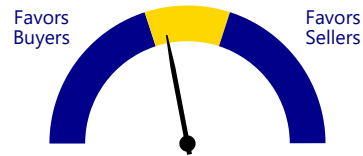
Days on market of 64 in February was down slightly from 73 in January but up a little from 59 in February of 2025. Months of supply of 7.5 in February was down marginally from 8 in January and down somewhat from 9.4 in February of 2025.

## KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	46	35	31.4%	28	64.3%
Median Sale Price	\$1,375k	\$1,075k	27.9%	\$1,045k	31.6%
Inventory	306	366	-16.4%	319	-4.1%
Months of Supply	7.5	9.4	-21.0%	8.0	-6.2%
Days on Market	64	59	8.5%	73	-12.3%
Avg. Sale Price/SqFt	\$547	\$459	19.1%	\$559	-2.1%
Sales to LP Ratio	96.3%	96.0%	0.3%	96.2%	0.1%
Sales to Orig. LP Ratio	92.9%	95.1%	-2.3%	93.9%	-1.1%
New Listings	88	97	-9.3%	120	-26.7%
Went to Contract	72	46	56.5%	44	63.6%

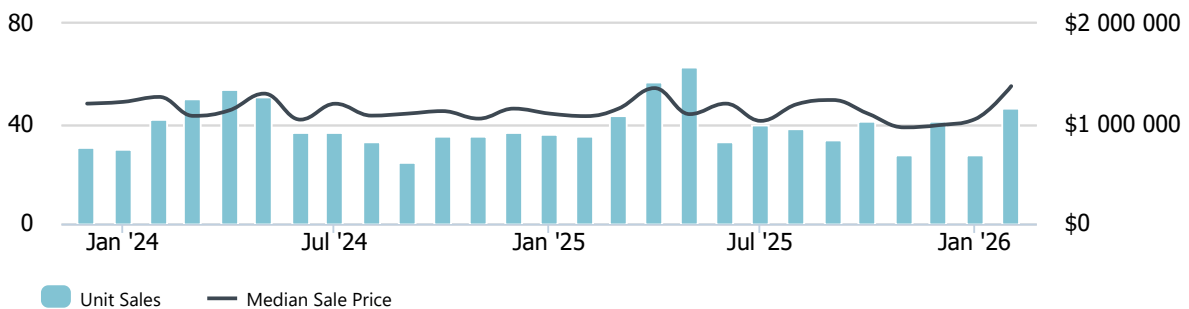
## BUYERS/SELLERS MARKET

Balanced

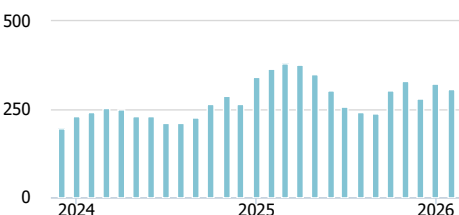


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

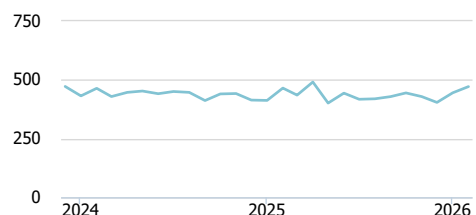
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - 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

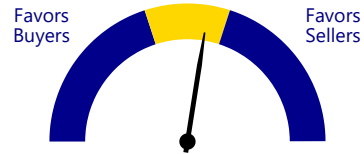
Days on market of 65 in February was up modestly from 49 in January and up slightly from 58 in February of 2025. Months of supply of 5.3 in February was up just slightly from 5.2 in January but down a little from 6.5 in February of 2025.

## 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%

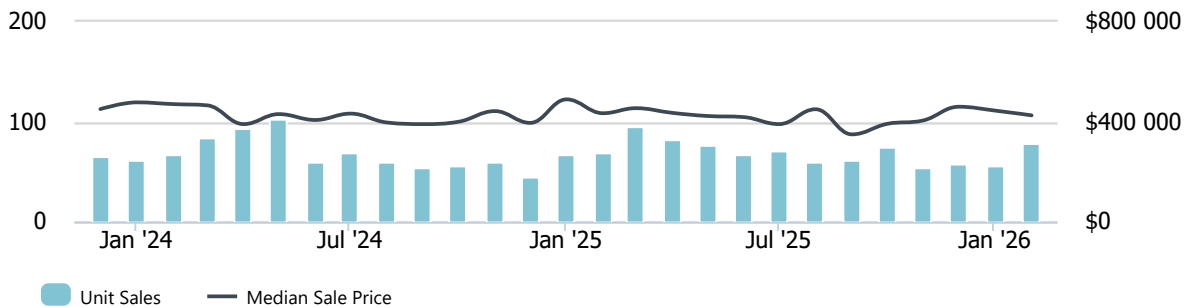
## BUYERS/SELLERS MARKET

Balanced

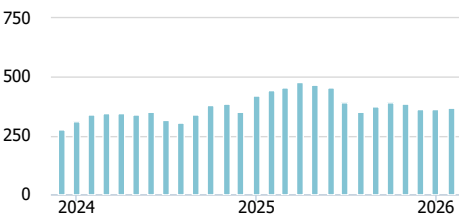


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

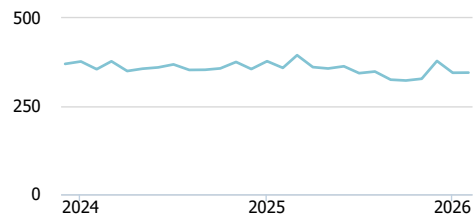
## UNIT SALES AND MEDIAN PRICES



## 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%

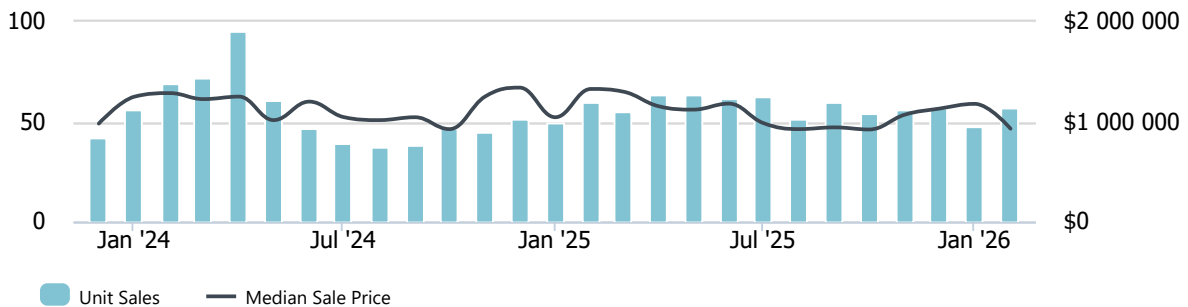
## BUYERS/SELLERS MARKET

Balanced

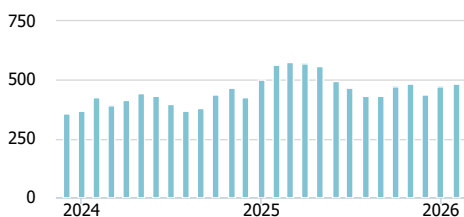


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## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

