MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM

MAY, 2026

CDAR
SERVING THE GREATER PALM SPRINGS AREA™

QUICK ANALYSIS

- UNIT SALES IN COACHELLA VALLEY ARE DOWN BY 19.2% FOR MAY.
- NEW LISTINGS IN COACHELLA VALLEY FOR MAY ARE DOWN 18.6% TO 307.
- MEDIAN PRICE IN COACHELLA VALLEY WAS $435,000 IN MAY. THIS IS DOWN 7.4% FROM $470,000 IN MAY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 193 unit sales in May. This is down 19.2% from 239 in May of 2025. Sales/list price ratio in May moved up to 97.1% from 96.2% in April.

Prices
Median price of $435,000 in May was down 12.8% from $499,000 in April and down 7.4% from $470,000 in May of 2025. 3-month median price of $489,500 in May was down a little from $495,500 in April but up marginally from $480,000 in May of 2025.

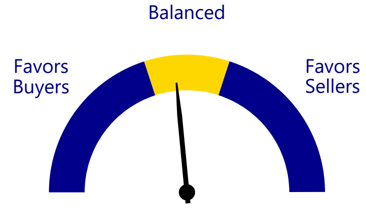
Inventory
Inventory of 1,319 in May was down 7.1% from 1,420 in April and down 9.8% from 1,463 in May of 2025. New listings in May moved down to 307 from 425 in April.

Market Time
Days on market of 76 in May was up modestly from 60 in April and up slightly from 69 in May of 2025. Months of supply of 7.1 in May was down just slightly from 7.4 in April and down a little from 7.7 in May of 2025.

KEY STATS

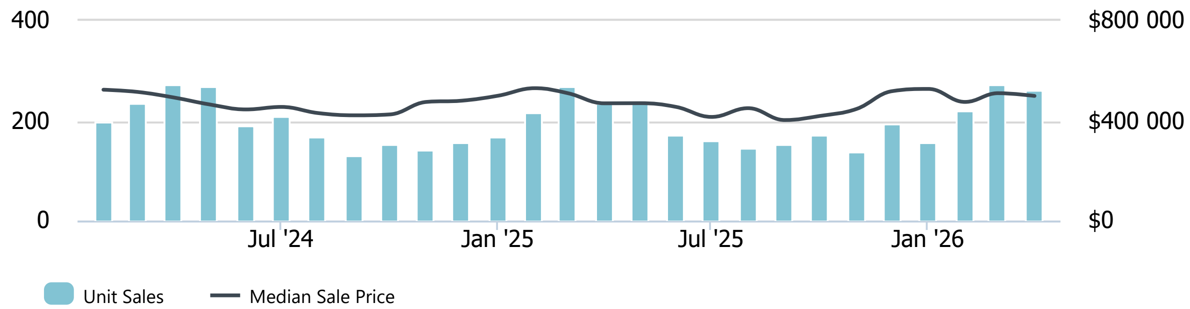
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	193	239	-19.2%	262	-26.3%
Median Sale Price	$435k	$470k	-7.4%	$499k	-12.8%
Inventory	1319	1463	-9.8%	1420	-7.1%
Months of Supply	7.1	7.7	-8.4%	7.4	-5.2%
Days on Market	76	69	10.1%	60	26.7%
Avg. Sale Price/SqFt	$353	$361	-2.3%	$366	-3.6%
Sales to LP Ratio	97.1%	96.8%	0.3%	96.2%	0.9%
Sales to Orig. LP Ratio	93.9%	93.5%	0.4%	93.8%	0.1%
New Listings	307	377	-18.6%	425	-27.8%
Went to Contract	220	202	8.9%	248	-11.3%

BUYERS/SELLERS MARKET

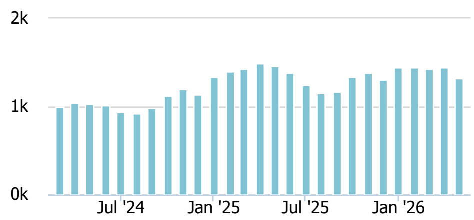


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

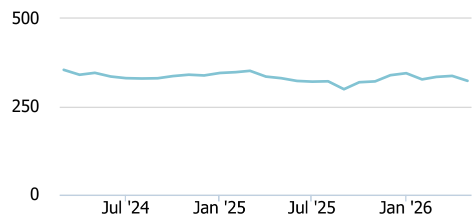
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY

MAY, 2026

CDAR
SERVING THE GREATER PALM SPRINGS AREA™

QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY WERE 618 IN MAY. THIS IS UP 30.7% FROM 473 IN MAY OF 2025.
- MONTHS OF SUPPLY IN COACHELLA VALLEY IS DOWN BY 27.2% FOR MAY.
- NEW LISTINGS IN COACHELLA VALLEY FOR MAY ARE DOWN 20.6% TO 692.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 464 unit sales in May. This is down 4.3% from 485 in May of 2025. Sales/list price ratio in May moved up to 96.0% from 95.0% in April.

Prices
Median price of $650,000 in May was down 3.7% from $675,000 in April and down 3.7% from $675,000 in May of 2025. 3-month median price of $675,000 in May was down just slightly from $685,439 in April and down a little from $705,000 in May of 2025.

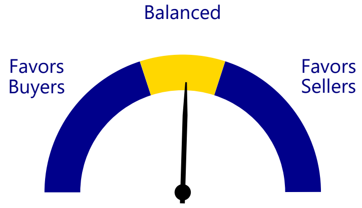
Inventory
Inventory of 2,589 in May was down 10.0% from 2,878 in April and down 23.2% from 3,369 in May of 2025. New listings in May moved down to 692 from 789 in April.

Market Time
Days on market of 84 in May was up marginally from 75 in April and up modestly from 64 in May of 2025. Months of supply of 5.9 in May was down slightly from 6.5 in April and down moderately from 8.1 in May of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	464	485	-4.3%	578	-19.7%
Median Sale Price	$650k	$675k	-3.7%	$675k	-3.7%
Inventory	2589	3369	-23.2%	2878	-10.0%
Months of Supply	5.9	8.1	-27.2%	6.5	-9.7%
Days on Market	84	64	31.2%	75	12.0%
Avg. Sale Price/SqFt	$460	$451	2.1%	$469	-1.8%
Sales to LP Ratio	96.0%	96.7%	-0.6%	95.0%	1.1%
Sales to Orig. LP Ratio	92.6%	93.6%	-1.1%	91.9%	0.8%
New Listings	692	871	-20.6%	789	-12.3%
Went to Contract	618	473	30.7%	578	6.9%

BUYERS/SELLERS MARKET



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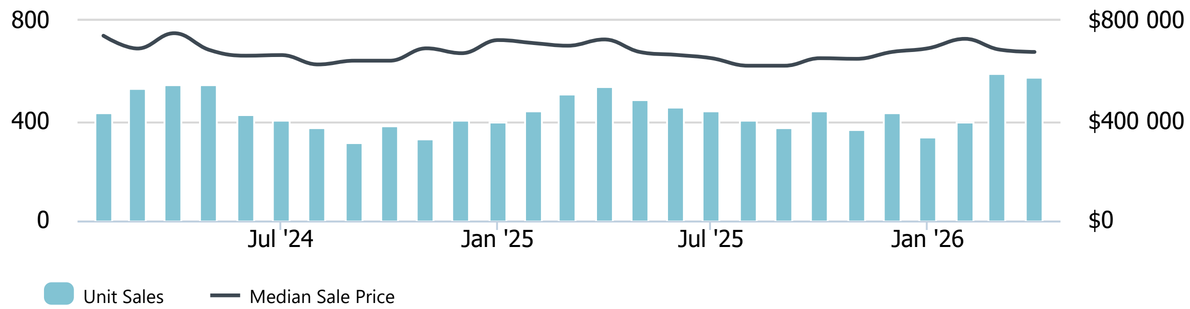
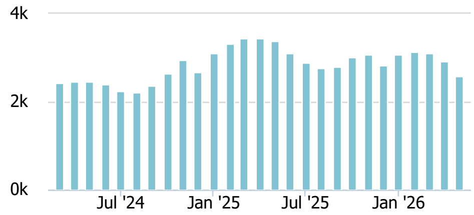
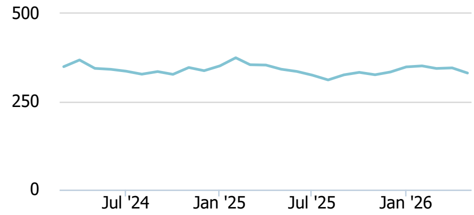
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

LA QUINTA, CA - CONDOMINIUM

MAY, 2026

SERVING THE GREATER PALM SPRINGS AREA™

QUICK ANALYSIS

- NEW LISTINGS IN LA QUINTA FOR MAY ARE DOWN 41.3% TO 27.
- DAYS ON MARKET IN LA QUINTA WAS 71 IN MAY. THIS IS UP 47.9% FROM 48 IN MAY OF 2025.
- UNIT SALES IN LA QUINTA ARE DOWN BY 16.7% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 15 unit sales in May. This is down 16.7% from 18 in May of 2025. Sales/list price ratio in May moved up to 95.8% from 95.0% in April.

Prices
Median price of $610,000 in May was down 16.3% from $728,750 in April and down 11.9% from $692,500 in May of 2025. 3-month median price of $705,000 in May was down marginally from $710,000 in April but up marginally from $650,000 in May of 2025.

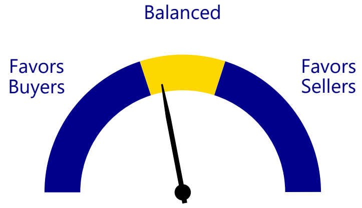
Inventory
Inventory of 115 in May was down 16.1% from 137 in April and down 12.9% from 132 in May of 2025. New listings in May moved down to 27 from 32 in April.

Market Time
Days on market of 71 in May was down somewhat from 89 in April but up substantially from 48 in May of 2025. Months of supply of 7.5 in May was down a little from 8.7 in April but up marginally from 7.3 in May of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	15	18	-16.7%	20	-25.0%
Median Sale Price	$610k	$692k	-11.9%	$729k	-16.3%
Inventory	115	132	-12.9%	137	-16.1%
Months of Supply	7.5	7.3	2.7%	8.7	-14.7%
Days on Market	71	48	47.9%	89	-20.2%
Avg. Sale Price/SqFt	$382	$364	4.9%	$379	0.8%
Sales to LP Ratio	95.8%	96.7%	-1.0%	95.0%	0.8%
Sales to Orig. LP Ratio	94.0%	95.3%	-1.4%	91.7%	2.5%
New Listings	27	46	-41.3%	32	-15.6%
Went to Contract	17	15	13.3%	18	-5.6%

BUYERS/SELLERS MARKET



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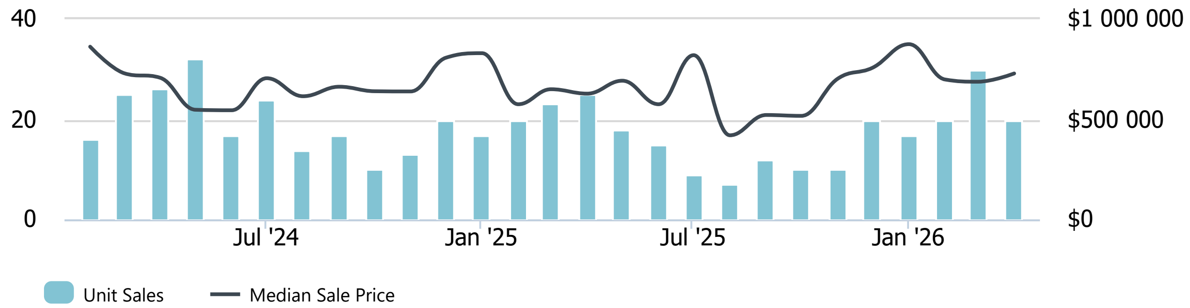
UNIT SALES AND MEDIAN PRICES



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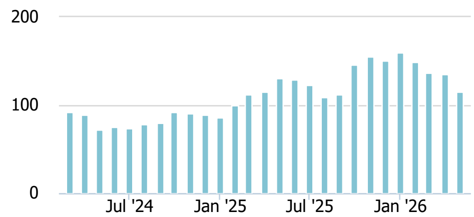
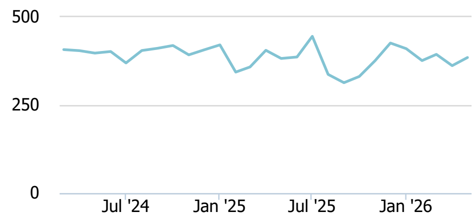


MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

LA QUINTA, CA - SINGLE FAMILY

MAY, 2026

QUICK ANALYSIS

- NEW LISTINGS IN LA QUINTA ARE DOWN BY 33.1% FOR MAY.
- DAYS ON MARKET IN LA QUINTA FOR MAY IS UP 78.5% TO 116.
- MONTHS OF SUPPLY IN LA QUINTA WAS 5.3 IN MAY. THIS IS DOWN 32.0% FROM 7.8 IN MAY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 67 unit sales in May. This is down 10.7% from 75 in May of 2025. Sales/list price ratio in May moved up to 95.7% from 92.1% in April.

Prices
Median price of $900,000 in May was down 18.2% from $1,100,000 in April but up 7.1% from $840,000 in May of 2025. 3-month median price of $935,000 in May was down marginally from $993,500 in April and down slightly from $1,017,000 in May of 2025.

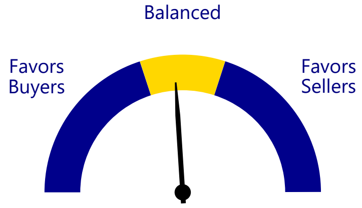
Inventory
Inventory of 417 in May was down 10.1% from 464 in April and down 30.7% from 602 in May of 2025. New listings in May moved down to 101 from 117 in April.

Market Time
Days on market of 116 in May was up substantially from 77 in April and way up from 65 in May of 2025. Months of supply of 5.3 in May was down a little from 5.9 in April and down moderately from 7.8 in May of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	67	75	-10.7%	99	-32.3%
Median Sale Price	$900k	$840k	7.1%	$1,100k	-18.2%
Inventory	417	602	-30.7%	464	-10.1%
Months of Supply	5.3	7.8	-32.0%	5.9	-9.4%
Days on Market	116	65	78.5%	77	50.6%
Avg. Sale Price/SqFt	$555	$466	19.0%	$603	-8.0%
Sales to LP Ratio	95.7%	96.2%	-0.4%	92.1%	3.9%
Sales to Orig. LP Ratio	94.0%	94.2%	-0.2%	88.3%	6.5%
New Listings	101	151	-33.1%	117	-13.7%
Went to Contract	98	86	14.0%	94	4.3%

BUYERS/SELLERS MARKET



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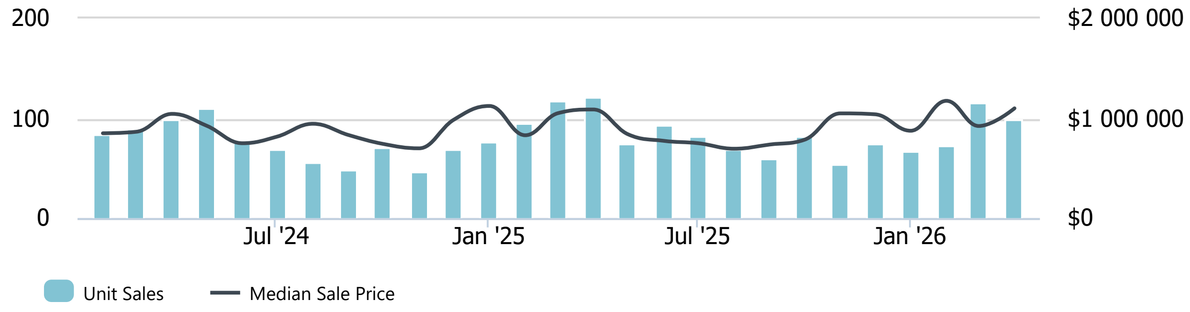
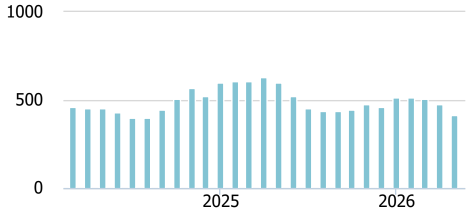
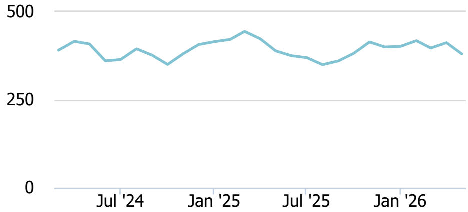
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM

MAY, 2026

CDAR
SERVING THE GREATER PALM SPRINGS AREA™

QUICK ANALYSIS

- MEDIAN PRICE IN INDIAN WELLS FOR MAY IS UP 76.4% TO $1,085,000.
- UNIT SALES IN INDIAN WELLS WERE 5 IN MAY. THIS IS DOWN 66.7% FROM 15 IN MAY OF 2025.
- NEW LISTINGS IN INDIAN WELLS ARE UP BY 60.0% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 5 unit sales in May. This is down 66.7% from 15 in May of 2025. Sales/list price ratio in May moved up to 96.9% from 95.2% in April.

Prices
Median price of $1,085,000 in May was down 6.8% from $1,164,000 in April but up 76.4% from $615,000 in May of 2025. 3-month median price of $821,000 in May was up marginally from $796,000 in April and up a little from $715,000 in May of 2025.

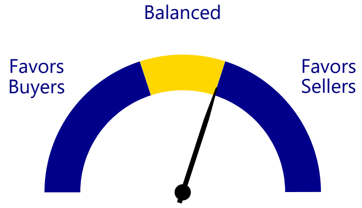
Inventory
Inventory of 46 in May was down 11.5% from 52 in April and down 16.4% from 55 in May of 2025. New listings in May moved down to 8 from 16 in April.

Market Time
Days on market of 41 in May was way down from 80 in April and down considerably from 74 in May of 2025. Months of supply of 8.5 in May was up just slightly from 8.3 in April but down marginally from 8.9 in May of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	5	15	-66.7%	7	-28.6%
Median Sale Price	$1,085k	$615k	76.4%	$1,164k	-6.8%
Inventory	46	55	-16.4%	52	-11.5%
Months of Supply	8.5	8.9	-4.8%	8.3	2.1%
Days on Market	41	74	-44.6%	80	-48.7%
Avg. Sale Price/SqFt	$588	$471	24.8%	$646	-9.0%
Sales to LP Ratio	96.9%	95.6%	1.3%	95.2%	1.7%
Sales to Orig. LP Ratio	95.6%	91.1%	4.9%	92.3%	3.6%
New Listings	8	5	60.0%	16	-50.0%
Went to Contract	7	14	-50.0%	8	-12.5%

BUYERS/SELLERS MARKET



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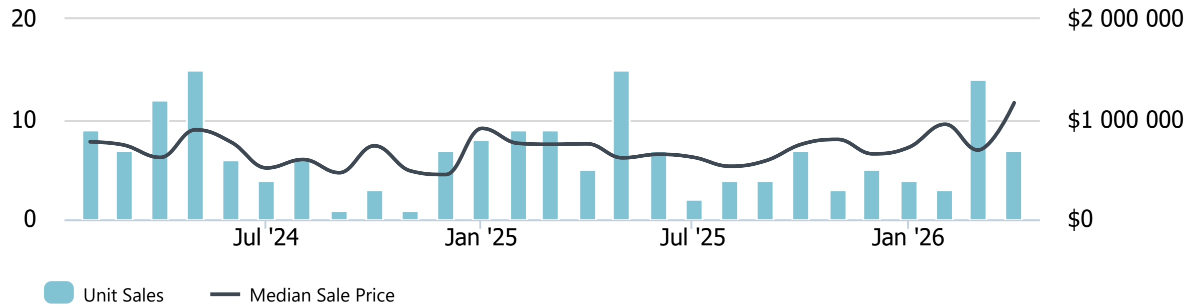
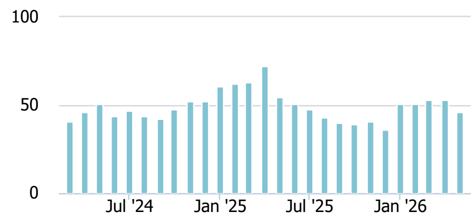
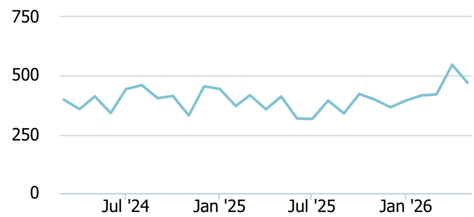
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY

MAY, 2026

QUICK ANALYSIS

- MEDIAN PRICE IN INDIAN WELLS FOR MAY IS DOWN 34.9% TO $1,485,000.
- NEW LISTINGS IN INDIAN WELLS WERE 23 IN MAY. THIS IS UP 27.8% FROM 18 IN MAY OF 2025.
- UNIT SALES IN INDIAN WELLS ARE UP BY 20.0% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 24 unit sales in May. This is up 20.0% from 20 in May of 2025. Sales/list price ratio in May moved down to 95.7% from 97.3% in April.

Prices
Median price of $1,485,000 in May was down 25.3% from $1,987,500 in April and down 34.9% from $2,282,500 in May of 2025. 3-month median price of $1,835,000 in May was down slightly from $2,237,500 in April and down marginally from $2,075,000 in May of 2025.

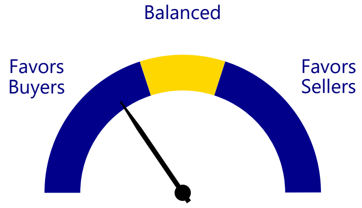
Inventory
Inventory of 101 in May was down 2.9% from 104 in April and down 7.3% from 109 in May of 2025. New listings in May moved down to 23 from 35 in April.

Market Time
Days on market of 88 in May was up somewhat from 68 in April and up moderately from 67 in May of 2025. Months of supply of 7 in May was down a little from 7.4 in April and down slightly from 8 in May of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	24	20	20.0%	12	100.0%
Median Sale Price	$1,485k	$2,282k	-34.9%	$1,988k	-25.3%
Inventory	101	109	-7.3%	104	-2.9%
Months of Supply	7.0	8.0	-12.2%	7.4	-5.1%
Days on Market	88	67	31.3%	68	29.4%
Avg. Sale Price/SqFt	$610	$727	-16.0%	$714	-14.6%
Sales to LP Ratio	95.7%	96.5%	-0.8%	97.3%	-1.7%
Sales to Orig. LP Ratio	91.9%	94.6%	-2.9%	95.1%	-3.4%
New Listings	23	18	27.8%	35	-34.3%
Went to Contract	20	22	-9.1%	26	-23.1%

BUYERS/SELLERS MARKET



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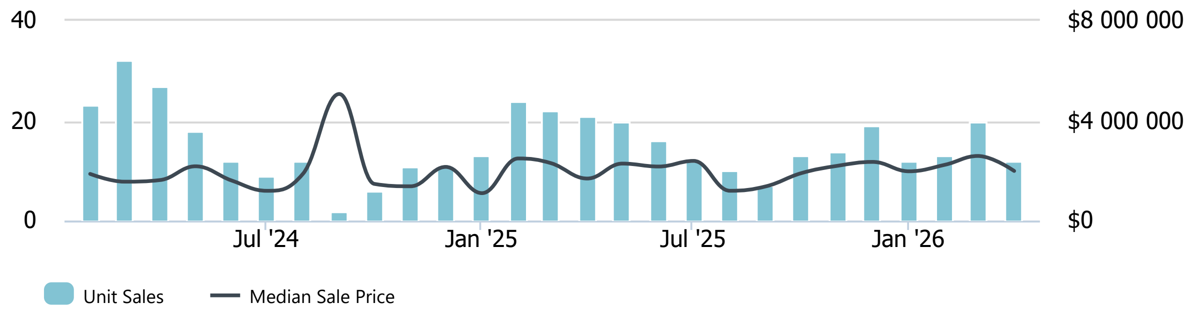
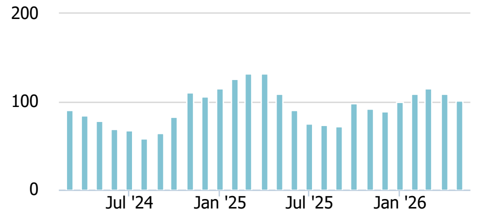
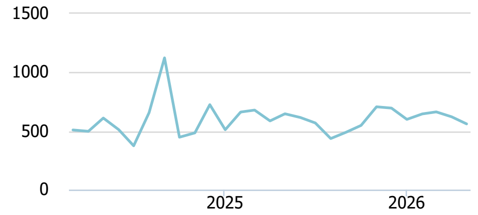
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM

MAY, 2026

CDAR
SERVING THE GREATER PALM SPRINGS AREA™

QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT FOR MAY ARE UP 50.0% TO 78.
- UNIT SALES IN PALM DESERT WERE 59 IN MAY. THIS IS DOWN 20.3% FROM 74 IN MAY OF 2025.
- NEW LISTINGS IN PALM DESERT ARE DOWN BY 21.3% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 59 unit sales in May. This is down 20.3% from 74 in May of 2025. Sales/list price ratio in May moved up to 97.8% from 95.6% in April.

Prices
Median price of $480,000 in May was up 3.2% from $465,000 in April but down 5.4% from $507,500 in May of 2025. 3-month median price of $480,000 in May was up marginally from $472,500 in April but down a little from $490,000 in May of 2025.

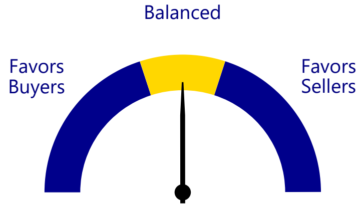
Inventory
Inventory of 438 in May was down 9.9% from 486 in April and down 12.9% from 503 in May of 2025. New listings in May moved down to 100 from 140 in April.

Market Time
Days on market of 75 in May was up somewhat from 61 in April and up modestly from 62 in May of 2025. Months of supply of 7.6 in May was down marginally from 8.2 in April and down slightly from 8.5 in May of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	59	74	-20.3%	89	-33.7%
Median Sale Price	$480k	$508k	-5.4%	$465k	3.2%
Inventory	438	503	-12.9%	486	-9.9%
Months of Supply	7.6	8.5	-11.5%	8.2	-7.9%
Days on Market	75	62	21.0%	61	23.0%
Avg. Sale Price/SqFt	$358	$349	2.6%	$326	9.7%
Sales to LP Ratio	97.8%	97.5%	0.3%	95.6%	2.3%
Sales to Orig. LP Ratio	94.4%	95.3%	-1.0%	93.1%	1.4%
New Listings	100	127	-21.3%	140	-28.6%
Went to Contract	78	52	50.0%	67	16.4%

BUYERS/SELLERS MARKET



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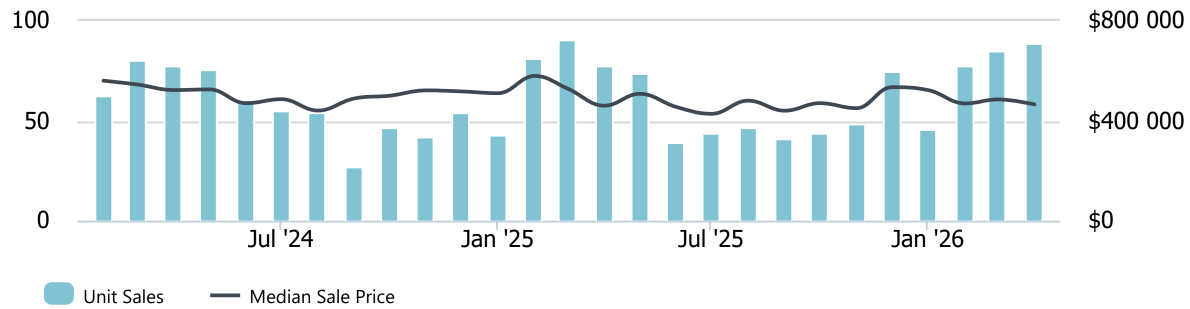
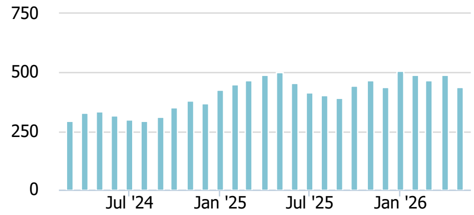
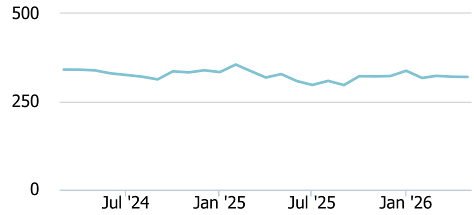
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY

MAY, 2026

QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT FOR MAY ARE UP 57.9% TO 120.
- DAYS ON MARKET IN PALM DESERT WAS 83 IN MAY. THIS IS UP 53.7% FROM 54 IN MAY OF 2025.
- MONTHS OF SUPPLY IN PALM DESERT IS DOWN BY 22.7% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 85 unit sales in May. This is up 7.6% from 79 in May of 2025. Sales/list price ratio in May moved down to 94.7% from 95.7% in April.

Prices
Median price of $643,000 in May was down 1.0% from $649,464 in April but up 3.7% from $620,000 in May of 2025. 3-month median price of $648,000 in May was down marginally from $650,000 in April but up just slightly from $647,000 in May of 2025.

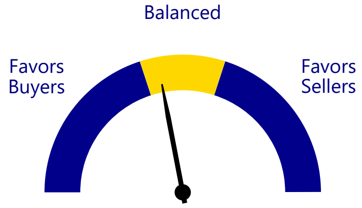
Inventory
Inventory of 418 in May was down 13.6% from 484 in April and down 19.5% from 519 in May of 2025. New listings in May moved down to 105 from 127 in April.

Market Time
Days on market of 83 in May was up slightly from 79 in April and up substantially from 54 in May of 2025. Months of supply of 5.4 in May was down a little from 6.3 in April and down somewhat from 6.9 in May of 2025.

KEY STATS

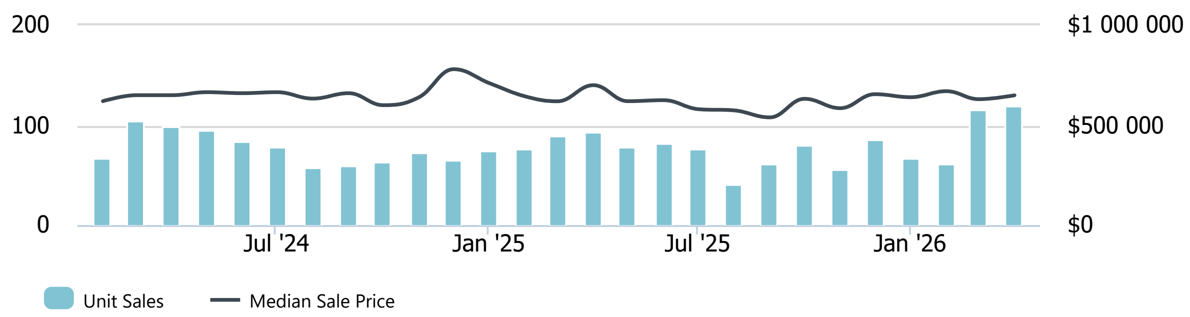
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	85	79	7.6%	120	-29.2%
Median Sale Price	$643k	$620k	3.7%	$649k	-1.0%
Inventory	418	519	-19.5%	484	-13.6%
Months of Supply	5.4	6.9	-22.7%	6.3	-14.2%
Days on Market	83	54	53.7%	79	5.1%
Avg. Sale Price/SqFt	$433	$423	2.3%	$399	8.3%
Sales to LP Ratio	94.7%	97.5%	-2.9%	95.7%	-1.1%
Sales to Orig. LP Ratio	92.4%	95.3%	-3.1%	92.3%	0.0%
New Listings	105	117	-10.3%	127	-17.3%
Went to Contract	120	76	57.9%	115	4.3%

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



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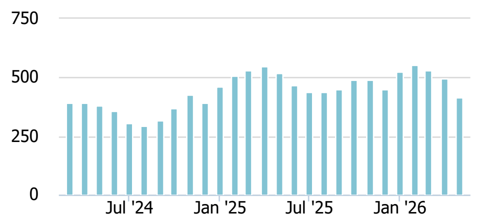
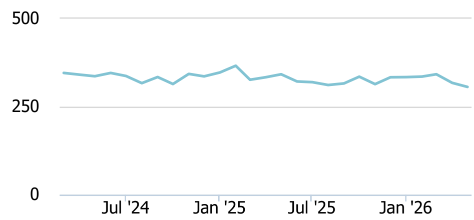


MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIO, CA - CONDOMINIUM

MAY, 2026

CDAR™
SERVING THE GREATER PALM SPRINGS AREA™

QUICK ANALYSIS

- UNIT SALES IN INDIO FOR MAY ARE UP 66.7% TO 5.
- MONTHS OF SUPPLY IN INDIO WAS 8.5 IN MAY. THIS IS UP 36.8% FROM 6.2 IN MAY OF 2025.
- DAYS ON MARKET IN INDIO IS DOWN BY 35.2% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 5 unit sales in May. This is up 66.7% from 3 in May of 2025. Sales/list price ratio in May moved down to 99.1% from 99.9% in April.

Prices
Median price of $330,000 in May was down 3.5% from $342,000 in April but up 6.6% from $309,500 in May of 2025. 3-month median price of $320,000 in May was very slightly up from $310,000 in April and up moderately from $263,750 in May of 2025.

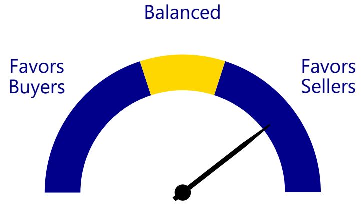
Inventory
Inventory of 32 in May was up 3.2% from 31 in April and up 23.1% from 26 in May of 2025. New listings in May moved up to 9 from 1 in April.

Market Time
Days on market of 46 in May was down modestly from 58 in April and down substantially from 71 in May of 2025. Months of supply of 8.5 in May was down marginally from 8.7 in April but up considerably from 6.2 in May of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	5	3	66.7%	3	66.7%
Median Sale Price	$330k	$310k	6.6%	$342k	-3.5%
Inventory	32	26	23.1%	31	3.2%
Months of Supply	8.5	6.2	36.8%	8.7	-1.4%
Days on Market	46	71	-35.2%	58	-20.7%
Avg. Sale Price/SqFt	$262	$313	-16.1%	$296	-11.3%
Sales to LP Ratio	99.1%	99.6%	-0.6%	99.9%	-0.8%
Sales to Orig. LP Ratio	99.4%	99.6%	-0.2%	99.9%	-0.5%
New Listings	9	11	-18.2%	1	800.0%
Went to Contract	3	3	0.0%	5	-40.0%

BUYERS/SELLERS MARKET



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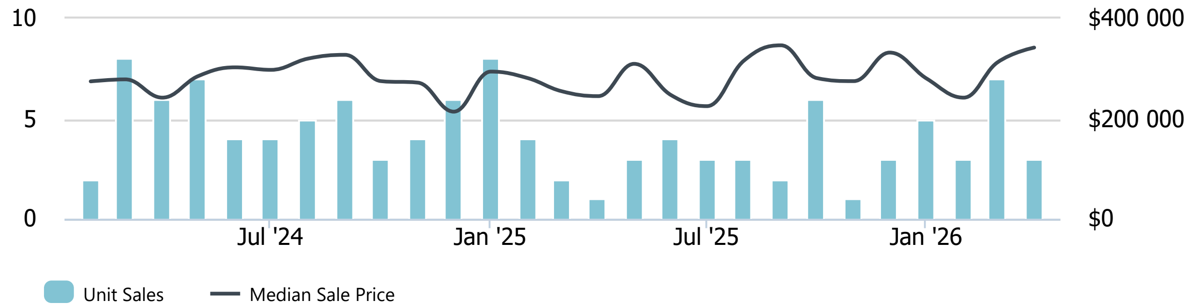
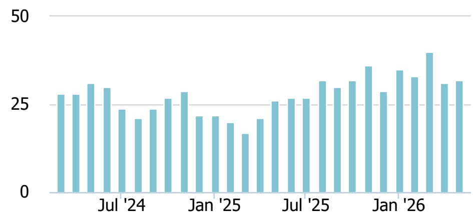
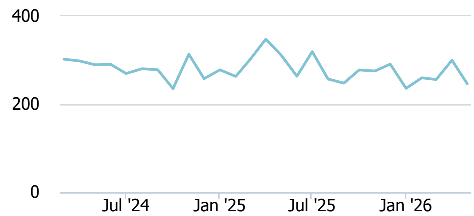
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIO, CA - SINGLE FAMILY

MAY, 2026

QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIO ARE UP BY 51.8% FOR MAY.
- MONTHS OF SUPPLY IN INDIO FOR MAY IS DOWN 27.5% TO 5.6.
- INVENTORY IN INDIO WAS 436 IN MAY. THIS IS DOWN 25.3% FROM 584 IN MAY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 87 unit sales in May. This is up 3.6% from 84 in May of 2025. Sales/list price ratio in May moved down to 96.1% from 98.0% in April.

Prices
Median price of $530,000 in May was down 3.6% from $550,000 in April and down 3.2% from $547,500 in May of 2025. 3-month median price of $540,000 in May was down marginally from $545,000 in April and down a little from $580,000 in May of 2025.

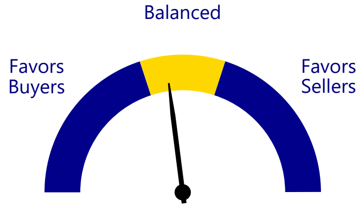
Inventory
Inventory of 436 in May was down 9.4% from 481 in April and down 25.3% from 584 in May of 2025. New listings in May moved down to 133 from 134 in April.

Market Time
Days on market of 96 in May was up marginally from 92 in April and up modestly from 73 in May of 2025. Months of supply of 5.6 in May was down marginally from 6.2 in April and down somewhat from 7.7 in May of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	87	84	3.6%	97	-10.3%
Median Sale Price	$530k	$548k	-3.2%	$550k	-3.6%
Inventory	436	584	-25.3%	481	-9.4%
Months of Supply	5.6	7.7	-27.5%	6.2	-9.6%
Days on Market	96	73	31.5%	92	4.3%
Avg. Sale Price/SqFt	$282	$312	-9.8%	$296	-4.7%
Sales to LP Ratio	96.1%	97.8%	-1.7%	98.0%	-1.9%
Sales to Orig. LP Ratio	91.9%	96.0%	-4.3%	95.3%	-3.5%
New Listings	133	154	-13.6%	134	-0.7%
Went to Contract	129	85	51.8%	108	19.4%

BUYERS/SELLERS MARKET



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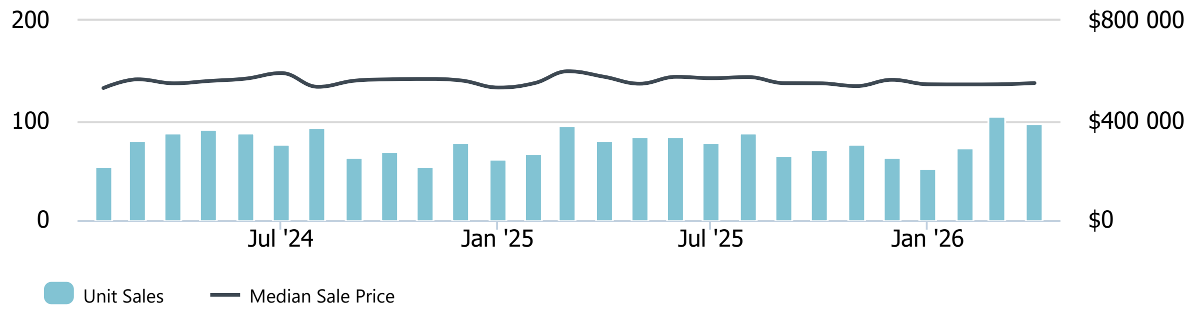
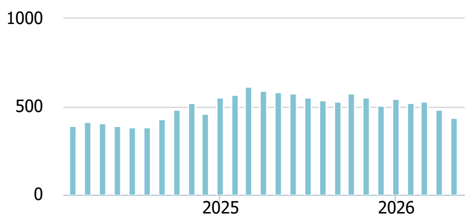
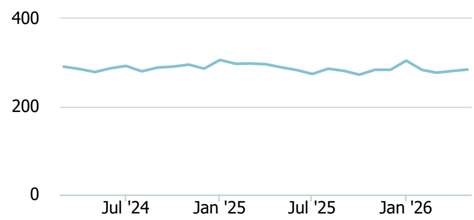
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - CONDOMINIUM

MAY, 2026

CDAR
SERVING THE GREATER PALM SPRINGS AREA™

QUICK ANALYSIS

- MEDIAN PRICE IN RANCHO MIRAGE WAS $500,000 IN MAY. THIS IS DOWN 19.2% FROM $619,000 IN MAY OF 2025.
- UNIT SALES IN RANCHO MIRAGE ARE UP BY 17.4% FOR MAY.
- DAYS ON MARKET IN RANCHO MIRAGE FOR MAY IS UP 29.2% TO 93.

* Change from same month last year unless otherwise noted

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	27	23	17.4%	27	0.0%
Median Sale Price	$500k	$619k	-19.2%	$570k	-12.3%
Inventory	154	158	-2.5%	168	-8.3%
Months of Supply	7.8	8.7	-10.8%	8.7	-9.9%
Days on Market	93	72	29.2%	45	106.7%
Avg. Sale Price/SqFt	$301	$331	-9.2%	$332	-9.6%
Sales to LP Ratio	95.0%	95.4%	-0.4%	97.0%	-2.1%
Sales to Orig. LP Ratio	90.2%	90.7%	-0.5%	95.5%	-5.5%
New Listings	31	36	-13.9%	44	-29.5%
Went to Contract	24	23	4.3%	33	-27.3%

SUMMARY

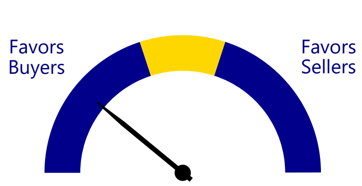
Sales
There were 27 unit sales in May. This is up 17.4% from 23 in May of 2025. Sales/list price ratio in May moved down to 95.0% from 97.0% in April.

Prices
Median price of $500,000 in May was down 12.3% from $570,000 in April and down 19.2% from $619,000 in May of 2025. 3-month median price of $572,000 in May was down a little from $575,000 in April and down just slightly from $595,000 in May of 2025.

Inventory
Inventory of 154 in May was down 8.3% from 168 in April and down 2.5% from 158 in May of 2025. New listings in May moved down to 31 from 44 in April.

Market Time
Days on market of 93 in May was up considerably from 45 in April and up moderately from 72 in May of 2025. Months of supply of 7.8 in May was down slightly from 8.7 in April and down a little from 8.7 in May of 2025.

BUYERS/SELLERS MARKET



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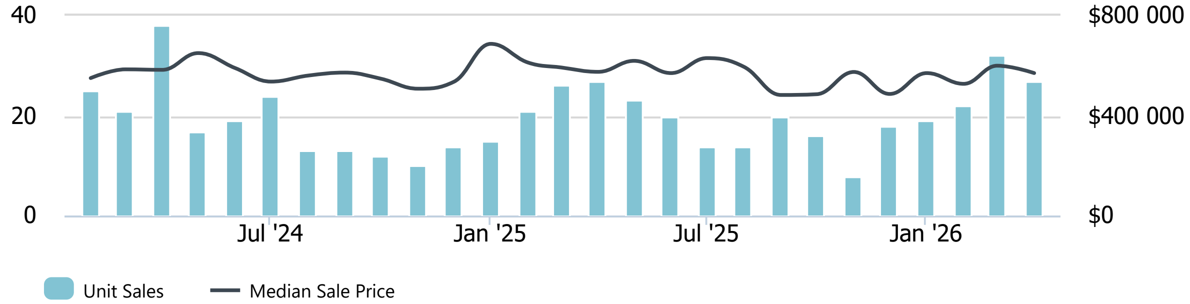
UNIT SALES AND MEDIAN PRICES



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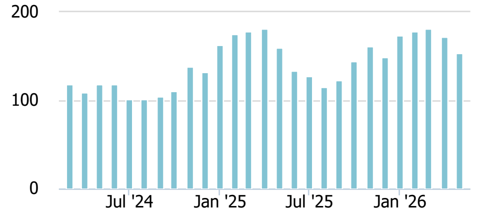
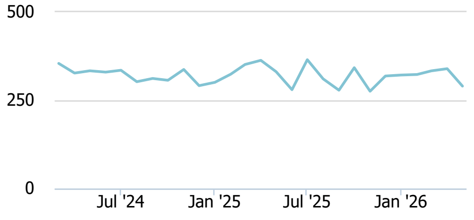


MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - SINGLE FAMILY

MAY, 2026

CDAR
SERVING THE GREATER PALM SPRINGS AREA™

QUICK ANALYSIS

- UNIT SALES IN RANCHO MIRAGE WERE 39 IN MAY. THIS IS DOWN 39.1% FROM 64 IN MAY OF 2025.
- DAYS ON MARKET IN RANCHO MIRAGE IS UP BY 38.3% FOR MAY.
- MONTHS OF SUPPLY IN RANCHO MIRAGE FOR MAY IS DOWN 18.8% TO 7.3.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 39 unit sales in May. This is down 39.1% from 64 in May of 2025. Sales/list price ratio in May moved up to 96.4% from 95.1% in April.

Prices
Median price of $1,200,000 in May was down 7.7% from $1,300,000 in April but up 5.3% from $1,140,000 in May of 2025. 3-month median price of $1,187,500 in May was down slightly from $1,250,000 in April and down a little from $1,250,000 in May of 2025.

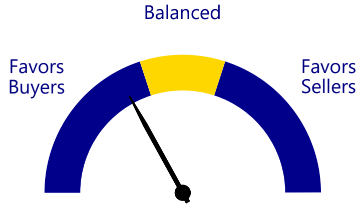
Inventory
Inventory of 293 in May was down 8.2% from 319 in April and down 17.2% from 354 in May of 2025. New listings in May moved down to 80 from 88 in April.

Market Time
Days on market of 83 in May was up slightly from 71 in April and up considerably from 60 in May of 2025. Months of supply of 7.3 in May was down just slightly from 7.5 in April and down slightly from 9 in May of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	39	64	-39.1%	61	-36.1%
Median Sale Price	$1,200k	$1,140k	5.3%	$1,300k	-7.7%
Inventory	293	354	-17.2%	319	-8.2%
Months of Supply	7.3	9.0	-18.8%	7.5	-3.4%
Days on Market	83	60	38.3%	71	16.9%
Avg. Sale Price/SqFt	$499	$491	1.7%	$512	-2.6%
Sales to LP Ratio	96.4%	97.4%	-1.1%	95.1%	1.4%
Sales to Orig. LP Ratio	90.7%	93.6%	-3.1%	92.6%	-2.1%
New Listings	80	85	-5.9%	88	-9.1%
Went to Contract	50	56	-10.7%	51	-2.0%

BUYERS/SELLERS MARKET



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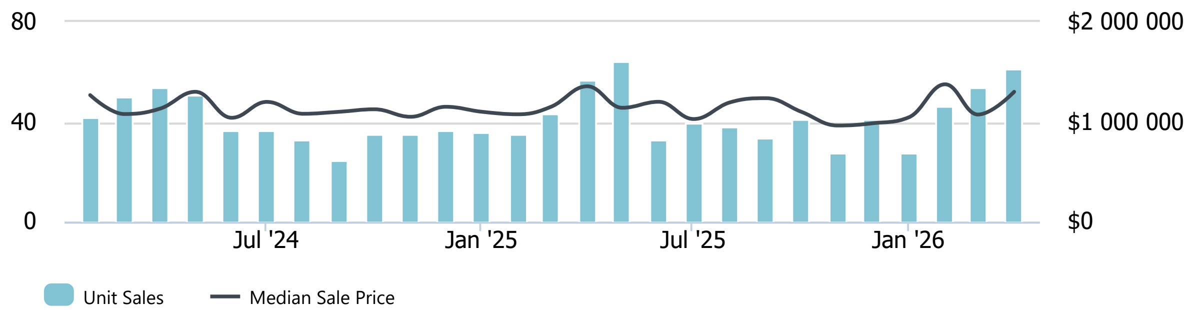
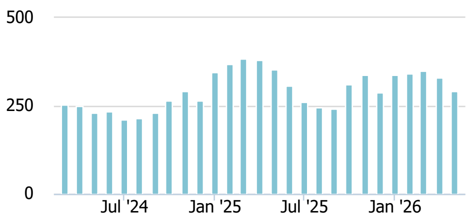
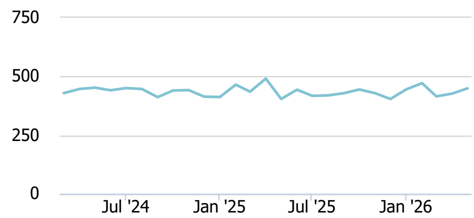
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - CONDOMINIUM

MAY, 2026

QUICK ANALYSIS

- NEW LISTINGS IN PALM SPRINGS FOR MAY ARE DOWN 19.8% TO 101.
- UNIT SALES IN PALM SPRINGS WERE 64 IN MAY. THIS IS DOWN 16.9% FROM 77 IN MAY OF 2025.
- MONTHS OF SUPPLY IN PALM SPRINGS IS DOWN BY 17.2% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 64 unit sales in May. This is down 16.9% from 77 in May of 2025. Sales/list price ratio in May moved up to 98.0% from 97.0% in April.

Prices
Median price of $423,750 in May was down 17.7% from $515,000 in April but up 0.3% from $422,500 in May of 2025. 3-month median price of $460,000 in May was down a little from $464,500 in April but up marginally from $440,000 in May of 2025.

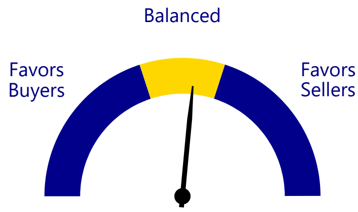
Inventory
Inventory of 408 in May was down 3.1% from 421 in April and down 13.6% from 472 in May of 2025. New listings in May moved down to 101 from 165 in April.

Market Time
Days on market of 66 in May was up modestly from 52 in April but down slightly from 75 in May of 2025. Months of supply of 5.9 in May was down just slightly from 6 in April and down a little from 7.1 in May of 2025.

KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	64	77	-16.9%	97	-34.0%
Median Sale Price	$424k	$422k	0.3%	$515k	-17.7%
Inventory	408	472	-13.6%	421	-3.1%
Months of Supply	5.9	7.1	-17.2%	6.0	-1.6%
Days on Market	66	75	-12.0%	52	26.9%
Avg. Sale Price/SqFt	$389	$398	-2.2%	$409	-4.8%
Sales to LP Ratio	98.0%	97.1%	1.0%	97.0%	1.1%
Sales to Orig. LP Ratio	94.7%	93.4%	1.4%	94.8%	-0.1%
New Listings	101	126	-19.8%	165	-38.8%
Went to Contract	72	71	1.4%	98	-26.5%

BUYERS/SELLERS MARKET



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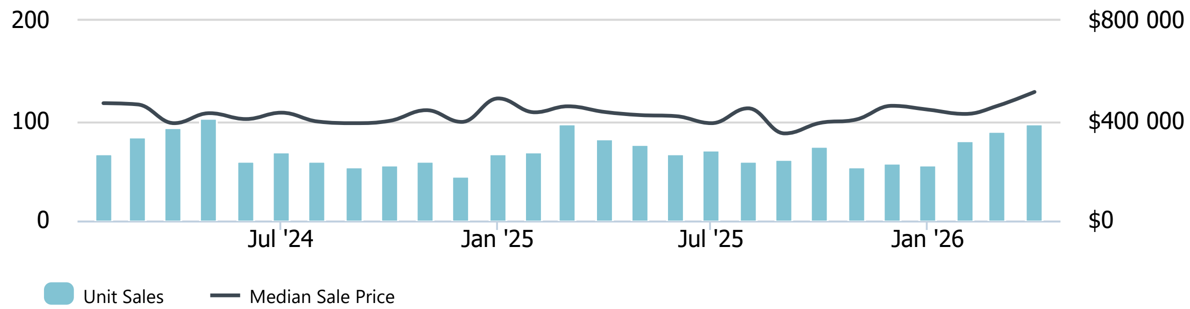
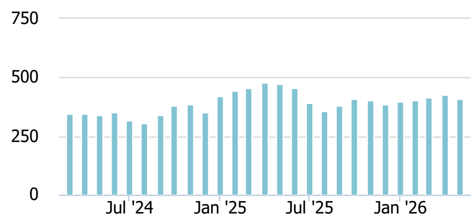
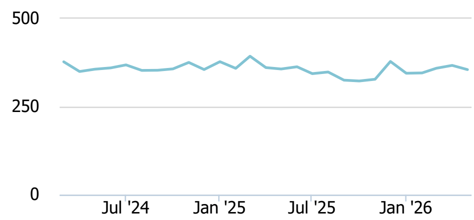
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - SINGLE FAMILY

MAY, 2026

QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM SPRINGS FOR MAY ARE UP 51.7% TO 88.
- MONTHS OF SUPPLY IN PALM SPRINGS WAS 7.1 IN MAY. THIS IS DOWN 37.9% FROM 11.4 IN MAY OF 2025.
- DAYS ON MARKET IN PALM SPRINGS IS DOWN BY 28.6% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 70 unit sales in May. This is up 9.4% from 64 in May of 2025. Sales/list price ratio in May moved up to 96.9% from 95.6% in April.

Prices
Median price of $1,117,500 in May was up 1.0% from $1,106,250 in April but down 0.2% from $1,120,000 in May of 2025. 3-month median price of $1,050,000 in May was up just slightly from $1,025,000 in April but down slightly from $1,199,000 in May of 2025.

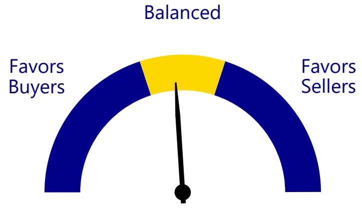
Inventory
Inventory of 441 in May was down 9.4% from 487 in April and down 22.6% from 570 in May of 2025. New listings in May moved up to 122 from 119 in April.

Market Time
Days on market of 60 in May was down marginally from 66 in April and down somewhat from 84 in May of 2025. Months of supply of 7.1 in May was down a little from 7.9 in April and down substantially from 11.4 in May of 2025.

KEY STATS

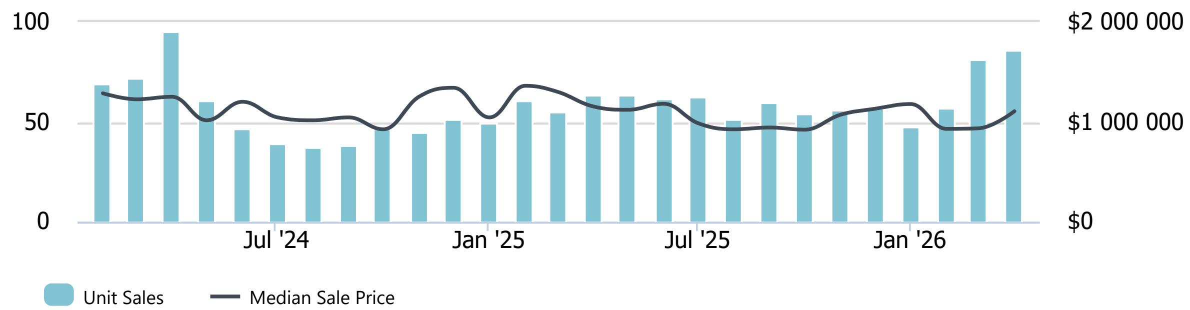
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	70	64	9.4%	86	-18.6%
Median Sale Price	$1,118k	$1,120k	-0.2%	$1,106k	1.0%
Inventory	441	570	-22.6%	487	-9.4%
Months of Supply	7.1	11.4	-37.9%	7.9	-10.2%
Days on Market	60	84	-28.6%	66	-9.1%
Avg. Sale Price/SqFt	$679	$618	9.9%	$624	8.8%
Sales to LP Ratio	96.9%	94.5%	2.5%	95.6%	1.3%
Sales to Orig. LP Ratio	92.2%	89.6%	2.9%	92.4%	-0.2%
New Listings	122	137	-10.9%	119	2.5%
Went to Contract	88	58	51.7%	68	29.4%

BUYERS/SELLERS MARKET

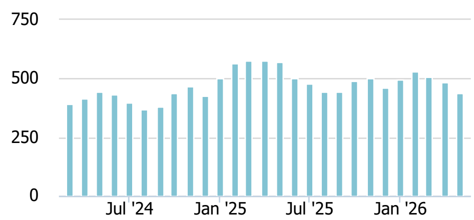


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.