

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM
DECEMBER, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR DECEMBER ARE UP 31.0% TO 207.
- UNIT SALES IN COACHELLA VALLEY WERE 194 IN DECEMBER. THIS IS UP 23.6% FROM 157 IN DECEMBER OF 2024.
- MEDIAN PRICE IN COACHELLA VALLEY IS UP BY 8.4% FOR DECEMBER.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 194 unit sales in December. This is up 23.6% from 157 in December of 2024. Sales/list price ratio in December moved up to 97.0% from 96.5% in November.

Prices

Median price of \$520,500 in December was up 17.4% from \$443,500 in November and up 8.4% from \$480,000 in December of 2024. 3-month median price of \$460,000 in December was up slightly from \$420,000 in November but down just slightly from \$470,000 in December of 2024.

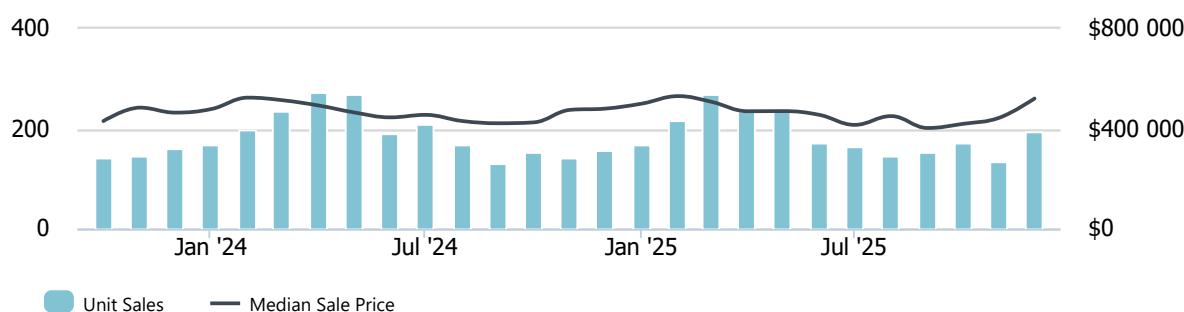
Inventory

Inventory of 1,149 in December was down 10.4% from 1,282 in November but up 0.6% from 1,142 in December of 2024. New listings in December moved down to 263 from 341 in November.

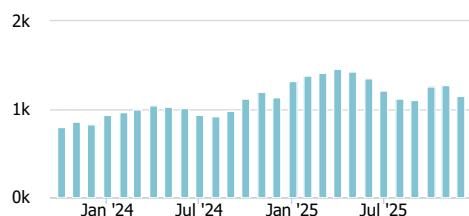
Market Time

Days on market of 62 in December was down slightly from 71 in November but up just slightly from 60 in December of 2024. Months of supply of 6.1 in December was down a little from 6.9 in November but up marginally from 6 in December of 2024.

UNIT SALES AND MEDIAN PRICES



INVENTORY



KEY STATS

	2025	2024	Chg	Prev Mo	Chg
Unit Sales	194	157	23.6%	136	42.6%
Median Sale Price	\$520k	\$480k	8.4%	\$444k	17.4%
Inventory	1149	1142	0.6%	1282	-10.4%
Months of Supply	6.1	6.0	1.7%	6.9	-11.8%
Days on Market	62	60	3.3%	71	-12.7%
Avg. Sale Price/SqFt	\$365	\$354	3.1%	\$341	7.0%
Sales to LP Ratio	97.0%	96.7%	0.3%	96.5%	0.6%
Sales to Orig. LP Ratio	95.2%	95.0%	0.3%	94.0%	1.3%
New Listings	263	273	-3.7%	341	-22.9%
Went to Contract	207	158	31.0%	182	13.7%

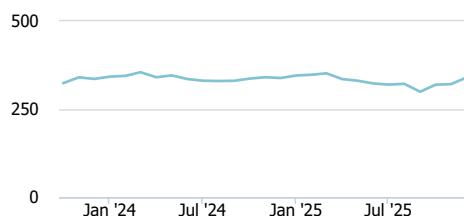
BUYERS/SELLERS MARKET

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.

MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY
DECEMBER, 2025



QUICK ANALYSIS

- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 10.7% FOR DECEMBER.
- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR DECEMBER IS DOWN 9.6% TO 5.7.
- UNIT SALES IN COACHELLA VALLEY WERE 427 IN DECEMBER. THIS IS UP 4.9% FROM 407 IN DECEMBER OF 2024.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 427 unit sales in December. This is up 4.9% from 407 in December of 2024. Sales/list price ratio in December moved up to 96.8% from 96.4% in November.

Prices

Median price of \$675,000 in December was up 4.2% from \$647,500 in November and up 0.7% from \$670,000 in December of 2024. 3-month median price of \$655,000 in December was up just slightly from \$641,551 in November but down a little from \$665,000 in December of 2024.

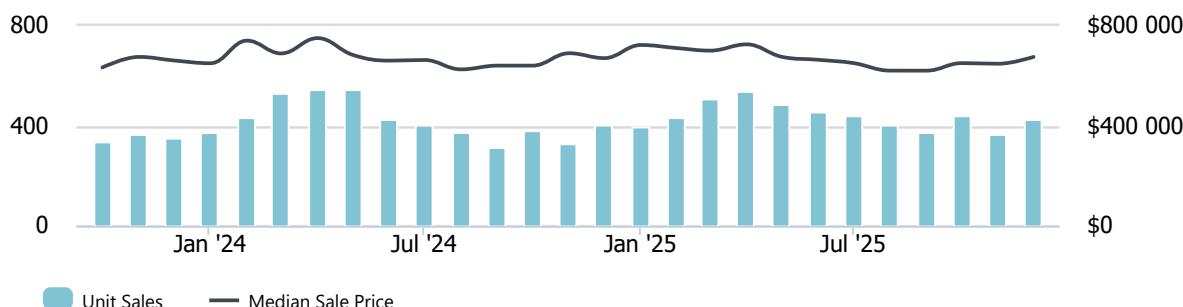
Inventory

Inventory of 2,503 in December was down 13.1% from 2,879 in November and down 5.7% from 2,654 in December of 2024. New listings in December moved down to 527 from 718 in November.

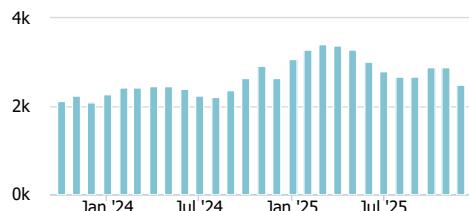
Market Time

Days on market of 60 in December was down marginally from 68 in November but very slightly up from 59 in December of 2024. Months of supply of 5.7 in December was down slightly from 6.6 in November and down marginally from 6.3 in December of 2024.

UNIT SALES AND MEDIAN PRICES



INVENTORY

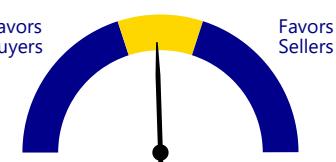


KEY STATS

	2025	2024	Chg	Prev Mo	Chg
Unit Sales	427	407	4.9%	369	15.7%
Median Sale Price	\$675k	\$670k	0.7%	\$648k	4.2%
Inventory	2503	2654	-5.7%	2879	-13.1%
Months of Supply	5.7	6.3	-9.6%	6.6	-13.4%
Days on Market	60	59	1.7%	68	-11.8%
Avg. Sale Price/SqFt	\$456	\$475	-4.1%	\$441	3.3%
Sales to LP Ratio	96.8%	95.3%	1.6%	96.4%	0.4%
Sales to Orig. LP Ratio	95.0%	93.9%	1.2%	94.5%	0.6%
New Listings	527	590	-10.7%	718	-26.6%
Went to Contract	456	430	6.0%	435	4.8%

BUYERS/SELLERS MARKET

Balanced



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MEDIAN SALE PRICE / SQ FT.

