

# MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - CONDOMINIUM

JANUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE ARE UP BY 57.1% FOR JANUARY.
- UNIT SALES IN RANCHO MIRAGE FOR JANUARY ARE UP 26.7% TO 19.
- MEDIAN PRICE IN RANCHO MIRAGE WAS \$570,000 IN JANUARY. THIS IS DOWN 17.0% FROM \$687,000 IN JANUARY OF 2025.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 19 unit sales in January. This is up 26.7% from 15 in January of 2025. Sales/list price ratio in January moved up to 97.5% from 97.4% in December.

### Prices

Median price of \$570,000 in January was up 17.2% from \$486,500 in December but down 17.0% from \$687,000 in January of 2025. 3-month median price of \$565,000 in January was up slightly from \$511,000 in December and up a little from \$535,000 in January of 2025.

### Inventory

Inventory of 148 in January was up 8.0% from 137 in December but down 7.5% from 160 in January of 2025. New listings in January moved up to 62 from 28 in December.

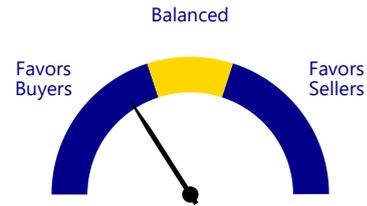
### Market Time

Days on market of 83 in January was up somewhat from 63 in December but down a little from 94 in January of 2025. Months of supply of 7.9 in January was up marginally from 7.4 in December but down slightly from 8.7 in January of 2025.

## KEY STATS

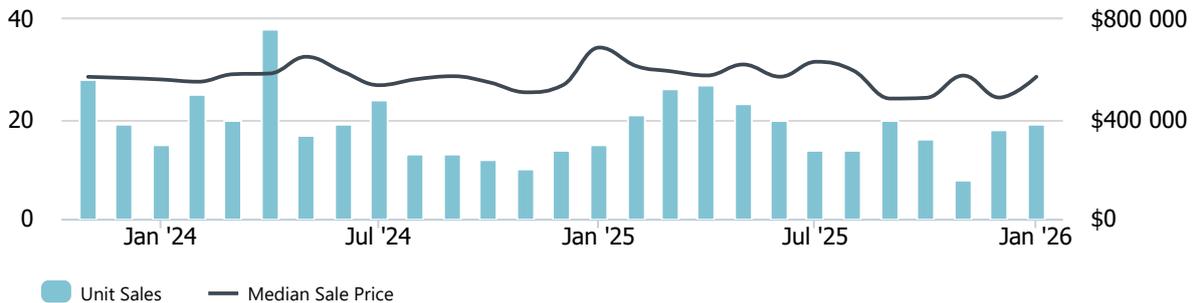
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	19	15	26.7%	18	5.6%
Median Sale Price	\$570k	\$687k	-17.0%	\$486k	17.2%
Inventory	148	160	-7.5%	137	8.0%
Months of Supply	7.9	8.7	-10.0%	7.4	6.1%
Days on Market	83	94	-11.7%	63	31.7%
Avg. Sale Price/SqFt	\$359	\$312	14.8%	\$324	10.7%
Sales to LP Ratio	97.5%	95.6%	2.0%	97.4%	0.1%
Sales to Orig. LP Ratio	95.2%	93.1%	2.2%	94.7%	0.5%
New Listings	62	66	-6.1%	28	121.4%
Went to Contract	33	21	57.1%	16	106.2%

## BUYERS/SELLERS MARKET

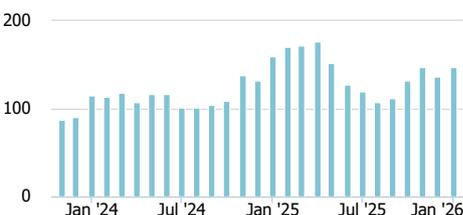


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

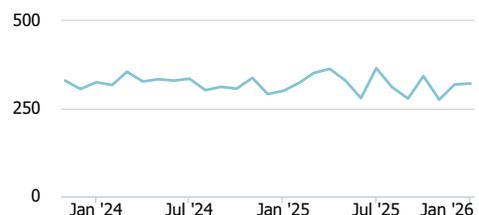
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - SINGLE FAMILY  
JANUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE FOR JANUARY ARE UP 52.8% TO 55.
- UNIT SALES IN RANCHO MIRAGE WERE 28 IN JANUARY. THIS IS DOWN 22.2% FROM 36 IN JANUARY OF 2025.
- NEW LISTINGS IN RANCHO MIRAGE ARE DOWN BY 23.4% FOR JANUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 28 unit sales in January. This is down 22.2% from 36 in January of 2025. Sales/list price ratio in January moved down to 96.2% from 96.3% in December.

### Prices

Median price of \$1,045,000 in January was up 6.1% from \$985,000 in December but down 5.0% from \$1,100,000 in January of 2025. 3-month median price of \$985,000 in January was down a little from \$1,047,500 in December and down slightly from \$1,117,500 in January of 2025.

### Inventory

Inventory of 295 in January was up 11.7% from 264 in December but down 14.0% from 343 in January of 2025. New listings in January moved up to 118 from 51 in December.

### Market Time

Days on market of 73 in January was up modestly from 55 in December and up slightly from 69 in January of 2025. Months of supply of 7.4 in January was up marginally from 6.5 in December but down a little from 8.7 in January of 2025.

## KEY STATS

	2026	2025	Chg	Prev Mo	Chg
Unit Sales	28	36	-22.2%	41	-31.7%
Median Sale Price	\$1,045k	\$1,100k	-5.0%	\$985k	6.1%
Inventory	295	343	-14.0%	264	11.7%
Months of Supply	7.4	8.7	-15.6%	6.5	13.6%
Days on Market	73	69	5.8%	55	32.7%
Avg. Sale Price/SqFt	\$559	\$492	13.5%	\$489	14.3%
Sales to LP Ratio	96.2%	96.3%	-0.1%	96.3%	-0.1%
Sales to Orig. LP Ratio	93.9%	93.6%	0.3%	94.6%	-0.7%
New Listings	118	154	-23.4%	51	131.4%
Went to Contract	55	36	52.8%	34	61.8%

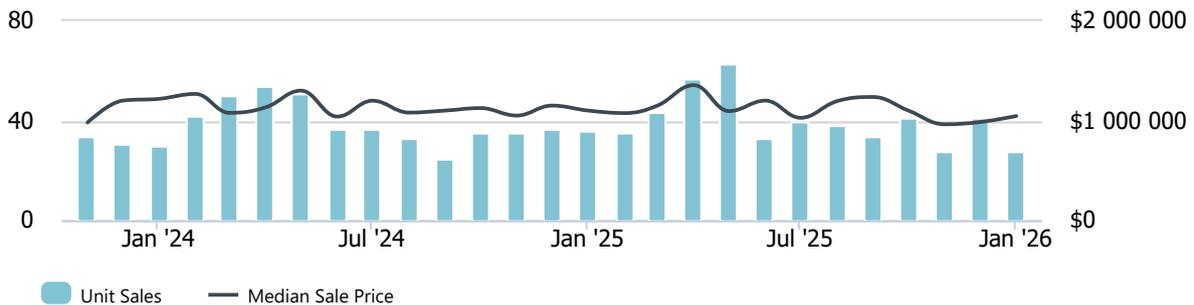
## BUYERS/SELLERS MARKET

Balanced

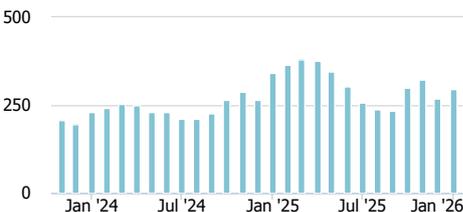


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## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

