MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM

JULY, 2026

QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY ARE UP BY 23.6% FOR JULY.
- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR JULY IS DOWN 16.6% TO 5.6.
- MEDIAN PRICE IN COACHELLA VALLEY WAS $465,000 IN JULY. THIS IS UP 12.0% FROM $415,000 IN JULY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 161 unit sales in July. This is down 0.6% from 162 in July of 2025. Sales/list price ratio in July moved up to 96.2% from 95.7% in June.

Prices
Median price of $465,000 in July was up 15.8% from $401,650 in June and up 12.0% from $415,000 in July of 2025. 3-month median price of $435,000 in July was down just slightly from $454,000 in June and down a little from $450,000 in July of 2025.

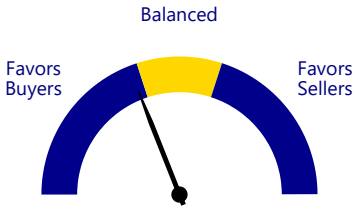
Inventory
Inventory of 1,050 in July was down 14.0% from 1,221 in June and down 15.0% from 1,236 in July of 2025. New listings in July moved down to 214 from 248 in June.

Market Time
Days on market of 78 in July was up marginally from 73 in June and up a little from 69 in July of 2025. Months of supply of 5.6 in July was down slightly from 6.5 in June and down marginally from 6.7 in July of 2025.

KEY STATS

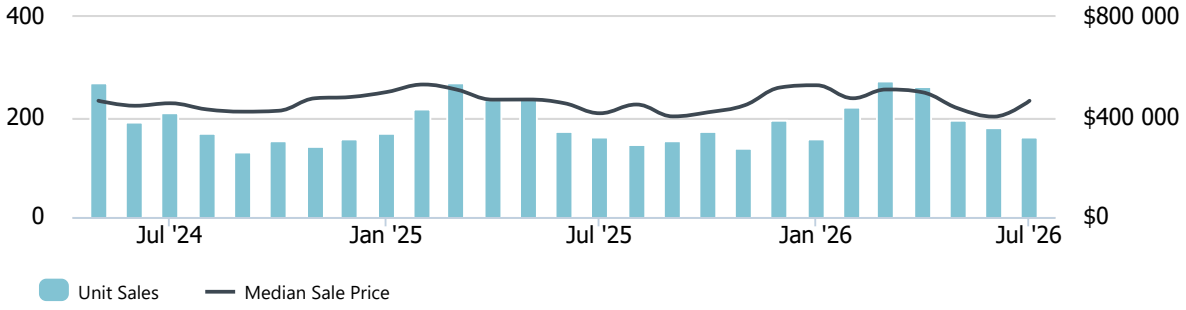
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	161	162	-0.6%	181	-11.0%
Median Sale Price	$465k	$415k	12.0%	$402k	15.8%
Inventory	1050	1236	-15.0%	1221	-14.0%
Months of Supply	5.6	6.7	-16.6%	6.5	-14.0%
Days on Market	78	69	13.0%	73	6.8%
Avg. Sale Price/SqFt	$368	$340	8.2%	$338	8.7%
Sales to LP Ratio	96.2%	95.9%	0.3%	95.7%	0.5%
Sales to Orig. LP Ratio	93.2%	92.7%	0.4%	91.6%	1.7%
New Listings	214	232	-7.8%	248	-13.7%
Went to Contract	183	148	23.6%	176	4.0%

BUYERS/SELLERS MARKET

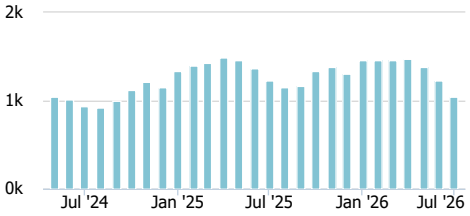


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

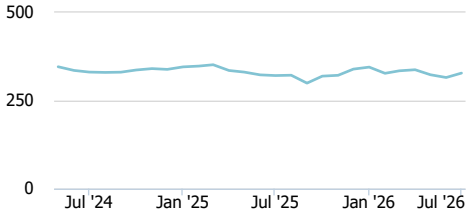
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY

JULY, 2026

QUICK ANALYSIS

- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR JULY IS DOWN 28.6% TO 4.8.
- INVENTORY IN COACHELLA VALLEY WAS 2,129 IN JULY. THIS IS DOWN 25.4% FROM 2,855 IN JULY OF 2025.
- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 14.4% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 393 unit sales in July. This is down 11.3% from 443 in July of 2025. Sales/list price ratio in July moved up to 95.8% from 94.7% in June.

Prices

Median price in July was $650,000, unchanged from the same month last year. 3-month median price of $645,692 in July was down a little from $650,000 in June and down marginally from $660,000 in July of 2025.

Inventory

Inventory of 2,129 in July was down 12.9% from 2,443 in June and down 25.4% from 2,855 in July of 2025. New listings in July moved down to 548 from 594 in June.

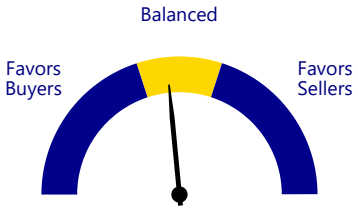
Market Time

Days on market of 69 in July was down a little from 73 in June and down slightly from 73 in July of 2025. Months of supply of 4.8 in July was down marginally from 5.5 in June and down modestly from 6.7 in July of 2025.

KEY STATS

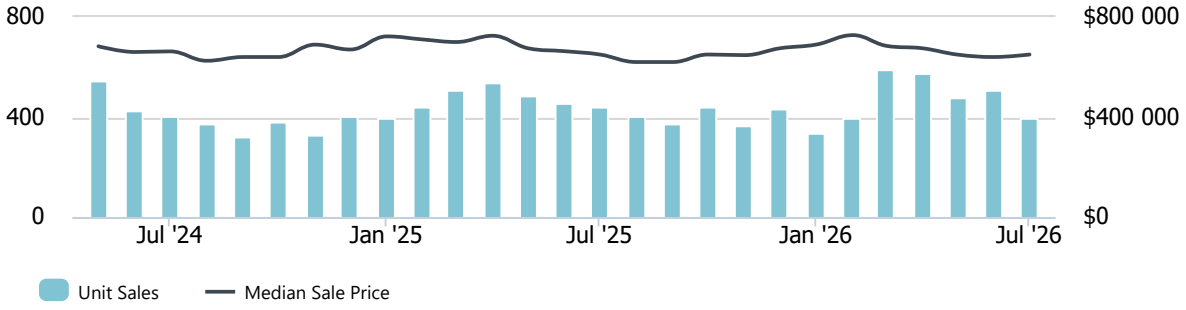
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	393	443	-11.3%	506	-22.3%
Median Sale Price	$650k	$650k	0.0%	$640k	1.6%
Inventory	2129	2855	-25.4%	2443	-12.9%
Months of Supply	4.8	6.7	-28.6%	5.5	-12.0%
Days on Market	69	73	-5.5%	73	-5.5%
Avg. Sale Price/SqFt	$434	$414	4.9%	$436	-0.3%
Sales to LP Ratio	95.8%	95.9%	-0.0%	94.7%	1.2%
Sales to Orig. LP Ratio	93.0%	92.3%	0.8%	91.9%	1.2%
New Listings	548	640	-14.4%	594	-7.7%
Went to Contract	463	444	4.3%	479	-3.3%

BUYERS/SELLERS MARKET

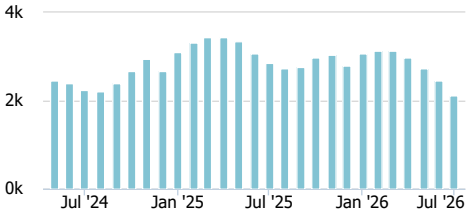


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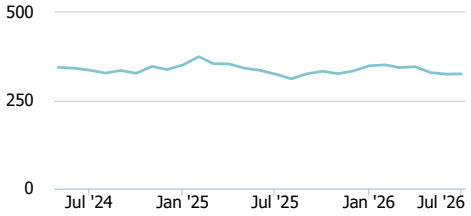
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

LA QUINTA, CA - CONDOMINIUM

JULY, 2026

QUICK ANALYSIS

- UNIT SALES IN LA QUINTA FOR JULY ARE UP 111.1% TO 19.
- LISTINGS UNDER CONTRACT IN LA QUINTA WERE 22 IN JULY. THIS IS UP 214.3% FROM 7 IN JULY OF 2025.
- NEW LISTINGS IN LA QUINTA ARE DOWN BY 38.9% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 19 unit sales in July. This is up 111.1% from 9 in July of 2025. Sales/list price ratio in July moved up to 96.4% from 94.9% in June.

Prices
Median price of $740,000 in July was up 0.2% from $738,500 in June but down 9.8% from $820,000 in July of 2025. 3-month median price of $715,000 in July was up marginally from $712,500 in June and up marginally from $667,500 in July of 2025.

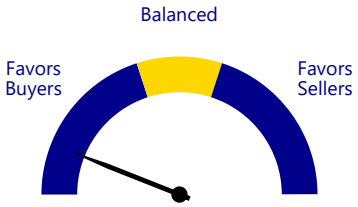
Inventory
Inventory of 86 in July was down 25.2% from 115 in June and down 31.2% from 125 in July of 2025. New listings in July moved down to 11 from 24 in June.

Market Time
Days on market of 72 in July was up slightly from 68 in June and up marginally from 66 in July of 2025. Months of supply of 5.4 in July was down modestly from 7.6 in June and down somewhat from 7.5 in July of 2025.

KEY STATS

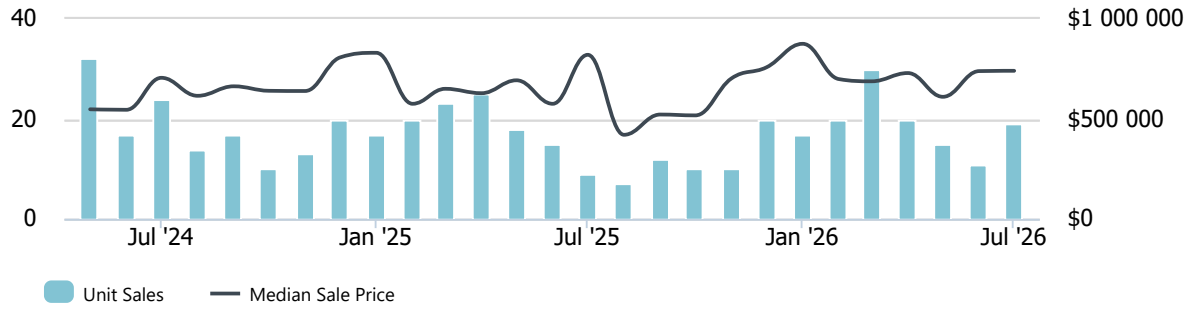
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	19	9	111.1%	11	72.7%
Median Sale Price	$740k	$820k	-9.8%	$738k	0.2%
Inventory	86	125	-31.2%	115	-25.2%
Months of Supply	5.4	7.5	-27.6%	7.6	-29.1%
Days on Market	72	66	9.1%	68	5.9%
Avg. Sale Price/SqFt	$425	$416	2.2%	$389	9.4%
Sales to LP Ratio	96.4%	96.6%	-0.2%	94.9%	1.6%
Sales to Orig. LP Ratio	94.4%	93.6%	0.9%	92.3%	2.2%
New Listings	11	18	-38.9%	24	-54.2%
Went to Contract	22	7	214.3%	13	69.2%

BUYERS/SELLERS MARKET

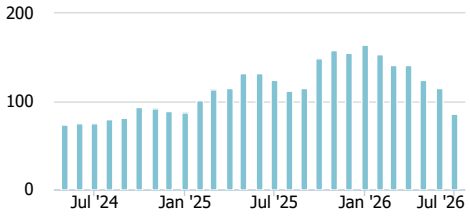


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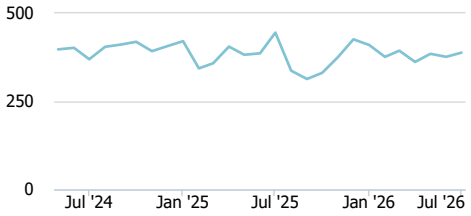
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

LA QUINTA, CA - SINGLE FAMILY

JULY, 2026

QUICK ANALYSIS

- UNIT SALES IN LA QUINTA WERE 53 IN JULY. THIS IS DOWN 35.4% FROM 82 IN JULY OF 2025.
- INVENTORY IN LA QUINTA IS DOWN BY 30.8% FOR JULY.
- MONTHS OF SUPPLY IN LA QUINTA FOR JULY IS DOWN 26.5% TO 4.2.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 53 unit sales in July. This is down 35.4% from 82 in July of 2025. Sales/list price ratio in July moved up to 96.9% from 89.8% in June.

Prices

Median price of $644,000 in July was down 26.8% from $880,000 in June and down 14.1% from $750,000 in July of 2025. 3-month median price of $820,000 in July was down marginally from $947,500 in June but up a little from $775,000 in July of 2025.

Inventory

Inventory of 315 in July was down 13.7% from 365 in June and down 30.8% from 455 in July of 2025. New listings in July moved up to 95 from 79 in June.

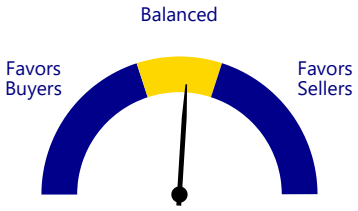
Market Time

Days on market of 73 in July was down marginally from 86 in June and down a little from 75 in July of 2025. Months of supply of 4.2 in July was down slightly from 4.7 in June and down moderately from 5.7 in July of 2025.

KEY STATS

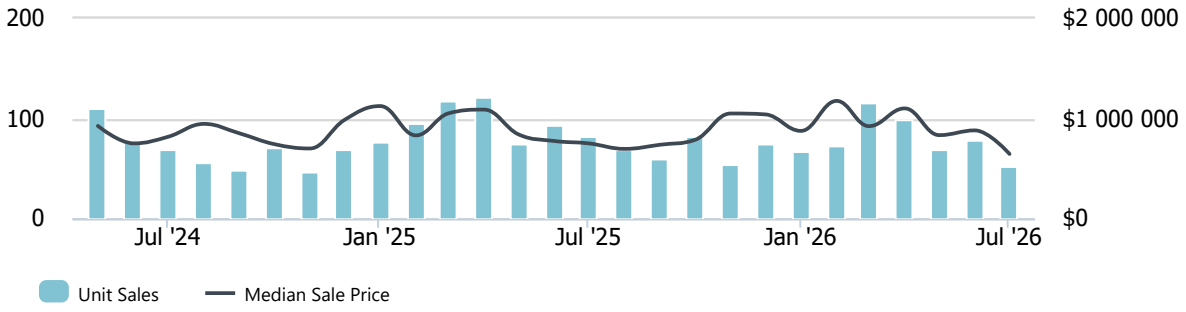
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	53	82	-35.4%	79	-32.9%
Median Sale Price	$644k	$750k	-14.1%	$880k	-26.8%
Inventory	315	455	-30.8%	365	-13.7%
Months of Supply	4.2	5.7	-26.5%	4.7	-10.9%
Days on Market	73	75	-2.7%	86	-15.1%
Avg. Sale Price/SqFt	$571	$489	16.8%	$511	11.8%
Sales to LP Ratio	96.9%	96.0%	1.0%	89.8%	7.9%
Sales to Orig. LP Ratio	94.7%	93.7%	1.0%	88.0%	7.5%
New Listings	95	80	18.8%	79	20.3%
Went to Contract	69	74	-6.8%	80	-13.8%

BUYERS/SELLERS MARKET

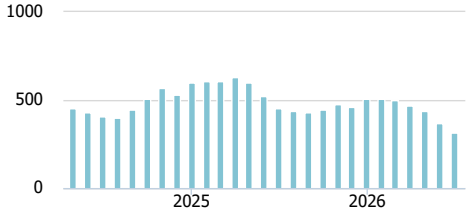


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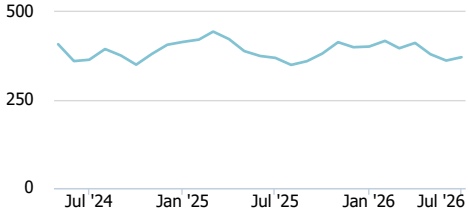
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM

JULY, 2026

QUICK ANALYSIS

- MEDIAN PRICE IN INDIAN WELLS WAS $2,425,000 IN JULY. THIS IS UP 291.1% FROM $620,000 IN JULY OF 2025.
- UNIT SALES IN INDIAN WELLS ARE UP BY 100.0% FOR JULY.
- LISTINGS UNDER CONTRACT IN INDIAN WELLS FOR JULY ARE UP 200.0% TO 9.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 4 unit sales in July. This is up 100.0% from 2 in July of 2025. Sales/list price ratio in July moved down to 94.1% from 95.3% in June.

Prices

Median price of $2,425,000 in July was up 218.0% from $762,500 in June and up 291.1% from $620,000 in July of 2025. 3-month median price of $1,025,000 in July was very slightly up from $1,011,500 in June and up substantially from $620,000 in July of 2025.

Inventory

Inventory of 32 in July was down 20.0% from 40 in June and down 30.4% from 46 in July of 2025. New listings in July moved down to 7 from 9 in June.

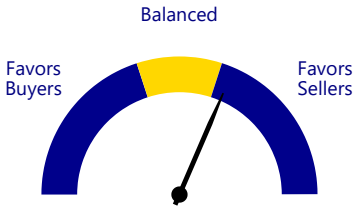
Market Time

Days on market of 185 in July was up considerably from 121 in June and up substantially from 139 in July of 2025. Months of supply of 5.8 in July was down somewhat from 7.5 in June and down modestly from 7.6 in July of 2025.

KEY STATS

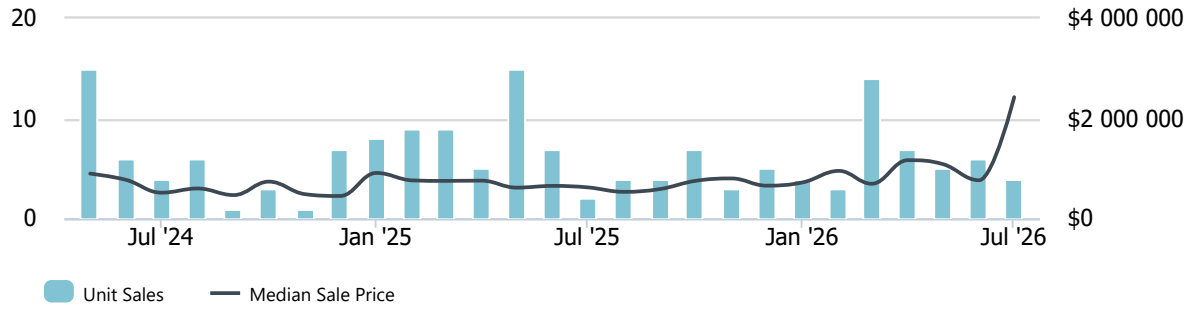
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	4	2	100.0%	6	-33.3%
Median Sale Price	$2,425k	$620k	291.1%	$762k	218.0%
Inventory	32	46	-30.4%	40	-20.0%
Months of Supply	5.8	7.6	-23.1%	7.5	-22.4%
Days on Market	185	139	33.1%	121	52.9%
Avg. Sale Price/SqFt	$808	$315	156.4%	$408	98.2%
Sales to LP Ratio	94.1%	94.2%	-0.1%	95.3%	-1.2%
Sales to Orig. LP Ratio	88.4%	87.5%	1.0%	74.3%	19.0%
New Listings	7	10	-30.0%	9	-22.2%
Went to Contract	9	3	200.0%	7	28.6%

BUYERS/SELLERS MARKET

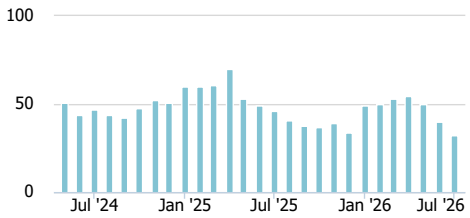


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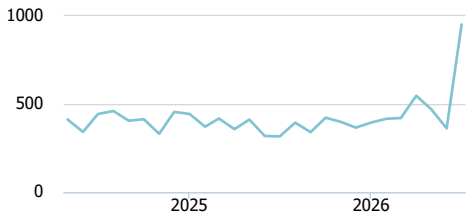
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY

JULY, 2026

QUICK ANALYSIS

- UNIT SALES IN INDIAN WELLS FOR JULY ARE UP 25.0% TO 15.
- NEW LISTINGS IN INDIAN WELLS WERE 9 IN JULY. THIS IS DOWN 10.0% FROM 10 IN JULY OF 2025.
- MEDIAN PRICE IN INDIAN WELLS IS UP BY 4.6% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 15 unit sales in July. This is up 25.0% from 12 in July of 2025. Sales/list price ratio in July moved down to 91.4% from 95.8% in June.

Prices
Median price of $2,500,000 in July was up 58.7% from $1,575,000 in June and up 4.6% from $2,390,000 in July of 2025. 3-month median price of $1,762,500 in July was up a little from $1,600,000 in June but down marginally from $2,187,500 in July of 2025.

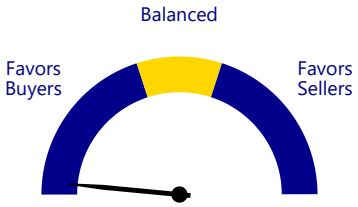
Inventory
Inventory of 71 in July was down 17.4% from 86 in June and down 4.1% from 74 in July of 2025. New listings in July moved down to 9 from 15 in June.

Market Time
Days on market of 83 in July was up modestly from 65 in June but down marginally from 88 in July of 2025. Months of supply of 5.1 in July was down slightly from 6.3 in June and down a little from 5.2 in July of 2025.

KEY STATS

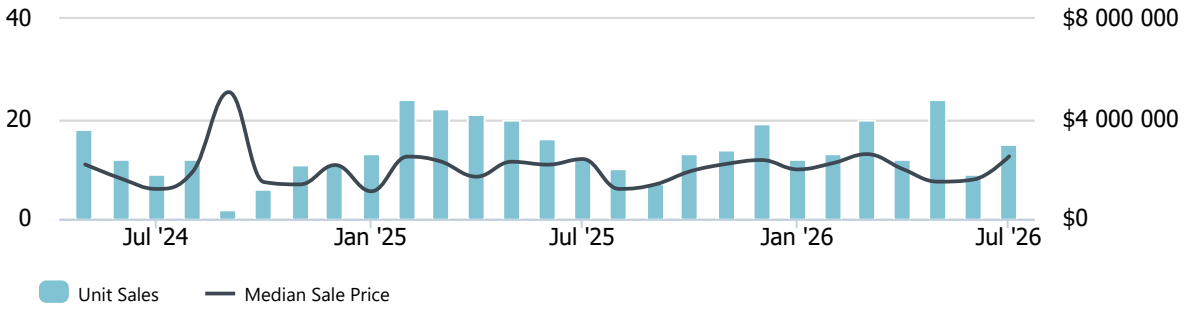
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	15	12	25.0%	9	66.7%
Median Sale Price	$2,500k	$2,390k	4.6%	$1,575k	58.7%
Inventory	71	74	-4.1%	86	-17.4%
Months of Supply	5.1	5.2	-2.9%	6.3	-18.9%
Days on Market	83	88	-5.7%	65	27.7%
Avg. Sale Price/SqFt	$710	$673	5.5%	$642	10.6%
Sales to LP Ratio	91.4%	92.9%	-1.7%	95.8%	-4.7%
Sales to Orig. LP Ratio	89.1%	89.7%	-0.6%	94.7%	-5.9%
New Listings	9	10	-10.0%	15	-40.0%
Went to Contract	12	12	0.0%	16	-25.0%

BUYERS/SELLERS MARKET

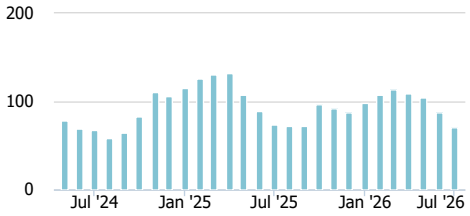


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

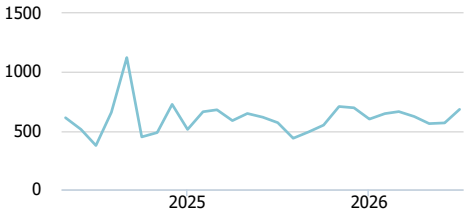
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM

JULY, 2026

QUICK ANALYSIS

- NEW LISTINGS IN PALM DESERT ARE DOWN BY 18.7% FOR JULY.
- MONTHS OF SUPPLY IN PALM DESERT FOR JULY IS DOWN 22.1% TO 5.8.
- INVENTORY IN PALM DESERT WAS 345 IN JULY. THIS IS DOWN 17.5% FROM 418 IN JULY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 43 unit sales in July. This is down 2.3% from 44 in July of 2025. Sales/list price ratio in July moved up to 96.0% from 95.0% in June.

Prices
Median price of $445,000 in July was down 1.1% from $450,000 in June but up 4.1% from $427,570 in July of 2025. 3-month median price of $470,500 in July was very slightly up from $469,750 in June and up marginally from $465,000 in July of 2025.

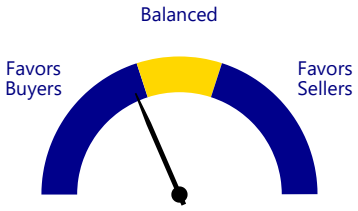
Inventory
Inventory of 345 in July was down 13.3% from 398 in June and down 17.5% from 418 in July of 2025. New listings in July moved down to 61 from 72 in June.

Market Time
Days on market of 72 in July was down a little from 82 in June and down marginally from 73 in July of 2025. Months of supply of 5.8 in July was down marginally from 6.7 in June and down modestly from 7.4 in July of 2025.

KEY STATS

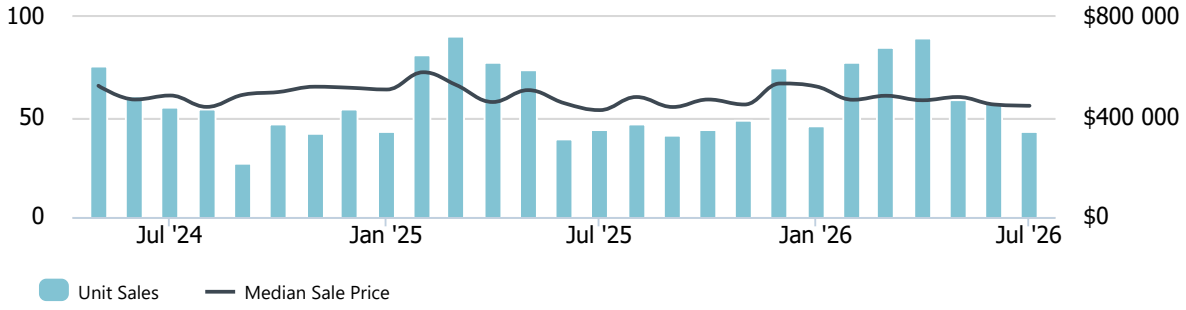
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	43	44	-2.3%	57	-24.6%
Median Sale Price	$445k	$428k	4.1%	$450k	-1.1%
Inventory	345	418	-17.5%	398	-13.3%
Months of Supply	5.8	7.4	-22.1%	6.7	-13.2%
Days on Market	72	73	-1.4%	82	-12.2%
Avg. Sale Price/SqFt	$317	$315	0.8%	$359	-11.5%
Sales to LP Ratio	96.0%	96.1%	-0.1%	95.0%	1.0%
Sales to Orig. LP Ratio	93.4%	93.3%	0.1%	92.5%	0.9%
New Listings	61	75	-18.7%	72	-15.3%
Went to Contract	48	51	-5.9%	61	-21.3%

BUYERS/SELLERS MARKET

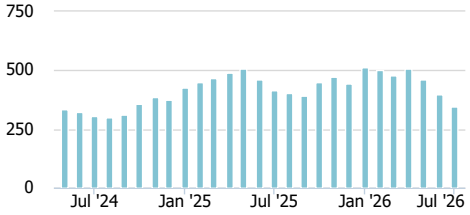


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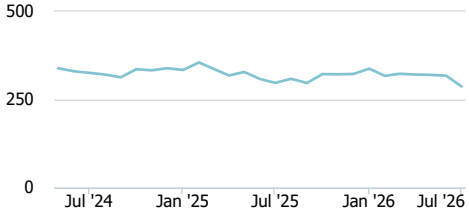
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY

JULY, 2026

QUICK ANALYSIS

- UNIT SALES IN PALM DESERT FOR JULY ARE DOWN 29.9% TO 54.
- MEDIAN PRICE IN PALM DESERT WAS $750,000 IN JULY. THIS IS UP 29.3% FROM $580,000 IN JULY OF 2025.
- NEW LISTINGS IN PALM DESERT ARE DOWN BY 24.2% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 54 unit sales in July. This is down 29.9% from 77 in July of 2025. Sales/list price ratio in July moved down to 96.1% from 96.3% in June.

Prices
Median price of $750,000 in July was up 26.1% from $595,000 in June and up 29.3% from $580,000 in July of 2025. 3-month median price of $644,000 in July was very slightly up from $640,000 in June and up just slightly from $614,500 in July of 2025.

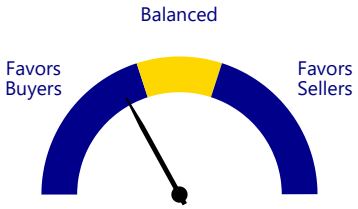
Inventory
Inventory of 347 in July was down 15.2% from 409 in June and down 20.4% from 436 in July of 2025. New listings in July moved down to 75 from 99 in June.

Market Time
Days on market of 75 in July was up a little from 69 in June but down marginally from 83 in July of 2025. Months of supply of 4.5 in July was down slightly from 5.1 in June and down modestly from 5.9 in July of 2025.

KEY STATS

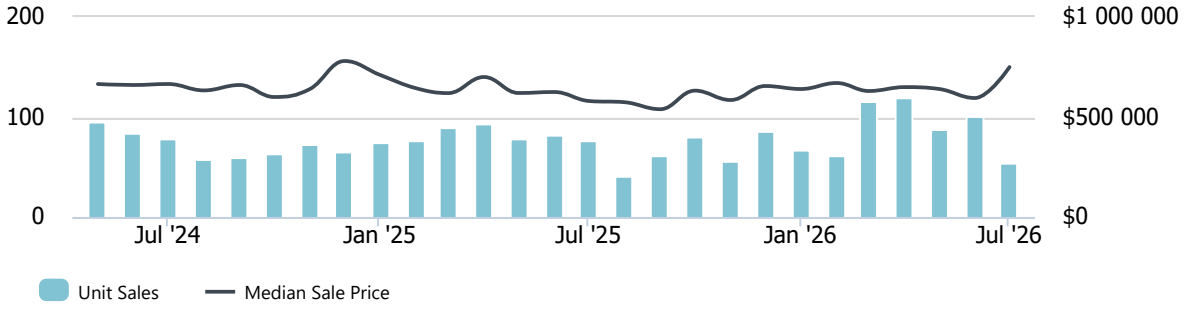
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	54	77	-29.9%	101	-46.5%
Median Sale Price	$750k	$580k	29.3%	$595k	26.1%
Inventory	347	436	-20.4%	409	-15.2%
Months of Supply	4.5	5.9	-23.8%	5.1	-13.1%
Days on Market	75	83	-9.6%	69	8.7%
Avg. Sale Price/SqFt	$385	$349	10.4%	$422	-8.8%
Sales to LP Ratio	96.1%	95.6%	0.5%	96.3%	-0.2%
Sales to Orig. LP Ratio	91.2%	90.8%	0.4%	93.4%	-2.3%
New Listings	75	99	-24.2%	99	-24.2%
Went to Contract	74	64	15.6%	85	-12.9%

BUYERS/SELLERS MARKET

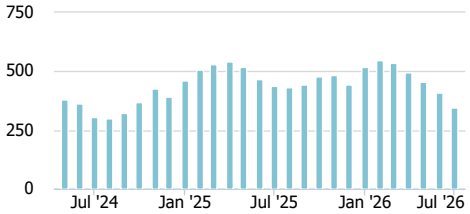


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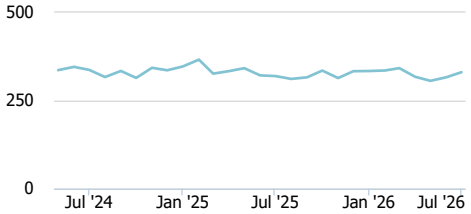
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

INDIO, CA - CONDOMINIUM

JULY, 2026

QUICK ANALYSIS

- MEDIAN PRICE IN INDIO IS UP BY 66.4% FOR JULY.
- LISTINGS UNDER CONTRACT IN INDIO FOR JULY ARE UP 100.0% TO 4.
- UNIT SALES IN INDIO WERE 4 IN JULY. THIS IS UP 33.3% FROM 3 IN JULY OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 4 unit sales in July. This is up 33.3% from 3 in July of 2025. Sales/list price ratio in July moved up to 100.3% from 94.1% in June.

Prices

Median price of $374,500 in July was up 39.0% from $269,500 in June and up 66.4% from $225,000 in July of 2025. 3-month median price of $330,000 in July was very slightly up from $317,000 in June and up substantially from $247,000 in July of 2025.

Inventory

Inventory of 34 in July was down 2.9% from 35 in June but up 30.8% from 26 in July of 2025. New listings were 9 in July, exactly the same as June.

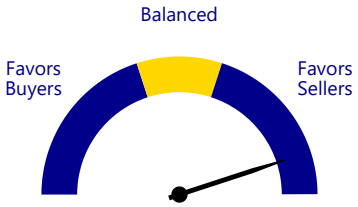
Market Time

Days on market of 66 in July was up considerably from 37 in June but down moderately from 98 in July of 2025. Months of supply of 9.3 in July was down slightly from 9.8 in June but up considerably from 6.4 in July of 2025.

KEY STATS

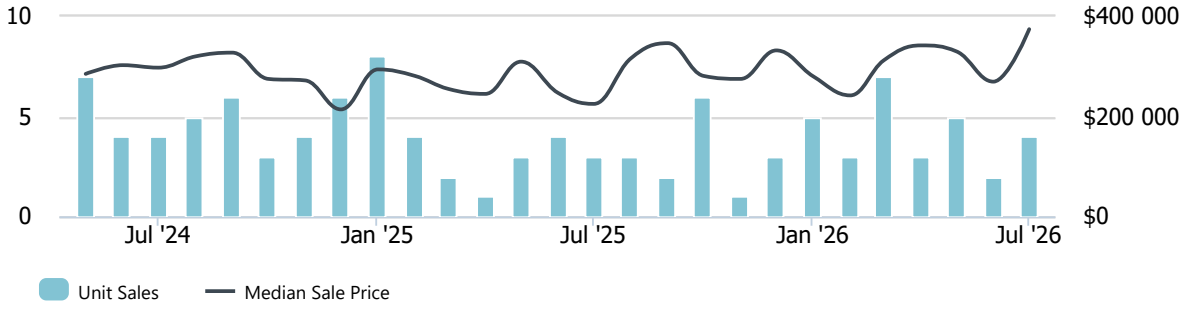
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	4	3	33.3%	2	100.0%
Median Sale Price	$374k	$225k	66.4%	$270k	39.0%
Inventory	34	26	30.8%	35	-2.9%
Months of Supply	9.3	6.4	45.6%	9.8	-5.1%
Days on Market	66	98	-32.7%	37	78.4%
Avg. Sale Price/SqFt	$232	$340	-31.8%	$290	-19.9%
Sales to LP Ratio	100.3%	96.8%	3.7%	94.1%	6.7%
Sales to Orig. LP Ratio	98.0%	95.4%	2.7%	92.5%	6.0%
New Listings	9	6	50.0%	9	0.0%
Went to Contract	4	2	100.0%	5	-20.0%

BUYERS/SELLERS MARKET

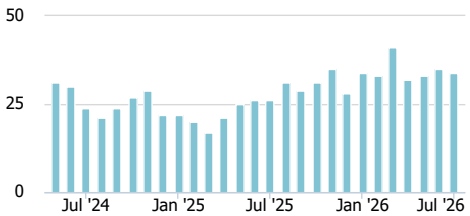


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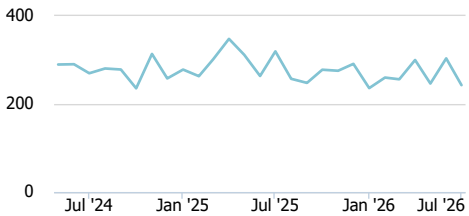
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

INDIO, CA - SINGLE FAMILY

JULY, 2026

QUICK ANALYSIS

- UNIT SALES IN INDIO FOR JULY ARE DOWN 20.5% TO 62.
- MONTHS OF SUPPLY IN INDIO WAS 5 IN JULY. THIS IS DOWN 30.3% FROM 7.2 IN JULY OF 2025.
- INVENTORY IN INDIO IS DOWN BY 29.1% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 62 unit sales in July. This is down 20.5% from 78 in July of 2025. Sales/list price ratio in July moved down to 97.1% from 97.9% in June.

Prices
Median price of $549,984 in July was up 2.1% from $538,500 in June but down 3.4% from $569,500 in July of 2025. 3-month median price of $540,000 in July was very slightly up from $538,950 in June but down marginally from $569,000 in July of 2025.

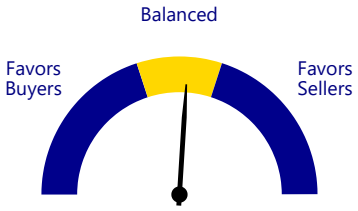
Inventory
Inventory of 387 in July was down 11.6% from 438 in June and down 29.1% from 546 in July of 2025. New listings in July moved up to 120 from 104 in June.

Market Time
Days on market of 72 in July was down a little from 77 in June and down just slightly from 73 in July of 2025. Months of supply of 5 in July was down slightly from 5.6 in June and down modestly from 7.2 in July of 2025.

KEY STATS

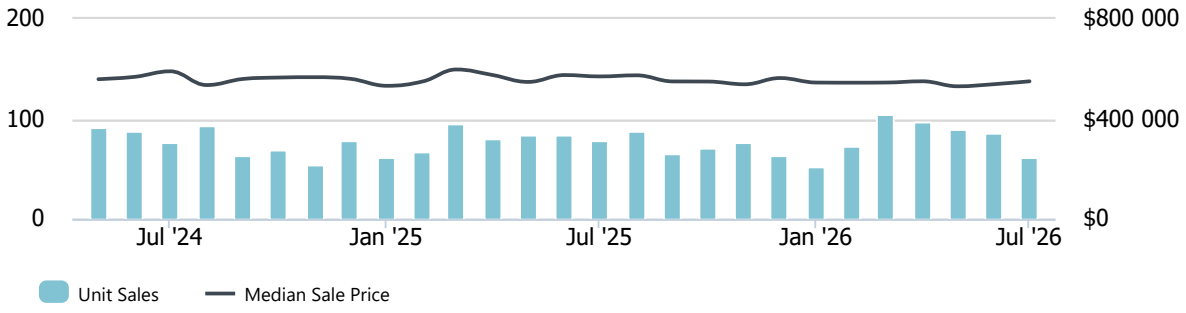
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	62	78	-20.5%	86	-27.9%
Median Sale Price	$550k	$570k	-3.4%	$538k	2.1%
Inventory	387	546	-29.1%	438	-11.6%
Months of Supply	5.0	7.2	-30.3%	5.6	-10.1%
Days on Market	72	73	-1.4%	77	-6.5%
Avg. Sale Price/SqFt	$273	$283	-3.7%	$288	-5.3%
Sales to LP Ratio	97.1%	97.7%	-0.5%	97.9%	-0.7%
Sales to Orig. LP Ratio	94.3%	95.3%	-1.0%	95.4%	-1.2%
New Listings	120	134	-10.4%	104	15.4%
Went to Contract	101	86	17.4%	76	32.9%

BUYERS/SELLERS MARKET

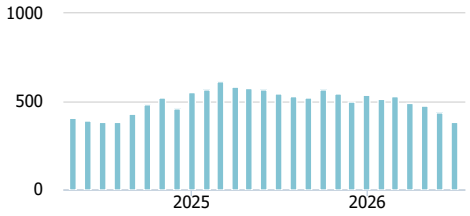


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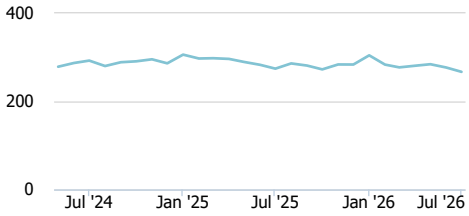
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - CONDOMINIUM

JULY, 2026

QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE WERE 23 IN JULY. THIS IS UP 155.6% FROM 9 IN JULY OF 2025.
- DAYS ON MARKET IN RANCHO MIRAGE IS UP BY 44.7% FOR JULY.
- MONTHS OF SUPPLY IN RANCHO MIRAGE FOR JULY IS DOWN 14.5% TO 6.3.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
Unit sales in July were 14, unchanged from the same month last year. Sales/list price ratio in July moved up to 97.3% from 94.0% in June.

Prices
Median price of $605,000 in July was up 18.6% from $510,000 in June but down 4.0% from $630,000 in July of 2025. 3-month median price of $542,500 in July was down just slightly from $545,000 in June and down slightly from $599,000 in July of 2025.

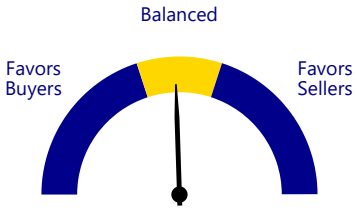
Inventory
Inventory of 122 in July was down 17.0% from 147 in June and down 4.7% from 128 in July of 2025. New listings in July moved down to 26 from 33 in June.

Market Time
Days on market this month is 68, the same as last month. Months of supply of 6.3 in July was down a little from 7.6 in June and down marginally from 7.4 in July of 2025.

KEY STATS

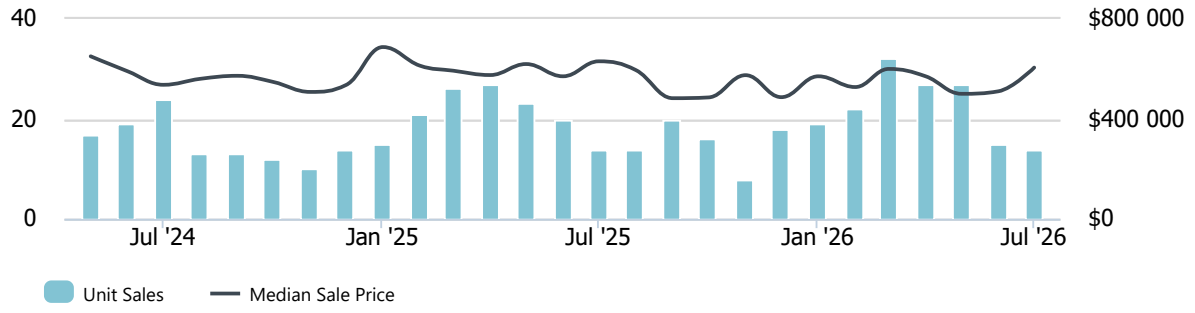
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	14	14	0.0%	15	-6.7%
Median Sale Price	$605k	$630k	-4.0%	$510k	18.6%
Inventory	122	128	-4.7%	147	-17.0%
Months of Supply	6.3	7.4	-14.5%	7.6	-17.0%
Days on Market	68	47	44.7%	68	0.0%
Avg. Sale Price/SqFt	$318	$325	-2.0%	$306	3.9%
Sales to LP Ratio	97.3%	97.4%	-0.2%	94.0%	3.5%
Sales to Orig. LP Ratio	95.9%	95.5%	0.4%	91.2%	5.2%
New Listings	26	26	0.0%	33	-21.2%
Went to Contract	23	9	155.6%	17	35.3%

BUYERS/SELLERS MARKET

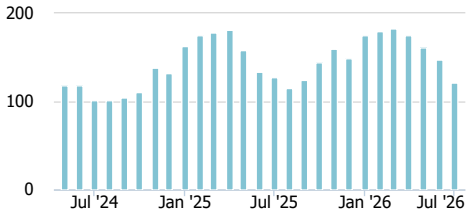


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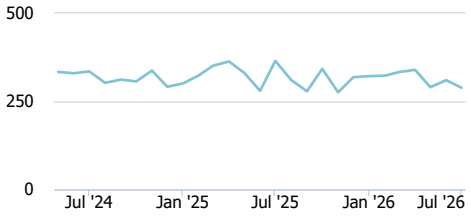
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - SINGLE FAMILY

JULY, 2026

QUICK ANALYSIS

- MONTHS OF SUPPLY IN RANCHO MIRAGE FOR JULY IS DOWN 23.3% TO 5.1.
- INVENTORY IN RANCHO MIRAGE WAS 209 IN JULY. THIS IS DOWN 19.9% FROM 261 IN JULY OF 2025.
- DAYS ON MARKET IN RANCHO MIRAGE IS DOWN BY 22.8% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 38 unit sales in July. This is down 5.0% from 40 in July of 2025. Sales/list price ratio in July moved up to 94.7% from 94.2% in June.

Prices
Median price of $1,087,500 in July was down 5.0% from $1,145,000 in June but up 5.8% from $1,027,500 in July of 2025. 3-month median price of $1,145,000 in July was down marginally from $1,200,000 in June but up a little from $1,077,350 in July of 2025.

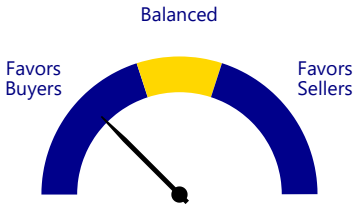
Inventory
Inventory of 209 in July was down 19.3% from 259 in June and down 19.9% from 261 in July of 2025. New listings in July moved down to 49 from 55 in June.

Market Time
Days on market of 61 in July was down slightly from 65 in June and down modestly from 79 in July of 2025. Months of supply of 5.1 in July was down marginally from 6.3 in June and down somewhat from 6.6 in July of 2025.

KEY STATS

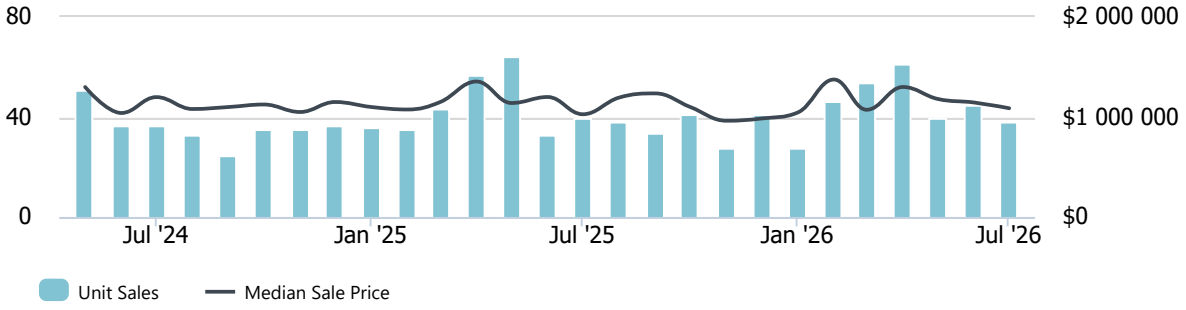
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	38	40	-5.0%	45	-15.6%
Median Sale Price	$1,088k	$1,028k	5.8%	$1,145k	-5.0%
Inventory	209	261	-19.9%	259	-19.3%
Months of Supply	5.1	6.6	-23.3%	6.3	-19.0%
Days on Market	61	79	-22.8%	65	-6.2%
Avg. Sale Price/SqFt	$502	$493	1.8%	$504	-0.3%
Sales to LP Ratio	94.7%	94.2%	0.5%	94.2%	0.5%
Sales to Orig. LP Ratio	92.0%	91.0%	1.1%	90.8%	1.4%
New Listings	49	49	0.0%	55	-10.9%
Went to Contract	39	41	-4.9%	39	0.0%

BUYERS/SELLERS MARKET

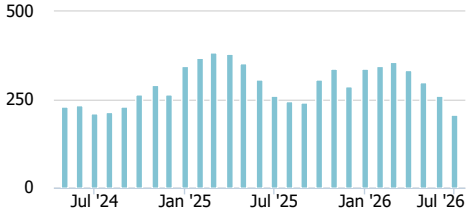


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

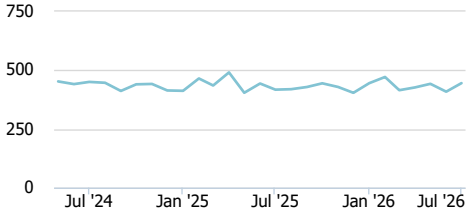
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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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.

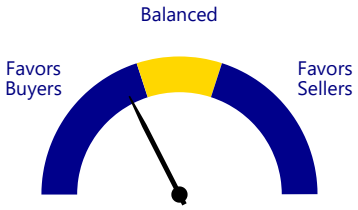
Market Time

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

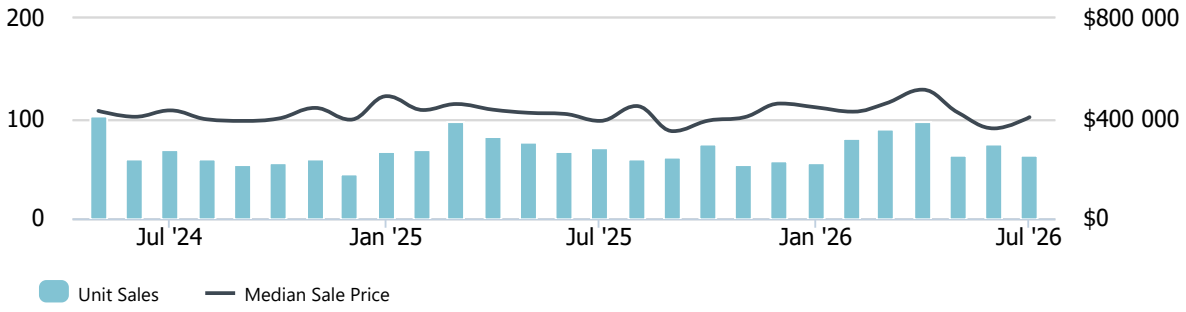
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	64	71	-9.9%	75	-14.7%
Median Sale Price	$405k	$390k	3.8%	$360k	12.5%
Inventory	332	391	-15.1%	370	-10.3%
Months of Supply	4.8	5.8	-17.9%	5.3	-9.5%
Days on Market	80	71	12.7%	62	29.0%
Avg. Sale Price/SqFt	$379	$379	-0.2%	$334	13.2%
Sales to LP Ratio	96.6%	95.5%	1.2%	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

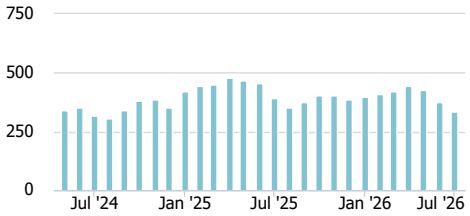


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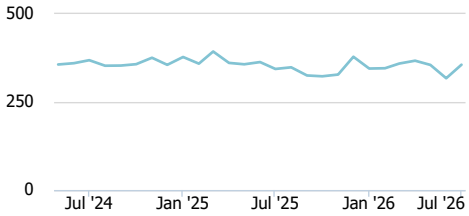
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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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.

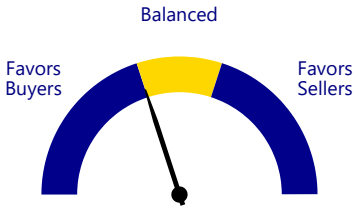
Market Time

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

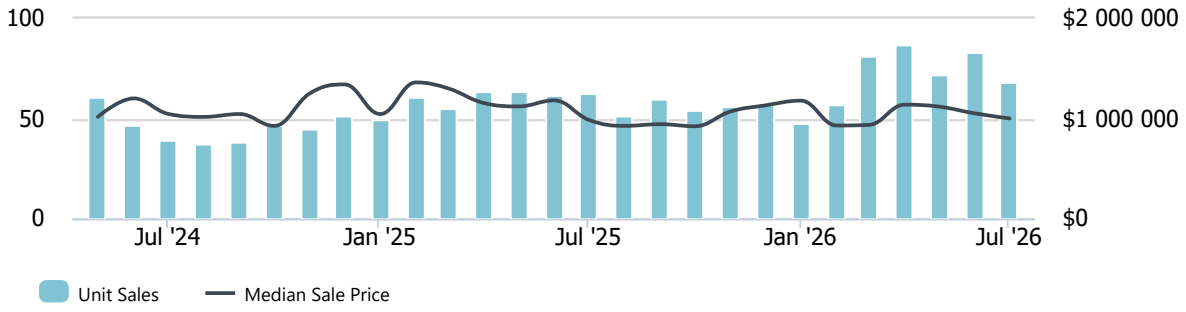
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	68	63	7.9%	83	-18.1%
Median Sale Price	$1,000k	$985k	1.5%	$1,050k	-4.8%
Inventory	365	473	-22.8%	399	-8.5%
Months of Supply	5.7	8.9	-36.5%	6.2	-9.1%
Days on Market	70	73	-4.1%	73	-4.1%
Avg. Sale Price/SqFt	$554	$535	3.6%	$574	-3.4%
Sales to LP Ratio	95.5%	96.1%	-0.6%	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

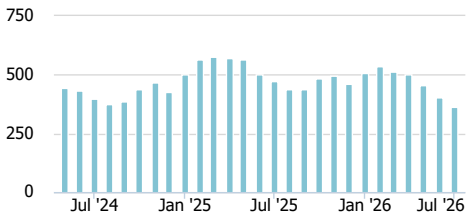


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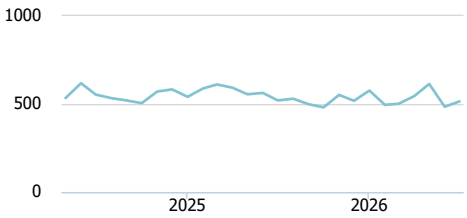
UNIT SALES AND MEDIAN PRICES



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MEDIAN SALE PRICE / SQ FT.



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