

# MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM  
AUGUST, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 63 IN AUGUST. THIS IS UP 61.5% FROM 39 IN AUGUST OF 2024.
- NEW LISTINGS IN PALM DESERT ARE DOWN BY 17.6% FOR AUGUST.
- MONTHS OF SUPPLY IN PALM DESERT FOR AUGUST IS UP 17.6% TO 6.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 47 unit sales in August. This is down 13.0% from 54 in August of 2024. Sales/list price ratio in August moved up to 96.4% from 96.1% in July.

### Prices

Median price of \$480,000 in August was up 12.3% from \$427,570 in July and up 9.0% from \$440,500 in August of 2024. 3-month median price of \$459,500 in August was down a little from \$465,000 in July and down marginally from \$477,450 in August of 2024.

### Inventory

Inventory of 332 in August was down 12.6% from 380 in July but up 13.7% from 292 in August of 2024. New listings in August moved down to 61 from 69 in July.

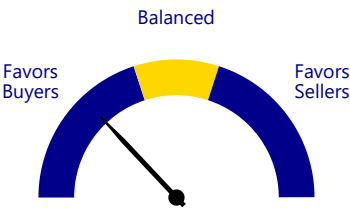
### Market Time

Days on market of 74 in August was very slightly up from 73 in July and up marginally from 72 in August of 2024. Months of supply of 6 in August was down marginally from 6.8 in July but up a little from 5.1 in August of 2024.

## KEY STATS

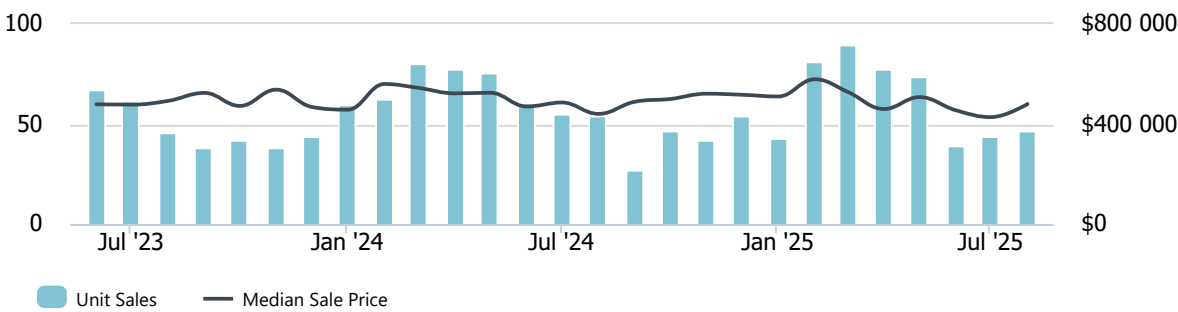
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	47	54	-13.0%	44	6.8%
Median Sale Price	\$480k	\$440k	9.0%	\$428k	12.3%
Inventory	332	292	13.7%	380	-12.6%
Months of Supply	6.0	5.1	17.6%	6.8	-11.7%
Days on Market	74	72	2.8%	73	1.4%
Avg. Sale Price/SqFt	\$335	\$347	-3.6%	\$315	6.3%
Sales to LP Ratio	96.4%	97.6%	-1.2%	96.1%	0.4%
Sales to Orig. LP Ratio	92.2%	93.6%	-1.5%	93.3%	-1.1%
New Listings	61	74	-17.6%	69	-11.6%
Went to Contract	63	39	61.5%	51	23.5%

## BUYERS/SELLERS MARKET

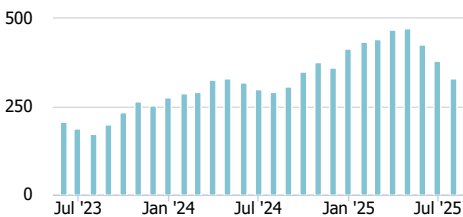


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

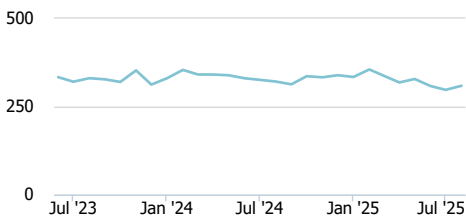
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY  
AUGUST, 2025



## QUICK ANALYSIS

- UNIT SALES IN PALM DESERT FOR AUGUST ARE DOWN 31.0% TO 40.
- PRICE / SQ FT IN PALM DESERT WAS \$460 IN AUGUST. THIS IS UP 38.4% FROM \$332 IN AUGUST OF 2024.
- DAYS ON MARKET IN PALM DESERT IS UP BY 34.9% FOR AUGUST.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 40 unit sales in August. This is down 31.0% from 58 in August of 2024. Sales/list price ratio in August moved down to 95.3% from 95.6% in July.

### Prices

Median price of \$574,000 in August was down 1.0% from \$580,000 in July and down 9.3% from \$633,000 in August of 2024. 3-month median price of \$600,000 in August was down marginally from \$614,500 in July and down marginally from \$650,000 in August of 2024.

### Inventory

Inventory of 372 in August was down 8.4% from 406 in July but up 25.7% from 296 in August of 2024. New listings in August moved up to 97 from 96 in July.

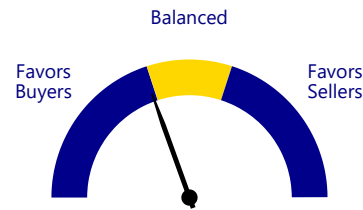
### Market Time

Days on market of 85 in August was up marginally from 83 in July and up substantially from 63 in August of 2024. Months of supply of 5.1 in August was down a little from 5.5 in July but up somewhat from 4.1 in August of 2024.

## KEY STATS

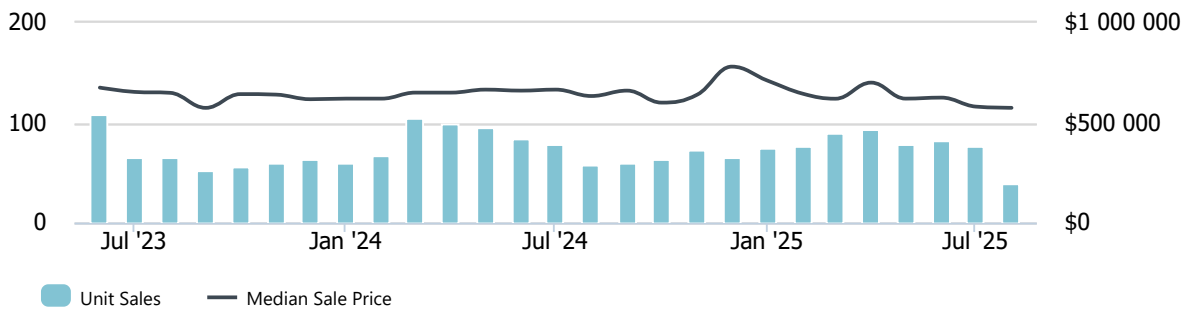
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	40	58	-31.0%	77	-48.1%
Median Sale Price	\$574k	\$633k	-9.3%	\$580k	-1.0%
Inventory	372	296	25.7%	406	-8.4%
Months of Supply	5.1	4.1	26.0%	5.5	-6.5%
Days on Market	85	63	34.9%	83	2.4%
Avg. Sale Price/SqFt	\$460	\$332	38.4%	\$349	31.9%
Sales to LP Ratio	95.3%	96.6%	-1.4%	95.6%	-0.3%
Sales to Orig. LP Ratio	92.6%	93.5%	-0.9%	90.8%	2.0%
New Listings	97	105	-7.6%	96	1.0%
Went to Contract	74	64	15.6%	66	12.1%

## BUYERS/SELLERS MARKET

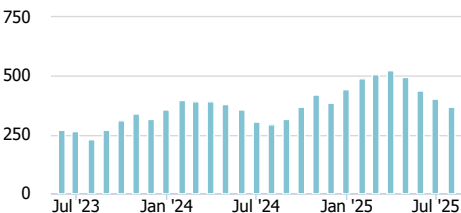


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## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

