MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM

AUGUST, 2026

QUICK ANALYSIS

- NEW LISTINGS IN COACHELLA VALLEY WERE 253 IN AUGUST. THIS IS UP 17.1% FROM 216 IN AUGUST OF 2025.
- MONTHS OF SUPPLY IN COACHELLA VALLEY IS DOWN BY 14.1% FOR AUGUST.
- INVENTORY IN COACHELLA VALLEY FOR AUGUST IS DOWN 11.4% TO 1,022.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 153 unit sales in August. This is up 4.1% from 147 in August of 2025. Sales/list price ratio was 96.3% in August, exactly the same as July.

Prices
Median price of $430,000 in August was down 7.0% from $462,500 in July and down 4.4% from $450,000 in August of 2025. 3-month median price of $430,000 in August was down a little from $432,500 in July and down marginally from $440,000 in August of 2025.

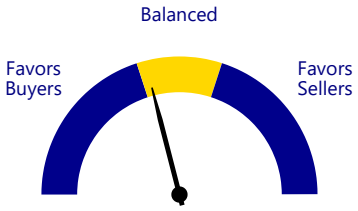
Inventory
Inventory of 1,022 in August was down 8.3% from 1,114 in July and down 11.4% from 1,154 in August of 2025. New listings in August moved up to 253 from 224 in July.

Market Time
Days on market of 85 in August was up a little from 78 in July and up slightly from 77 in August of 2025. Months of supply of 5.4 in August was down marginally from 5.9 in July and down a little from 6.3 in August of 2025.

KEY STATS

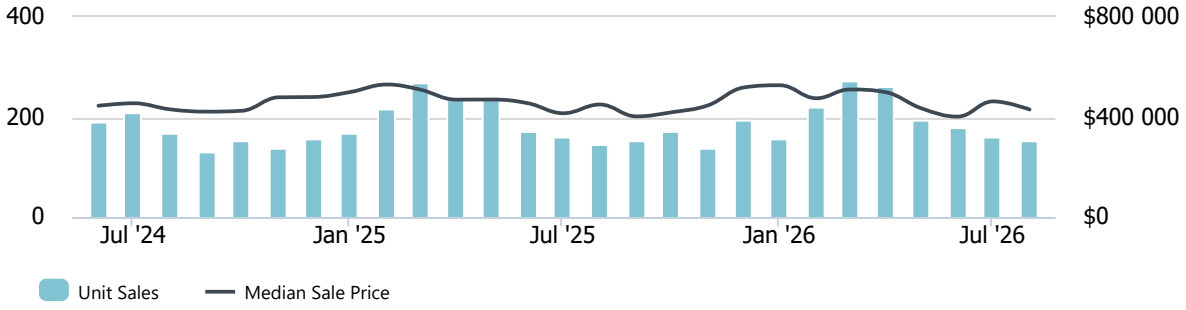
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	153	147	4.1%	162	-5.6%
Median Sale Price	$430k	$450k	-4.4%	$462k	-7.0%
Inventory	1022	1154	-11.4%	1114	-8.3%
Months of Supply	5.4	6.3	-14.1%	5.9	-8.5%
Days on Market	85	77	10.4%	78	9.0%
Avg. Sale Price/SqFt	$316	$341	-7.6%	$367	-14.0%
Sales to LP Ratio	96.3%	97.0%	-0.6%	96.3%	0.1%
Sales to Orig. LP Ratio	92.4%	93.6%	-1.2%	93.2%	-0.8%
New Listings	253	216	17.1%	224	12.9%
Went to Contract	152	139	9.4%	158	-3.8%

BUYERS/SELLERS MARKET

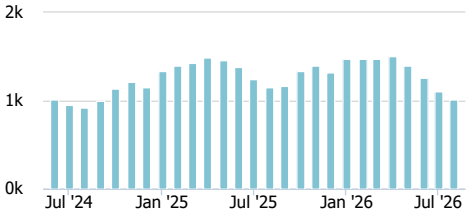


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

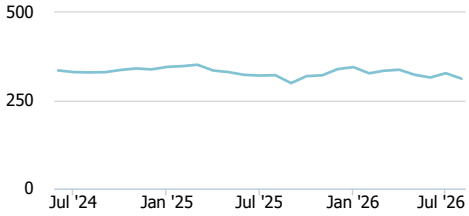
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY

AUGUST, 2026

QUICK ANALYSIS

- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR AUGUST IS DOWN 30.2% TO 4.5.
- NEW LISTINGS IN COACHELLA VALLEY WERE 514 IN AUGUST. THIS IS DOWN 22.8% FROM 666 IN AUGUST OF 2025.
- INVENTORY IN COACHELLA VALLEY IS DOWN BY 27.8% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 370 unit sales in August. This is down 8.0% from 402 in August of 2025. Sales/list price ratio in August moved up to 96.2% from 95.8% in July.

Prices
Median price of $609,500 in August was down 6.1% from $649,000 in July and down 1.7% from $619,950 in August of 2025. 3-month median price of $635,000 in August was down a little from $645,000 in July and down marginally from $642,000 in August of 2025.

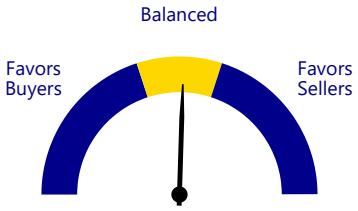
Inventory
Inventory of 1,993 in August was down 11.7% from 2,258 in July and down 27.8% from 2,760 in August of 2025. New listings in August moved down to 514 from 571 in July.

Market Time
Days on market of 72 in August was very slightly up from 69 in July but down slightly from 76 in August of 2025. Months of supply of 4.5 in August was down marginally from 5.1 in July and down modestly from 6.5 in August of 2025.

KEY STATS

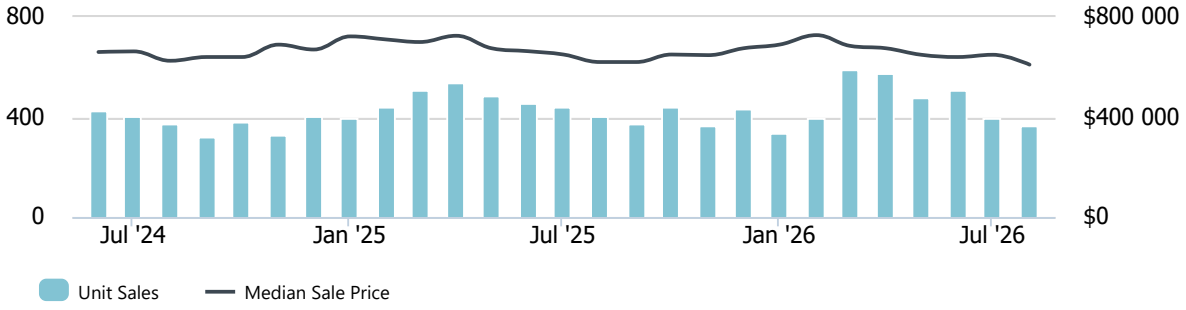
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	370	402	-8.0%	395	-6.3%
Median Sale Price	$610k	$620k	-1.7%	$649k	-6.1%
Inventory	1993	2760	-27.8%	2258	-11.7%
Months of Supply	4.5	6.5	-30.2%	5.1	-11.2%
Days on Market	72	76	-5.3%	69	4.3%
Avg. Sale Price/SqFt	$395	$398	-0.9%	$434	-9.0%
Sales to LP Ratio	96.2%	96.2%	-0.0%	95.8%	0.4%
Sales to Orig. LP Ratio	93.3%	93.4%	-0.1%	93.0%	0.4%
New Listings	514	666	-22.8%	571	-10.0%
Went to Contract	430	389	10.5%	410	4.9%

BUYERS/SELLERS MARKET

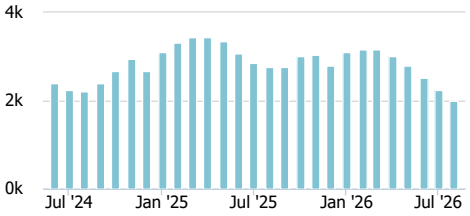


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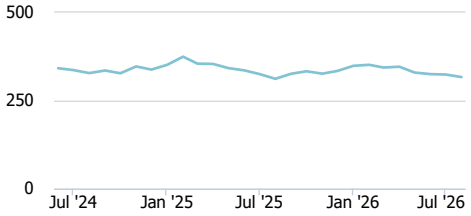
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

LA QUINTA, CA - CONDOMINIUM

AUGUST, 2026

QUICK ANALYSIS

- UNIT SALES IN LA QUINTA FOR AUGUST ARE UP 57.1% TO 11.
- LISTINGS UNDER CONTRACT IN LA QUINTA WERE 19 IN AUGUST. THIS IS UP 171.4% FROM 7 IN AUGUST OF 2025.
- NEW LISTINGS IN LA QUINTA ARE UP BY 75.0% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 11 unit sales in August. This is up 57.1% from 7 in August of 2025. Sales/list price ratio in August moved up to 96.8% from 96.4% in July.

Prices
Median price of $553,000 in August was down 25.3% from $740,000 in July but up 31.7% from $420,000 in August of 2025. 3-month median price of $699,000 in August was down marginally from $715,000 in July but up a little from $595,000 in August of 2025.

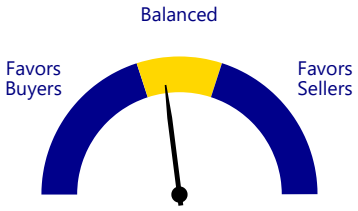
Inventory
Inventory of 83 in August was down 10.8% from 93 in July and down 25.9% from 112 in August of 2025. New listings in August moved up to 21 from 11 in July.

Market Time
Days on market of 91 in August was up somewhat from 72 in July and up considerably from 49 in August of 2025. Months of supply of 5.1 in August was down marginally from 5.8 in July and down somewhat from 6.9 in August of 2025.

KEY STATS

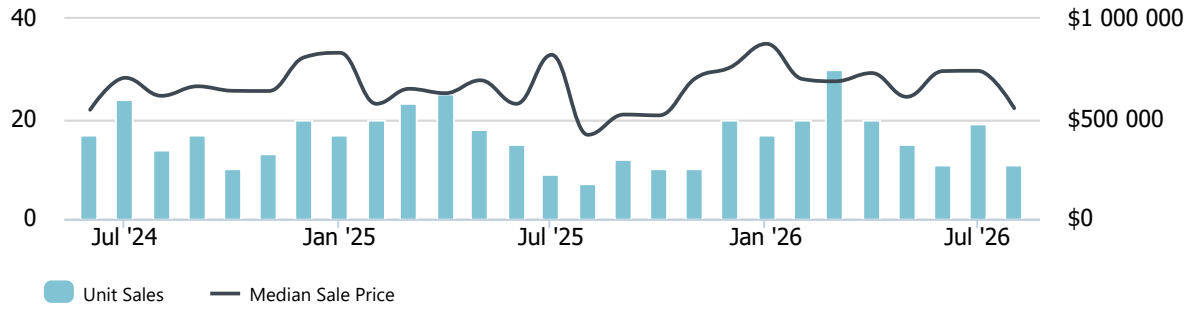
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	11	7	57.1%	19	-42.1%
Median Sale Price	$553k	$420k	31.7%	$740k	-25.3%
Inventory	83	112	-25.9%	93	-10.8%
Months of Supply	5.1	6.9	-26.3%	5.8	-12.6%
Days on Market	91	49	85.7%	72	26.4%
Avg. Sale Price/SqFt	$365	$383	-4.5%	$425	-14.0%
Sales to LP Ratio	96.8%	95.6%	1.2%	96.4%	0.4%
Sales to Orig. LP Ratio	93.0%	95.1%	-2.2%	94.4%	-1.5%
New Listings	21	12	75.0%	11	90.9%
Went to Contract	19	7	171.4%	16	18.8%

BUYERS/SELLERS MARKET

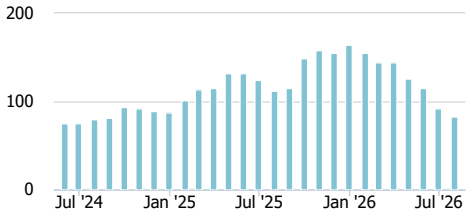


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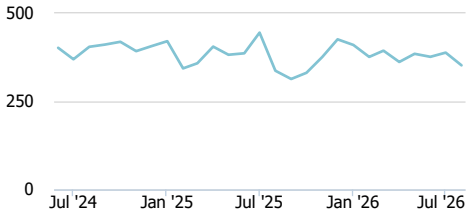
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

LA QUINTA, CA - SINGLE FAMILY

AUGUST, 2026

QUICK ANALYSIS

- NEW LISTINGS IN LA QUINTA ARE DOWN BY 34.2% FOR AUGUST.
- INVENTORY IN LA QUINTA FOR AUGUST IS DOWN 30.5% TO 303.
- MONTHS OF SUPPLY IN LA QUINTA WAS 4.1 IN AUGUST. THIS IS DOWN 24.3% FROM 5.4 IN AUGUST OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 61 unit sales in August. This is down 12.9% from 70 in August of 2025. Sales/list price ratio in August moved down to 96.6% from 96.9% in July.

Prices
Median price of $755,000 in August was up 17.2% from $644,000 in July and up 8.6% from $695,000 in August of 2025. 3-month median price of $770,000 in August was down a little from $820,000 in July but up marginally from $750,000 in August of 2025.

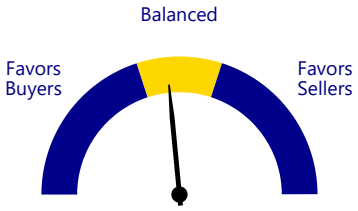
Inventory
Inventory of 303 in August was down 11.7% from 343 in July and down 30.5% from 436 in August of 2025. New listings in August moved down to 77 from 100 in July.

Market Time
Days on market of 83 in August was up a little from 73 in July and up marginally from 81 in August of 2025. Months of supply of 4.1 in August was down marginally from 4.6 in July and down modestly from 5.4 in August of 2025.

KEY STATS

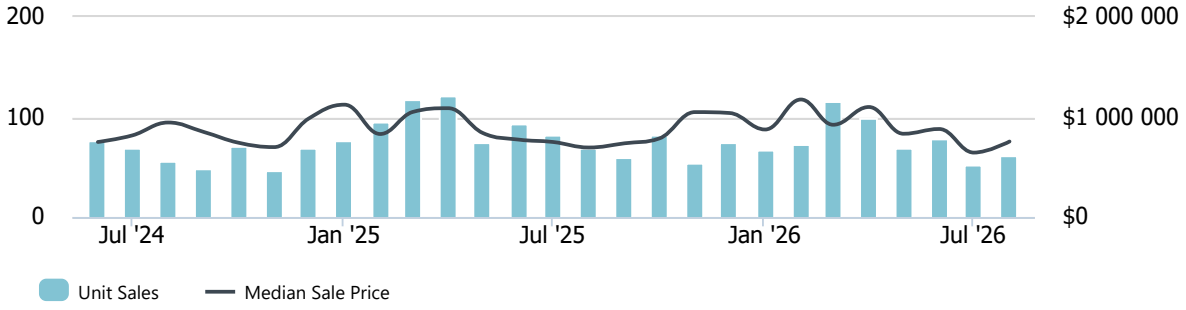
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	61	70	-12.9%	53	15.1%
Median Sale Price	$755k	$695k	8.6%	$644k	17.2%
Inventory	303	436	-30.5%	343	-11.7%
Months of Supply	4.1	5.4	-24.3%	4.6	-10.8%
Days on Market	83	81	2.5%	73	13.7%
Avg. Sale Price/SqFt	$437	$441	-0.8%	$571	-23.4%
Sales to LP Ratio	96.6%	95.6%	1.1%	96.9%	-0.3%
Sales to Orig. LP Ratio	93.3%	94.5%	-1.3%	94.7%	-1.4%
New Listings	77	117	-34.2%	100	-23.0%
Went to Contract	66	65	1.5%	57	15.8%

BUYERS/SELLERS MARKET

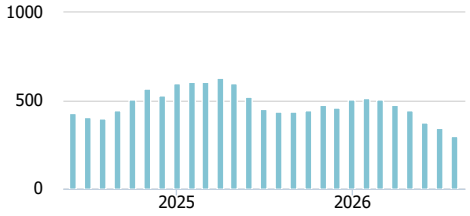


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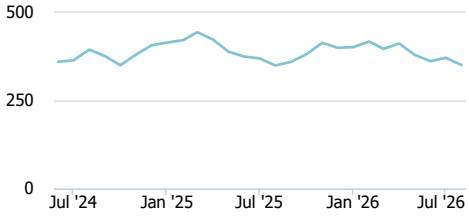
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM

AUGUST, 2026

QUICK ANALYSIS

- UNIT SALES IN INDIAN WELLS ARE UP BY 75.0% FOR AUGUST.
- LISTINGS UNDER CONTRACT IN INDIAN WELLS FOR AUGUST ARE UP 75.0% TO 7.
- MEDIAN PRICE IN INDIAN WELLS WAS $340,000 IN AUGUST. THIS IS DOWN 35.9% FROM $530,750 IN AUGUST OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 7 unit sales in August. This is up 75.0% from 4 in August of 2025. Sales/list price ratio in August moved up to 95.0% from 94.1% in July.

Prices

Median price of $340,000 in August was down 86.0% from $2,425,000 in July and down 35.9% from $530,750 in August of 2025. 3-month median price of $665,000 in August was way down from $1,025,000 in July but up marginally from $620,000 in August of 2025.

Inventory

Inventory of 26 in August was down 25.7% from 35 in July and down 36.6% from 41 in August of 2025. New listings in August moved down to 4 from 8 in July.

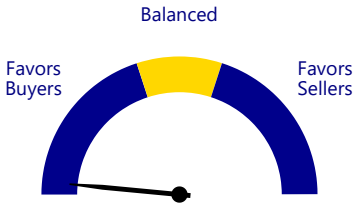
Market Time

Days on market of 65 in August was way down from 185 in July but up marginally from 56 in August of 2025. Months of supply of 4.5 in August was down modestly from 6.4 in July and way down from 6.9 in August of 2025.

KEY STATS

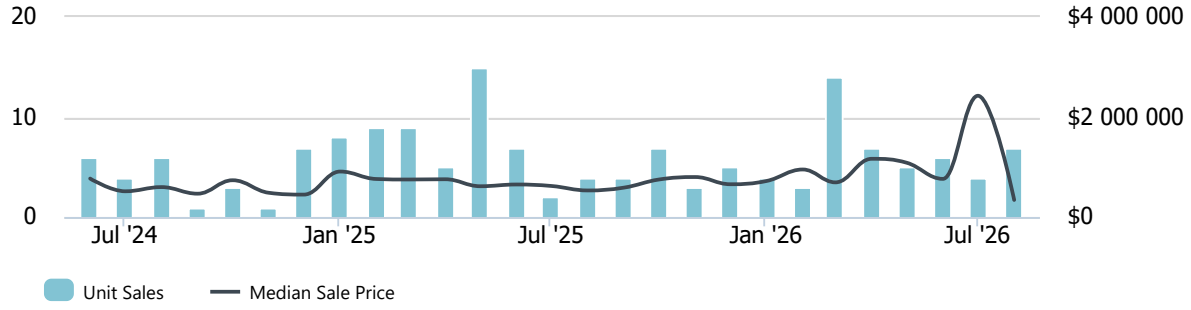
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	7	4	75.0%	4	75.0%
Median Sale Price	$340k	$531k	-35.9%	$2,425k	-86.0%
Inventory	26	41	-36.6%	35	-25.7%
Months of Supply	4.5	6.9	-34.7%	6.4	-28.9%
Days on Market	65	56	16.1%	185	-64.9%
Avg. Sale Price/SqFt	$301	$379	-20.4%	$808	-62.7%
Sales to LP Ratio	95.0%	101.5%	-6.4%	94.1%	1.0%
Sales to Orig. LP Ratio	90.1%	100.4%	-10.3%	88.4%	1.9%
New Listings	4	6	-33.3%	8	-50.0%
Went to Contract	7	4	75.0%	7	0.0%

BUYERS/SELLERS MARKET

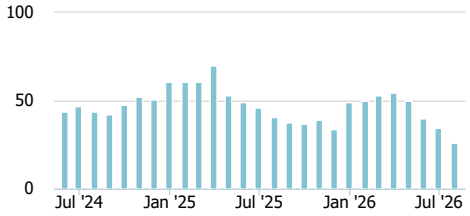


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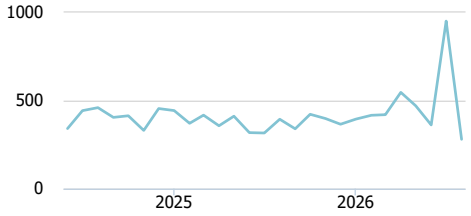
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY

AUGUST, 2026

QUICK ANALYSIS

- MEDIAN PRICE IN INDIAN WELLS FOR AUGUST IS UP 71.5% TO $2,050,000.
- LISTINGS UNDER CONTRACT IN INDIAN WELLS WERE 13 IN AUGUST. THIS IS UP 85.7% FROM 7 IN AUGUST OF 2025.
- NEW LISTINGS IN INDIAN WELLS ARE DOWN BY 60.0% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 13 unit sales in August. This is up 30.0% from 10 in August of 2025. Sales/list price ratio in August moved up to 94.2% from 91.3% in July.

Prices
Median price of $2,050,000 in August was down 18.0% from $2,500,000 in July but up 71.5% from $1,195,000 in August of 2025. 3-month median price of $2,050,000 in August was up a little from $1,750,000 in July and up slightly from $1,805,000 in August of 2025.

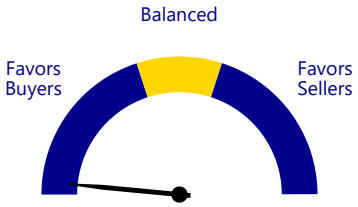
Inventory
Inventory of 53 in August was down 31.2% from 77 in July and down 27.4% from 73 in August of 2025. New listings in August moved down to 6 from 11 in July.

Market Time
Days on market of 103 in August was up modestly from 83 in July and way up from 69 in August of 2025. Months of supply of 3.7 in August was down moderately from 5.5 in July and down modestly from 5.2 in August of 2025.

KEY STATS

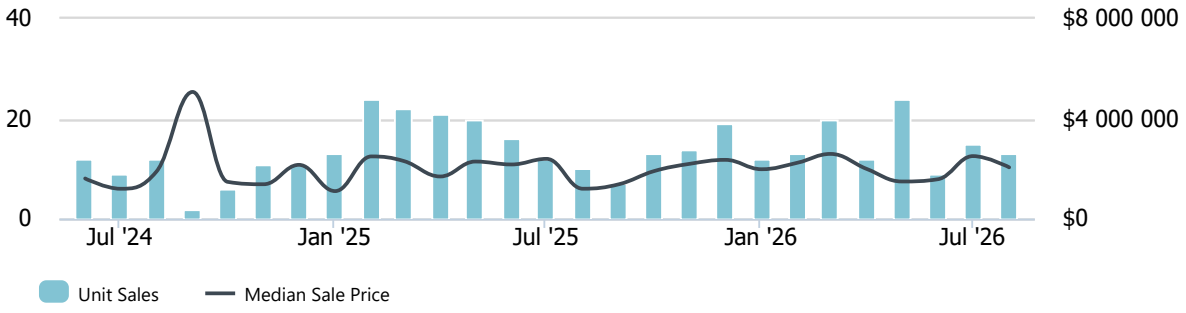
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	13	10	30.0%	15	-13.3%
Median Sale Price	$2,050k	$1,195k	71.5%	$2,500k	-18.0%
Inventory	53	73	-27.4%	77	-31.2%
Months of Supply	3.7	5.2	-28.7%	5.5	-32.4%
Days on Market	103	69	49.3%	83	24.1%
Avg. Sale Price/SqFt	$559	$482	16.0%	$709	-21.2%
Sales to LP Ratio	94.2%	94.9%	-0.6%	91.3%	3.2%
Sales to Orig. LP Ratio	90.1%	91.6%	-1.7%	89.1%	1.2%
New Listings	6	15	-60.0%	11	-45.5%
Went to Contract	13	7	85.7%	11	18.2%

BUYERS/SELLERS MARKET

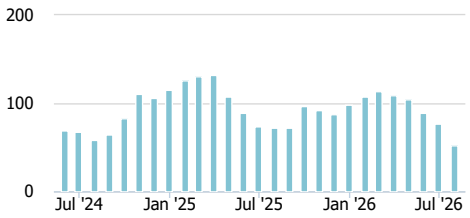


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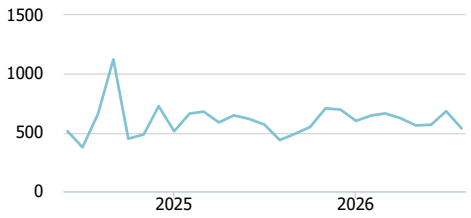
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM

AUGUST, 2026

QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT ARE UP BY 37.1% FOR AUGUST.
- NEW LISTINGS IN PALM DESERT FOR AUGUST ARE UP 26.9% TO 85.
- MONTHS OF SUPPLY IN PALM DESERT WAS 5.8 IN AUGUST. THIS IS DOWN 21.2% FROM 7.3 IN AUGUST OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 50 unit sales in August. This is up 6.4% from 47 in August of 2025. Sales/list price ratio was 96.0% in August, equal to July.

Prices
Median price of $462,500 in August was up 3.9% from $445,000 in July but down 3.6% from $480,000 in August of 2025. 3-month median price of $457,500 in August was down just slightly from $470,500 in July and down a little from $459,500 in August of 2025.

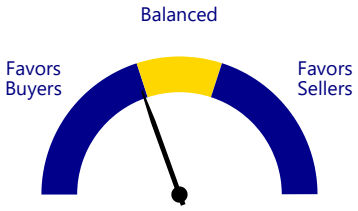
Inventory
Inventory of 344 in August was down 6.8% from 369 in July and down 15.3% from 406 in August of 2025. New listings in August moved up to 85 from 62 in July.

Market Time
Days on market of 92 in August was up moderately from 72 in July and up modestly from 74 in August of 2025. Months of supply of 5.8 in August was down slightly from 6.2 in July and down moderately from 7.3 in August of 2025.

KEY STATS

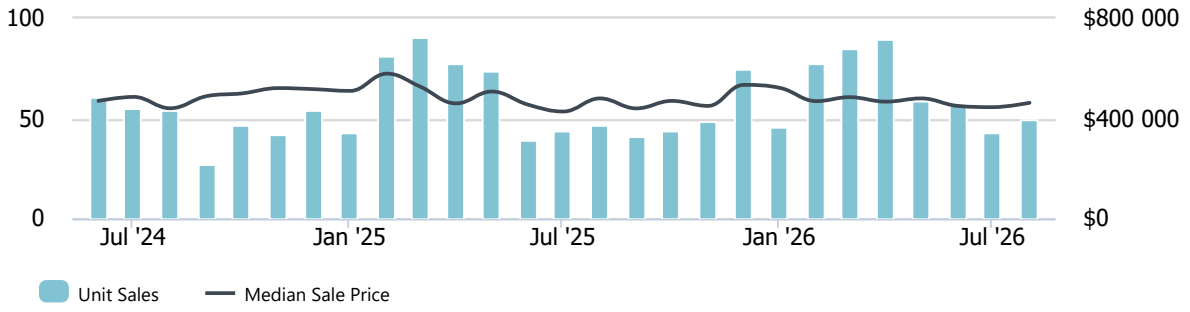
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	50	47	6.4%	43	16.3%
Median Sale Price	$462k	$480k	-3.6%	$445k	3.9%
Inventory	344	406	-15.3%	369	-6.8%
Months of Supply	5.8	7.3	-21.2%	6.2	-7.2%
Days on Market	92	74	24.3%	72	27.8%
Avg. Sale Price/SqFt	$313	$335	-6.6%	$317	-1.5%
Sales to LP Ratio	96.0%	96.4%	-0.5%	96.0%	-0.1%
Sales to Orig. LP Ratio	91.5%	92.2%	-0.8%	93.4%	-2.0%
New Listings	85	67	26.9%	62	37.1%
Went to Contract	48	35	37.1%	39	23.1%

BUYERS/SELLERS MARKET

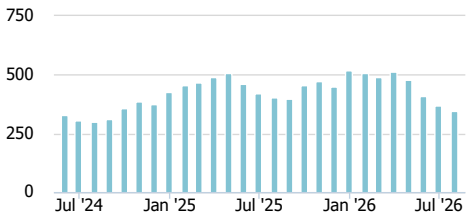


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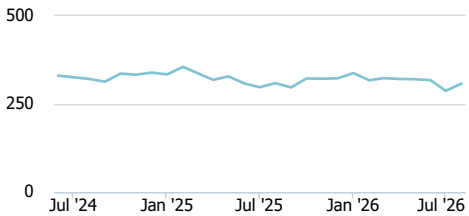
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY

AUGUST, 2026

QUICK ANALYSIS

- UNIT SALES IN PALM DESERT FOR AUGUST ARE UP 50.0% TO 63.
- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 83 IN AUGUST. THIS IS UP 66.0% FROM 50 IN AUGUST OF 2025.
- MONTHS OF SUPPLY IN PALM DESERT IS DOWN BY 31.0% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 63 unit sales in August. This is up 50.0% from 42 in August of 2025. Sales/list price ratio in August moved up to 97.0% from 96.1% in July.

Prices
Median price of $580,000 in August was down 22.7% from $750,000 in July but up 1.0% from $574,000 in August of 2025. 3-month median price of $622,000 in August was down just slightly from $644,000 in July but very slightly up from $600,000 in August of 2025.

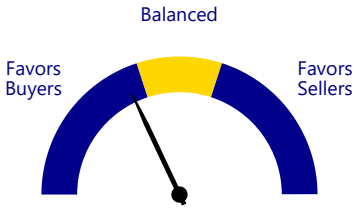
Inventory
Inventory of 325 in August was down 14.0% from 378 in July and down 24.9% from 433 in August of 2025. New listings in August moved up to 86 from 79 in July.

Market Time
Days on market of 70 in August was down marginally from 74 in July and down a little from 83 in August of 2025. Months of supply of 4.1 in August was down slightly from 4.9 in July and down moderately from 5.9 in August of 2025.

KEY STATS

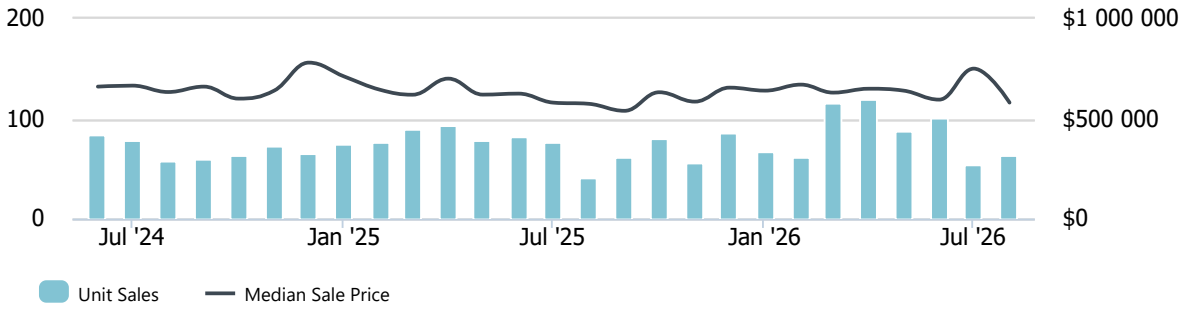
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	63	42	50.0%	54	16.7%
Median Sale Price	$580k	$574k	1.0%	$750k	-22.7%
Inventory	325	433	-24.9%	378	-14.0%
Months of Supply	4.1	5.9	-31.0%	4.9	-15.9%
Days on Market	70	83	-15.7%	74	-5.4%
Avg. Sale Price/SqFt	$421	$452	-7.0%	$385	9.3%
Sales to LP Ratio	97.0%	95.5%	1.6%	96.1%	1.0%
Sales to Orig. LP Ratio	95.1%	92.8%	2.5%	91.2%	4.3%
New Listings	86	104	-17.3%	79	8.9%
Went to Contract	83	50	66.0%	57	45.6%

BUYERS/SELLERS MARKET

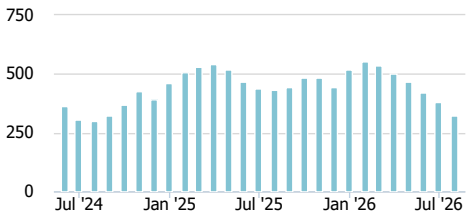


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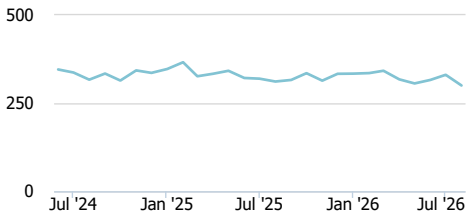
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

INDIO, CA - CONDOMINIUM

AUGUST, 2026

QUICK ANALYSIS

- UNIT SALES IN INDIO FOR AUGUST ARE DOWN 66.7% TO 1.
- MEDIAN PRICE IN INDIO WAS $212,500 IN AUGUST. THIS IS DOWN 32.8% FROM $316,000 IN AUGUST OF 2025.
- LISTINGS UNDER CONTRACT IN INDIO ARE UP BY 50.0% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 1 unit sales in August. This is down 66.7% from 3 in August of 2025. Sales/list price ratio in August moved down to 94.9% from 100.3% in July.

Prices

Median price of $212,500 in August was down 43.3% from $374,500 in July and down 32.8% from $316,000 in August of 2025. 3-month median price of $285,000 in August was down a little from $330,000 in July but up marginally from $247,000 in August of 2025.

Inventory

Inventory of 27 in August was down 25.0% from 36 in July and down 12.9% from 31 in August of 2025. New listings in August moved up to 11 from 8 in July.

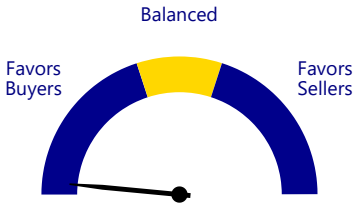
Market Time

Days on market of 63 in August was down a little from 66 in July and down moderately from 93 in August of 2025. Months of supply of 7.7 in August was down somewhat from 9.8 in July and down a little from 7.9 in August of 2025.

KEY STATS

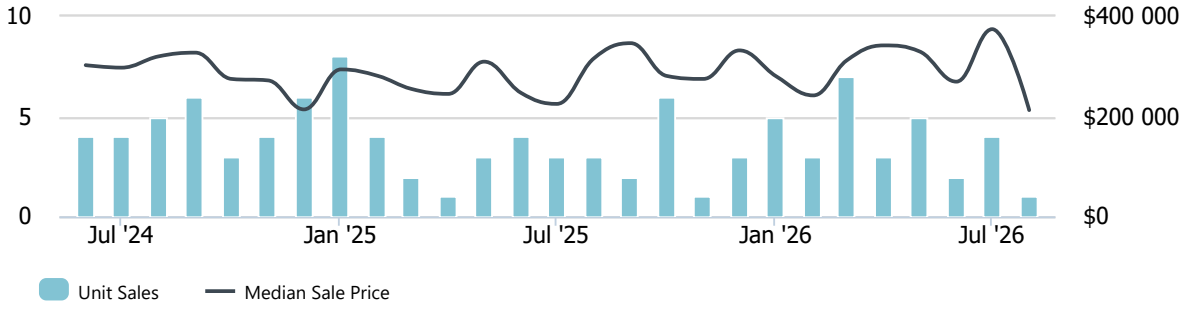
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	1	3	-66.7%	4	-75.0%
Median Sale Price	$212k	$316k	-32.8%	$374k	-43.3%
Inventory	27	31	-12.9%	36	-25.0%
Months of Supply	7.7	7.9	-2.5%	9.8	-21.4%
Days on Market	63	93	-32.3%	66	-4.5%
Avg. Sale Price/SqFt	$208	$243	-14.7%	$232	-10.6%
Sales to LP Ratio	94.9%	98.4%	-3.6%	100.3%	-5.5%
Sales to Orig. LP Ratio	94.9%	94.6%	0.3%	98.0%	-3.2%
New Listings	11	12	-8.3%	8	37.5%
Went to Contract	6	4	50.0%	2	200.0%

BUYERS/SELLERS MARKET

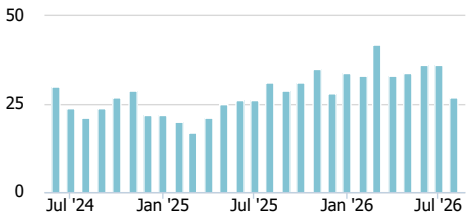


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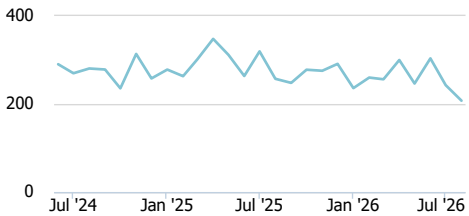
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

INDIO, CA - SINGLE FAMILY

AUGUST, 2026

QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIO ARE UP BY 32.9% FOR AUGUST.
- UNIT SALES IN INDIO FOR AUGUST ARE DOWN 25.0% TO 66.
- MONTHS OF SUPPLY IN INDIO WAS 5 IN AUGUST. THIS IS DOWN 28.8% FROM 7 IN AUGUST OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 66 unit sales in August. This is down 25.0% from 88 in August of 2025. Sales/list price ratio in August moved down to 95.9% from 97.1% in July.

Prices

Median price of $572,450 in August was up 4.1% from $549,984 in July but down 0.3% from $573,950 in August of 2025. 3-month median price of $551,250 in August was up just slightly from $541,000 in July but down a little from $574,950 in August of 2025.

Inventory

Inventory of 378 in August was down 10.8% from 424 in July and down 28.8% from 531 in August of 2025. New listings in August moved down to 117 from 125 in July.

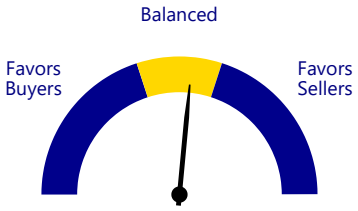
Market Time

Days on market of 92 in August was up moderately from 72 in July and up a little from 80 in August of 2025. Months of supply of 5 in August was down slightly from 5.5 in July and down moderately from 7 in August of 2025.

KEY STATS

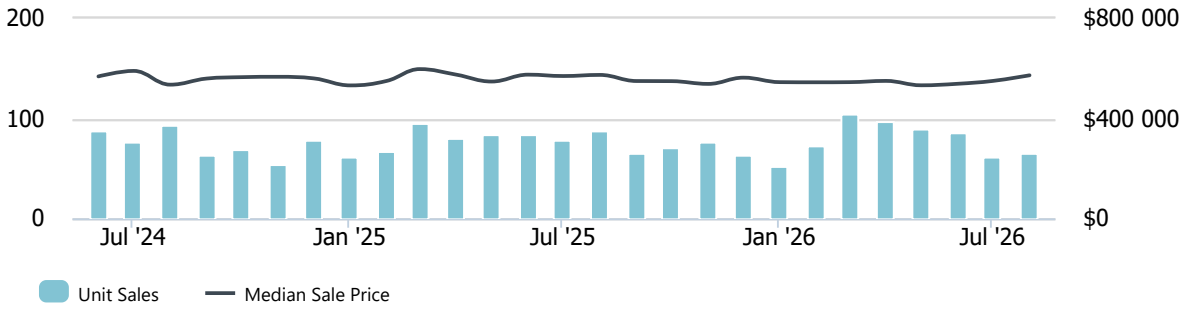
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	66	88	-25.0%	62	6.5%
Median Sale Price	$572k	$574k	-0.3%	$550k	4.1%
Inventory	378	531	-28.8%	424	-10.8%
Months of Supply	5.0	7.0	-28.8%	5.5	-8.7%
Days on Market	92	80	15.0%	72	27.8%
Avg. Sale Price/SqFt	$284	$288	-1.7%	$273	3.9%
Sales to LP Ratio	95.9%	97.1%	-1.3%	97.1%	-1.3%
Sales to Orig. LP Ratio	92.1%	94.1%	-2.2%	94.3%	-2.4%
New Listings	117	122	-4.1%	125	-6.4%
Went to Contract	105	79	32.9%	79	32.9%

BUYERS/SELLERS MARKET

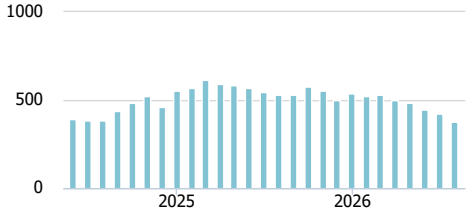


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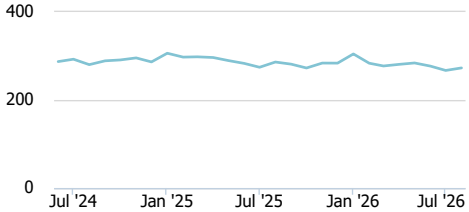
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - CONDOMINIUM

AUGUST, 2026

QUICK ANALYSIS

- UNIT SALES IN RANCHO MIRAGE FOR AUGUST ARE UP 42.9% TO 20.
- MEDIAN PRICE IN RANCHO MIRAGE WAS $497,000 IN AUGUST. THIS IS DOWN 16.5% FROM $595,000 IN AUGUST OF 2025.
- NEW LISTINGS IN RANCHO MIRAGE ARE DOWN BY 18.2% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 20 unit sales in August. This is up 42.9% from 14 in August of 2025. Sales/list price ratio in August moved down to 97.2% from 97.3% in July.

Prices
Median price of $497,000 in August was down 17.9% from $605,000 in July and down 16.5% from $595,000 in August of 2025. 3-month median price of $537,000 in August was down just slightly from $542,500 in July and down slightly from $595,000 in August of 2025.

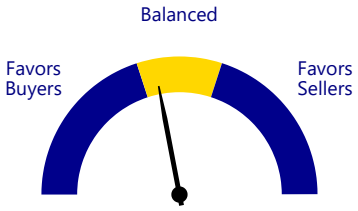
Inventory
Inventory of 111 in August was down 15.3% from 131 in July and down 4.3% from 116 in August of 2025. New listings in August moved down to 18 from 30 in July.

Market Time
Days on market of 80 in August was up marginally from 68 in July but down slightly from 89 in August of 2025. Months of supply of 5.6 in August was down a little from 6.8 in July and down marginally from 6.7 in August of 2025.

KEY STATS

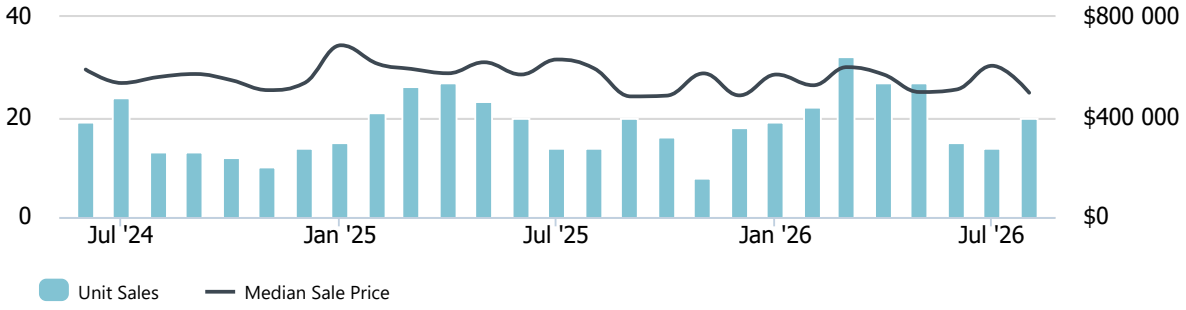
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	20	14	42.9%	14	42.9%
Median Sale Price	$497k	$595k	-16.5%	$605k	-17.9%
Inventory	111	116	-4.3%	131	-15.3%
Months of Supply	5.6	6.7	-16.0%	6.8	-17.4%
Days on Market	80	89	-10.1%	68	17.6%
Avg. Sale Price/SqFt	$293	$332	-11.7%	$318	-7.8%
Sales to LP Ratio	97.2%	96.6%	0.6%	97.3%	-0.0%
Sales to Orig. LP Ratio	95.1%	93.3%	1.9%	95.9%	-0.8%
New Listings	18	22	-18.2%	30	-40.0%
Went to Contract	16	14	14.3%	18	-11.1%

BUYERS/SELLERS MARKET

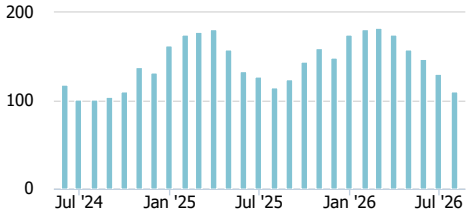


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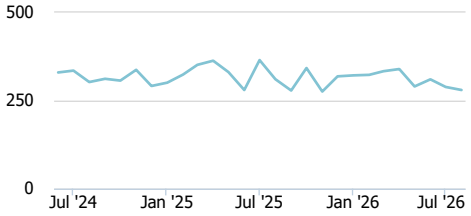
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - SINGLE FAMILY

AUGUST, 2026

QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE WERE 27 IN AUGUST. THIS IS DOWN 27.0% FROM 37 IN AUGUST OF 2025.
- UNIT SALES IN RANCHO MIRAGE ARE DOWN BY 21.1% FOR AUGUST.
- MONTHS OF SUPPLY IN RANCHO MIRAGE FOR AUGUST IS DOWN 22.9% TO 4.7.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 30 unit sales in August. This is down 21.1% from 38 in August of 2025. Sales/list price ratio in August moved up to 94.9% from 94.7% in July.

Prices
Median price of $1,250,000 in August was up 14.9% from $1,087,500 in July and up 4.7% from $1,194,000 in August of 2025. 3-month median price of $1,170,000 in August was very slightly up from $1,145,000 in July and up marginally from $1,085,000 in August of 2025.

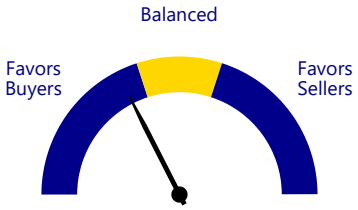
Inventory
Inventory of 192 in August was down 7.7% from 208 in July and down 21.6% from 245 in August of 2025. New listings were 49 in August, exactly the same as July.

Market Time
Days on market in August was 72, unchanged from the same month last year. Months of supply of 4.7 in August was down slightly from 5.1 in July and down modestly from 6.2 in August of 2025.

KEY STATS

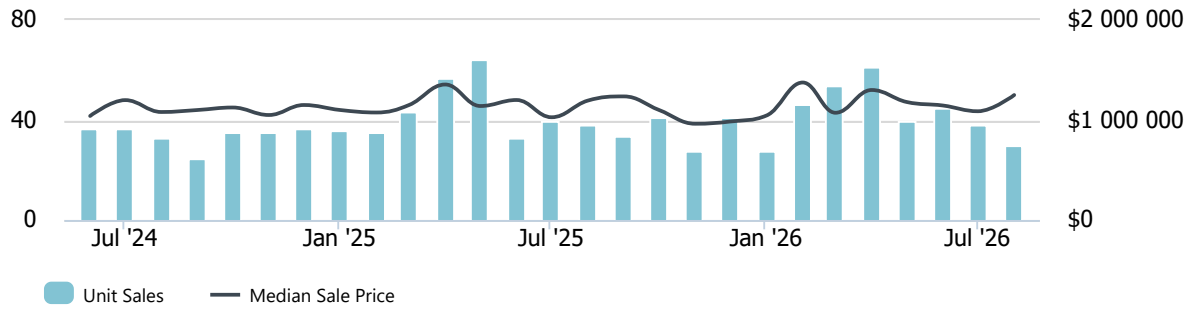
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	30	38	-21.1%	38	-21.1%
Median Sale Price	$1,250k	$1,194k	4.7%	$1,088k	14.9%
Inventory	192	245	-21.6%	208	-7.7%
Months of Supply	4.7	6.2	-22.9%	5.1	-6.2%
Days on Market	72	72	0.0%	61	18.0%
Avg. Sale Price/SqFt	$457	$447	2.2%	$502	-9.1%
Sales to LP Ratio	94.9%	95.0%	-0.1%	94.7%	0.1%
Sales to Orig. LP Ratio	91.7%	92.0%	-0.3%	92.1%	-0.4%
New Listings	49	53	-7.5%	49	0.0%
Went to Contract	27	37	-27.0%	39	-30.8%

BUYERS/SELLERS MARKET

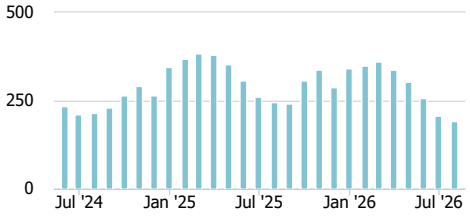


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

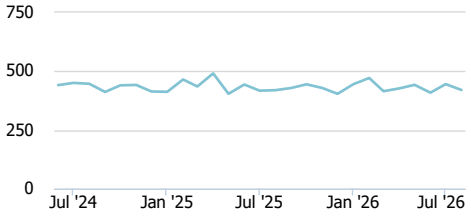
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - CONDOMINIUM

AUGUST, 2026

QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM SPRINGS WERE 48 IN AUGUST. THIS IS DOWN 23.8% FROM 63 IN AUGUST OF 2025.
- UNIT SALES IN PALM SPRINGS ARE DOWN BY 15.0% FOR AUGUST.
- MEDIAN PRICE IN PALM SPRINGS FOR AUGUST IS DOWN 14.3% TO $385,000.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 51 unit sales in August. This is down 15.0% from 60 in August of 2025. Sales/list price ratio in August moved down to 96.3% from 96.6% in July.

Prices
Median price of $385,000 in August was down 3.8% from $400,000 in July and down 14.3% from $449,500 in August of 2025. 3-month median price of $385,000 in August was down marginally from $399,450 in July and down marginally from $414,750 in August of 2025.

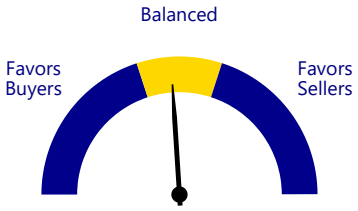
Inventory
Inventory of 330 in August was down 4.3% from 345 in July and down 7.8% from 358 in August of 2025. New listings in August moved up to 90 from 83 in July.

Market Time
Days on market this month is 81, the same as last month. Months of supply of 4.8 in August was down a little from 5 in July and down slightly from 5.3 in August of 2025.

KEY STATS

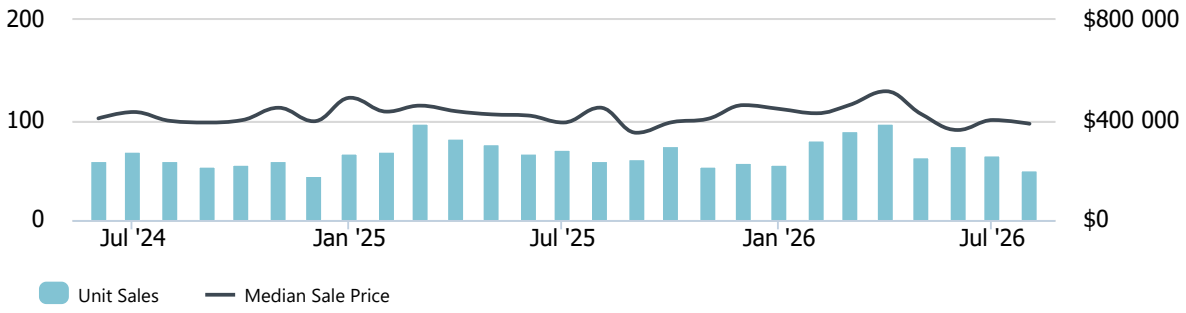
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	51	60	-15.0%	65	-21.5%
Median Sale Price	$385k	$450k	-14.3%	$400k	-3.7%
Inventory	330	358	-7.8%	345	-4.3%
Months of Supply	4.8	5.3	-10.2%	5.0	-3.3%
Days on Market	81	79	2.5%	81	0.0%
Avg. Sale Price/SqFt	$332	$368	-9.6%	$377	-11.8%
Sales to LP Ratio	96.3%	97.5%	-1.2%	96.6%	-0.3%
Sales to Orig. LP Ratio	92.2%	94.5%	-2.5%	93.0%	-0.9%
New Listings	90	81	11.1%	83	8.4%
Went to Contract	48	63	-23.8%	61	-21.3%

BUYERS/SELLERS MARKET

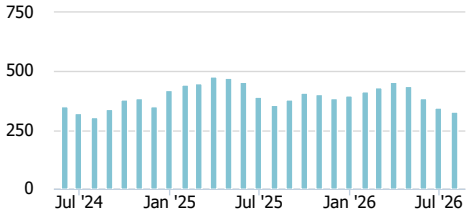


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

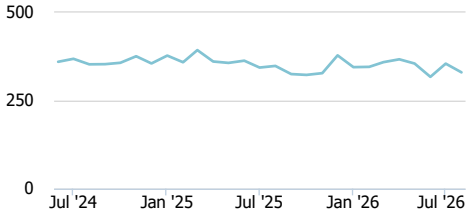
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - SINGLE FAMILY

AUGUST, 2026

QUICK ANALYSIS

- UNIT SALES IN PALM SPRINGS FOR AUGUST ARE DOWN 29.4% TO 36.
- LISTINGS UNDER CONTRACT IN PALM SPRINGS WERE 40 IN AUGUST. THIS IS DOWN 29.8% FROM 57 IN AUGUST OF 2025.
- MONTHS OF SUPPLY IN PALM SPRINGS IS DOWN BY 34.9% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 36 unit sales in August. This is down 29.4% from 51 in August of 2025. Sales/list price ratio in August moved down to 94.4% from 95.5% in July.

Prices
Median price of $908,813 in August was down 9.1% from $999,500 in July and down 1.8% from $925,000 in August of 2025. 3-month median price of $1,000,000 in August was down a little from $1,050,000 in July and down marginally from $1,017,500 in August of 2025.

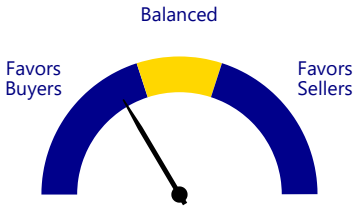
Inventory
Inventory of 334 in August was down 9.7% from 370 in July and down 24.1% from 440 in August of 2025. New listings in August moved up to 78 from 73 in July.

Market Time
Days on market of 67 in August was down a little from 70 in July and down somewhat from 96 in August of 2025. Months of supply of 5.3 in August was down marginally from 5.7 in July and down considerably from 8.1 in August of 2025.

KEY STATS

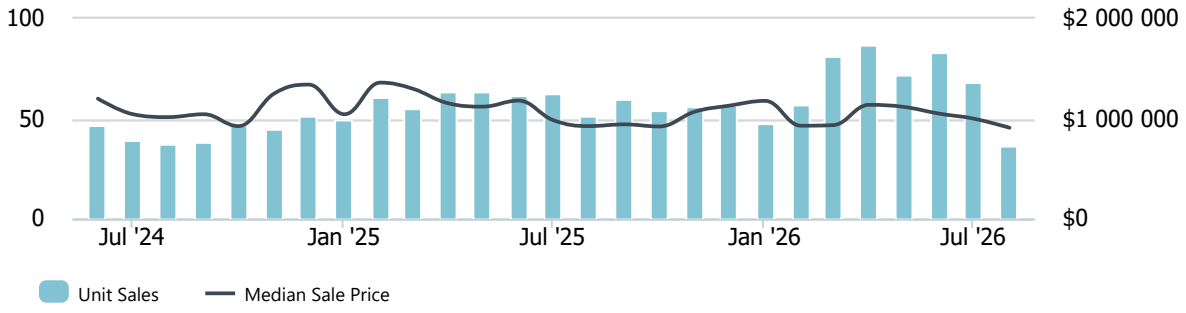
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	36	51	-29.4%	68	-47.1%
Median Sale Price	$909k	$925k	-1.8%	$1,000k	-9.1%
Inventory	334	440	-24.1%	370	-9.7%
Months of Supply	5.3	8.1	-34.9%	5.7	-7.9%
Days on Market	67	96	-30.2%	70	-4.3%
Avg. Sale Price/SqFt	$570	$587	-2.8%	$554	2.9%
Sales to LP Ratio	94.4%	96.5%	-2.1%	95.5%	-1.2%
Sales to Orig. LP Ratio	91.6%	92.5%	-1.0%	92.9%	-1.4%
New Listings	78	90	-13.3%	73	6.8%
Went to Contract	40	57	-29.8%	58	-31.0%

BUYERS/SELLERS MARKET

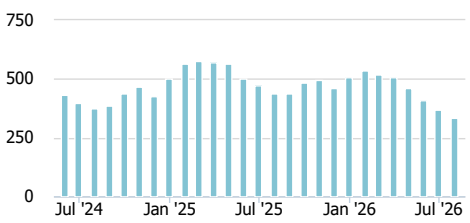


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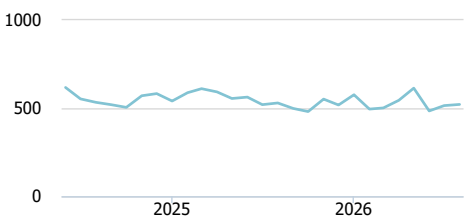
UNIT SALES AND MEDIAN PRICES



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