

MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - CONDOMINIUM
JULY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM SPRINGS FOR JULY ARE UP 87.0% TO 86.
- NEW LISTINGS IN PALM SPRINGS WERE 81 IN JULY. THIS IS UP 19.1% FROM 68 IN JULY OF 2024.
- DAYS ON MARKET IN PALM SPRINGS IS UP BY 22.4% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 71 unit sales in July. This is up 1.4% from 70 in July of 2024. Sales/list price ratio in July moved down to 95.5% from 97.1% in June.

Prices

Median price of \$390,000 in July was down 6.7% from \$418,000 in June and down 9.7% from \$432,000 in July of 2024. 3-month median price of \$410,000 in July was down just slightly from \$430,000 in June and down marginally from \$425,000 in July of 2024.

Inventory

Inventory of 342 in July was down 20.6% from 431 in June but up 7.2% from 319 in July of 2024. New listings in July moved down to 81 from 92 in June.

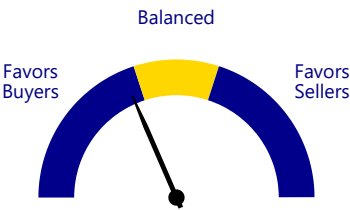
Market Time

Days on market of 71 in July was up moderately from 59 in June and up somewhat from 58 in July of 2024. Months of supply of 5.1 in July was down modestly from 6.4 in June but up marginally from 4.6 in July of 2024.

KEY STATS

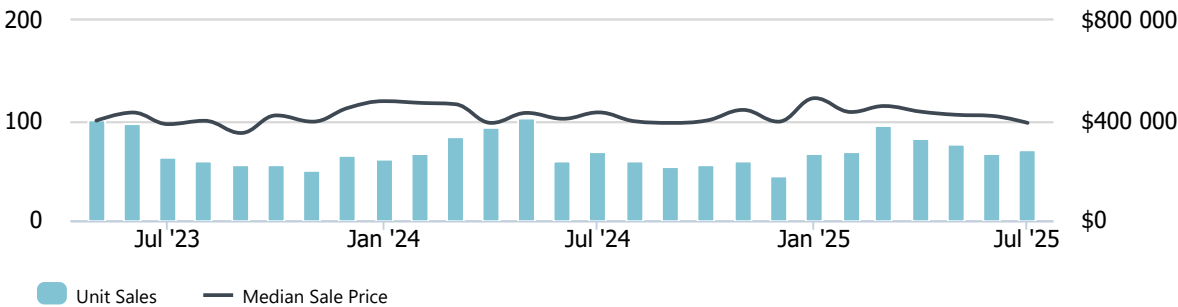
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	71	70	1.4%	67	6.0%
Median Sale Price	\$390k	\$432k	-9.7%	\$418k	-6.7%
Inventory	342	319	7.2%	431	-20.6%
Months of Supply	5.1	4.6	10.4%	6.4	-20.7%
Days on Market	71	58	22.4%	59	20.3%
Avg. Sale Price/SqFt	\$379	\$375	1.1%	\$385	-1.4%
Sales to LP Ratio	95.5%	98.0%	-2.6%	97.1%	-1.7%
Sales to Orig. LP Ratio	91.8%	94.8%	-3.2%	93.0%	-1.4%
New Listings	81	68	19.1%	92	-12.0%
Went to Contract	86	46	87.0%	62	38.7%

BUYERS/SELLERS MARKET

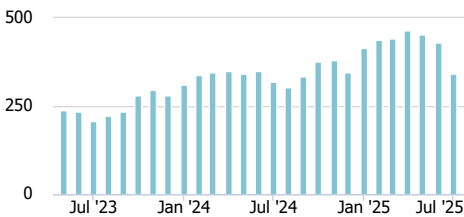


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

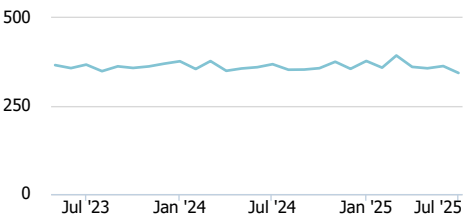
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - SINGLE FAMILY
JULY, 2025



QUICK ANALYSIS

- UNIT SALES IN PALM SPRINGS FOR JULY ARE UP 59.0% TO 62.
- LISTINGS UNDER CONTRACT IN PALM SPRINGS WERE 74 IN JULY. THIS IS UP 80.5% FROM 41 IN JULY OF 2024.
- MONTHS OF SUPPLY IN PALM SPRINGS IS UP BY 14.1% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 62 unit sales in July. This is up 59.0% from 39 in July of 2024. Sales/list price ratio in July moved up to 96.1% from 95.3% in June.

Prices

Median price of \$985,000 in July was down 16.5% from \$1,180,000 in June and down 5.7% from \$1,045,000 in July of 2024. 3-month median price of \$1,097,500 in July was down a little from \$1,166,000 in June but up marginally from \$1,065,000 in July of 2024.

Inventory

Inventory of 423 in July was down 10.8% from 474 in June but up 7.4% from 394 in July of 2024. New listings in July moved up to 92 from 89 in June.

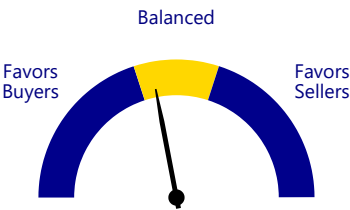
Market Time

Days on market of 72 in July was down a little from 78 in June and down slightly from 82 in July of 2024. Months of supply of 8 in July was down marginally from 9.3 in June but up a little from 7 in July of 2024.

KEY STATS

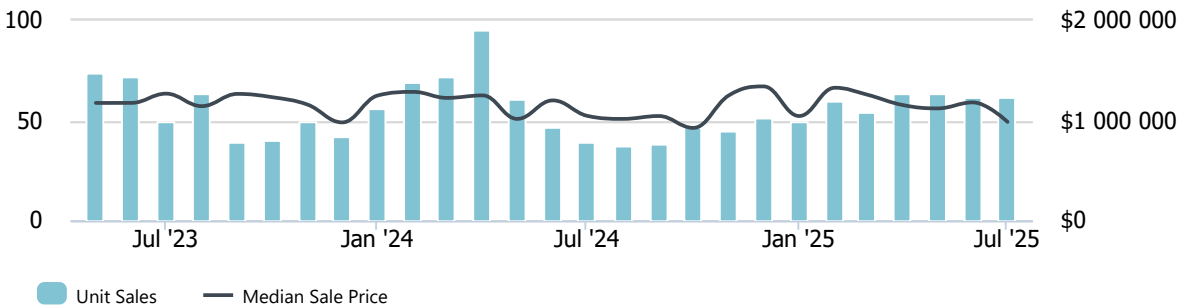
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	62	39	59.0%	62	0.0%
Median Sale Price	\$985k	\$1,045k	-5.7%	\$1,180k	-16.5%
Inventory	423	394	7.4%	474	-10.8%
Months of Supply	8.0	7.0	14.1%	9.3	-14.0%
Days on Market	72	82	-12.2%	78	-7.7%
Avg. Sale Price/SqFt	\$534	\$548	-2.5%	\$614	-13.1%
Sales to LP Ratio	96.1%	95.0%	1.1%	95.3%	0.8%
Sales to Orig. LP Ratio	91.1%	88.5%	2.9%	91.6%	-0.6%
New Listings	92	92	0.0%	89	3.4%
Went to Contract	74	41	80.5%	66	12.1%

BUYERS/SELLERS MARKET

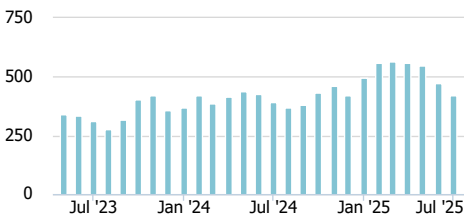


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

