

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM

FEBRUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR FEBRUARY ARE UP 24.8% TO 327.
- DAYS ON MARKET IN COACHELLA VALLEY WAS 70 IN FEBRUARY. THIS IS UP 18.6% FROM 59 IN FEBRUARY OF 2025.
- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 12.6% FOR FEBRUARY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

Unit sales in February were 217, unchanged from the same month last year. Sales/list price ratio in February moved up to 96.9% from 96.0% in January.

Prices

Median price of \$475,000 in February was down 9.9% from \$527,000 in January and down 10.4% from \$530,000 in February of 2025. 3-month median price of \$499,825 in February was up just slightly from \$495,000 in January but down a little from \$505,000 in February of 2025.

Inventory

Inventory of 1,298 in February was down 4.1% from 1,354 in January and down 7.2% from 1,398 in February of 2025. New listings in February moved down to 390 from 483 in January.

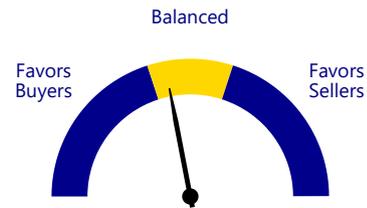
Market Time

Days on market of 70 in February was down marginally from 83 in January but up a little from 59 in February of 2025. Months of supply of 6.9 in February was down marginally from 7.2 in January and down marginally from 7.3 in February of 2025.

KEY STATS

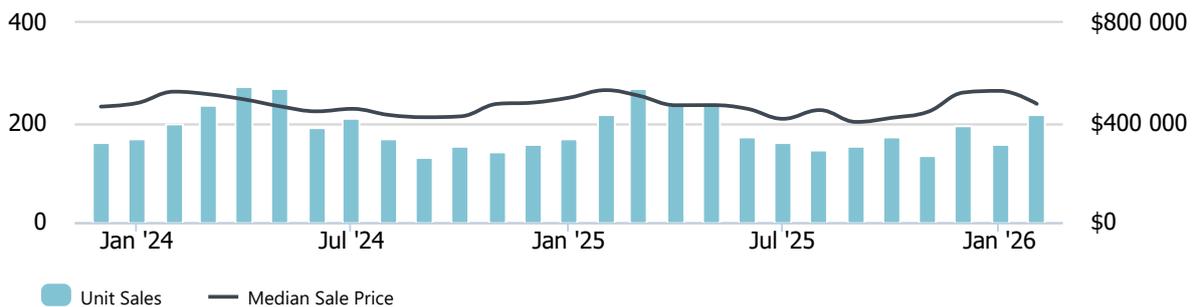
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	217	217	0.0%	157	38.2%
Median Sale Price	\$475k	\$530k	-10.4%	\$527k	-9.9%
Inventory	1298	1398	-7.2%	1354	-4.1%
Months of Supply	6.9	7.3	-4.9%	7.2	-4.1%
Days on Market	70	59	18.6%	83	-15.7%
Avg. Sale Price/SqFt	\$360	\$363	-0.6%	\$373	-3.3%
Sales to LP Ratio	96.9%	97.2%	-0.3%	96.0%	0.9%
Sales to Orig. LP Ratio	94.4%	95.1%	-0.8%	94.4%	-0.0%
New Listings	390	446	-12.6%	483	-19.3%
Went to Contract	327	262	24.8%	218	50.0%

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.

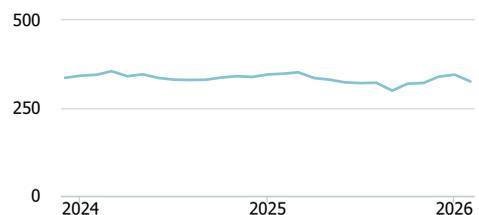
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY

FEBRUARY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY WERE 712 IN FEBRUARY. THIS IS UP 56.5% FROM 455 IN FEBRUARY OF 2025.
- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 18.0% FOR FEBRUARY.
- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR FEBRUARY IS DOWN 18.1% TO 6.4.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 399 unit sales in February. This is down 8.7% from 437 in February of 2025. Sales/list price ratio in February moved up to 96.7% from 95.7% in January.

Prices

Median price of \$725,000 in February was up 5.1% from \$690,000 in January and up 2.1% from \$710,000 in February of 2025. 3-month median price of \$699,000 in February was up just slightly from \$672,875 in January but down marginally from \$700,000 in February of 2025.

Inventory

Inventory of 2,769 in February was down 5.3% from 2,924 in January and down 16.6% from 3,320 in February of 2025. New listings in February moved down to 809 from 1,014 in January.

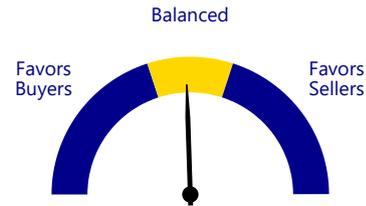
Market Time

Days on market of 73 in February was up just slightly from 70 in January and up marginally from 71 in February of 2025. Months of supply of 6.4 in February was down a little from 6.7 in January and down marginally from 7.8 in February of 2025.

KEY STATS

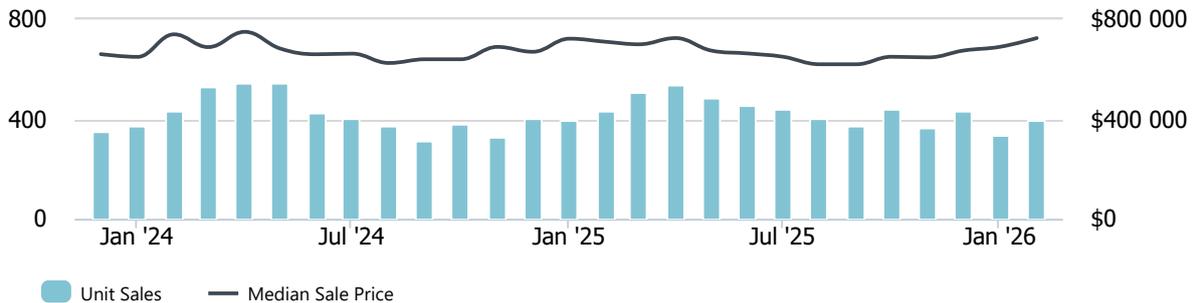
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	399	437	-8.7%	337	18.4%
Median Sale Price	\$725k	\$710k	2.1%	\$690k	5.1%
Inventory	2769	3320	-16.6%	2924	-5.3%
Months of Supply	6.4	7.8	-18.1%	6.7	-4.6%
Days on Market	73	71	2.8%	70	4.3%
Avg. Sale Price/SqFt	\$475	\$463	2.6%	\$494	-4.0%
Sales to LP Ratio	96.7%	96.8%	-0.1%	95.7%	1.1%
Sales to Orig. LP Ratio	93.6%	94.8%	-1.3%	94.0%	-0.5%
New Listings	809	987	-18.0%	1014	-20.2%
Went to Contract	712	455	56.5%	446	59.6%

BUYERS/SELLERS MARKET

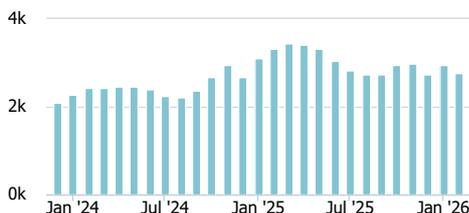


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

