

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM
JULY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY ARE UP BY 30.4% FOR JULY.
- UNIT SALES IN COACHELLA VALLEY FOR JULY ARE DOWN 23.0% TO 161.
- MONTHS OF SUPPLY IN COACHELLA VALLEY WAS 5.8 IN JULY. THIS IS UP 19.3% FROM 4.8 IN JULY OF 2024.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 161 unit sales in July. This is down 23.0% from 209 in July of 2024. Sales/list price ratio in July moved down to 95.9% from 96.6% in June.

Prices

Median price of \$415,000 in July was down 8.8% from \$455,000 in June and down 8.8% from \$455,000 in July of 2024. 3-month median price of \$450,000 in July was down marginally from \$465,000 in June and down just slightly from \$460,000 in July of 2024.

Inventory

Inventory of 1,064 in July was down 17.1% from 1,283 in June but up 14.5% from 929 in July of 2024. New listings in July moved down to 212 from 275 in June.

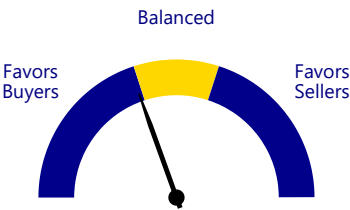
Market Time

Days on market of 69 in July was down slightly from 73 in June but up marginally from 61 in July of 2024. Months of supply of 5.8 in July was down a little from 6.8 in June but up somewhat from 4.8 in July of 2024.

KEY STATS

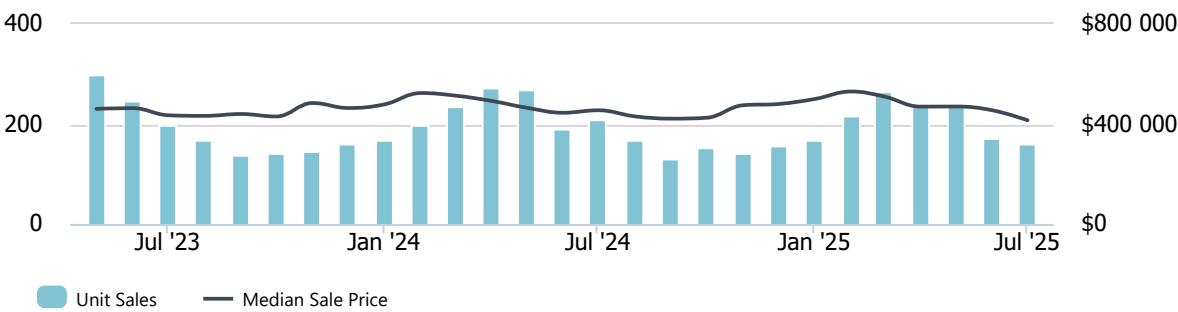
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	161	209	-23.0%	171	-5.8%
Median Sale Price	\$415k	\$455k	-8.8%	\$455k	-8.8%
Inventory	1064	929	14.5%	1283	-17.1%
Months of Supply	5.8	4.8	19.3%	6.8	-15.3%
Days on Market	69	61	13.1%	73	-5.5%
Avg. Sale Price/SqFt	\$339	\$342	-0.8%	\$335	1.2%
Sales to LP Ratio	95.9%	96.9%	-1.0%	96.6%	-0.7%
Sales to Orig. LP Ratio	92.8%	94.2%	-1.5%	92.2%	0.6%
New Listings	212	212	0.0%	275	-22.9%
Went to Contract	210	161	30.4%	164	28.0%

BUYERS/SELLERS MARKET

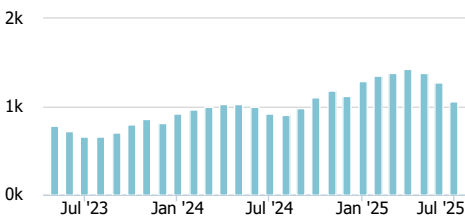


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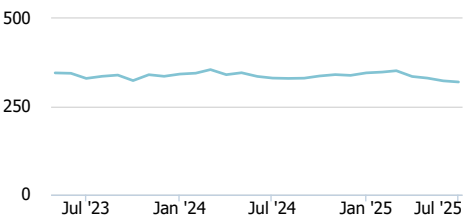
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY
JULY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY WERE 575 IN JULY. THIS IS UP 49.7% FROM 384 IN JULY OF 2024.
- DAYS ON MARKET IN COACHELLA VALLEY IS UP BY 15.6% FOR JULY.
- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR JULY IS UP 11.2% TO 5.9.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 431 unit sales in July. This is up 6.7% from 404 in July of 2024. Sales/list price ratio in July moved down to 95.8% from 96.5% in June.

Prices

Median price of \$650,000 in July was down 1.8% from \$661,590 in June and down 1.9% from \$662,500 in July of 2024. 3-month median price of \$665,000 in July was down a little from \$694,500 in June and down just slightly from \$670,000 in July of 2024.

Inventory

Inventory of 2,473 in July was down 13.4% from 2,855 in June but up 10.8% from 2,232 in July of 2024. New listings in July moved down to 607 from 634 in June.

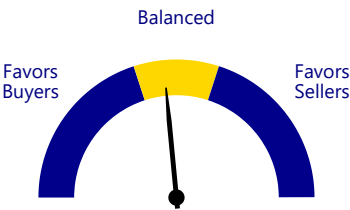
Market Time

Days on market of 74 in July was very slightly up from 71 in June and up marginally from 64 in July of 2024. Months of supply of 5.9 in July was down slightly from 6.8 in June but up a little from 5.3 in July of 2024.

KEY STATS

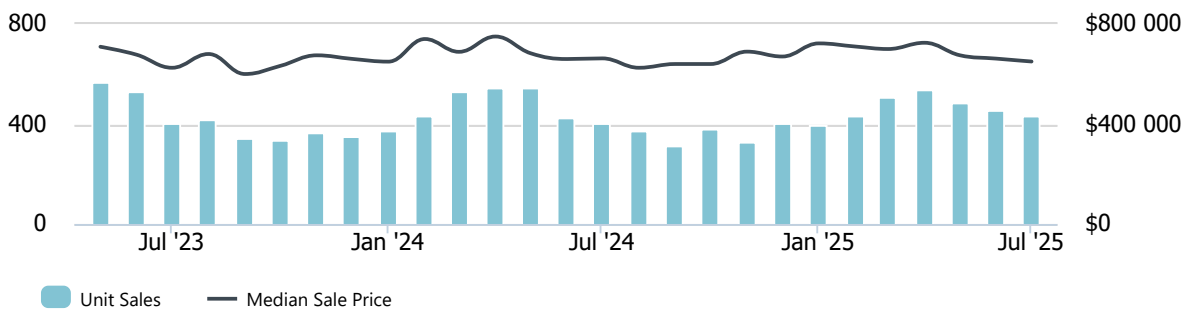
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	431	404	6.7%	457	-5.7%
Median Sale Price	\$650k	\$662k	-1.9%	\$662k	-1.8%
Inventory	2473	2232	10.8%	2855	-13.4%
Months of Supply	5.9	5.3	11.2%	6.8	-13.8%
Days on Market	74	64	15.6%	71	4.2%
Avg. Sale Price/SqFt	\$416	\$397	5.0%	\$437	-4.6%
Sales to LP Ratio	95.8%	96.8%	-1.0%	96.5%	-0.7%
Sales to Orig. LP Ratio	92.2%	93.4%	-1.3%	93.2%	-1.0%
New Listings	607	563	7.8%	634	-4.3%
Went to Contract	575	384	49.7%	468	22.9%

BUYERS/SELLERS MARKET

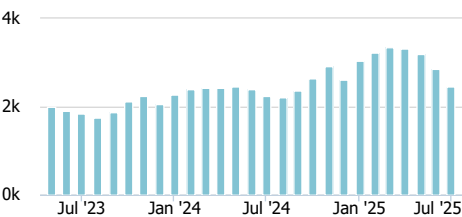


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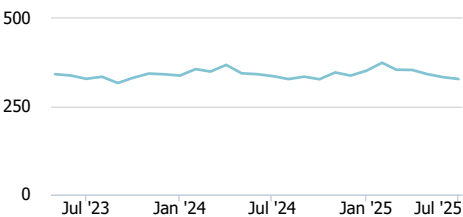
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

LA QUINTA, CA - CONDOMINIUM
JULY, 2025



QUICK ANALYSIS

- UNIT SALES IN LA QUINTA FOR JULY ARE DOWN 66.7% TO 8.
- NEW LISTINGS IN LA QUINTA WERE 17 IN JULY. THIS IS DOWN 37.0% FROM 27 IN JULY OF 2024.
- LISTINGS UNDER CONTRACT IN LA QUINTA ARE DOWN BY 36.8% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 8 unit sales in July. This is down 66.7% from 24 in July of 2024. Sales/list price ratio in July moved down to 96.6% from 97.2% in June.

Prices

Median price of \$834,500 in July was up 45.1% from \$575,000 in June and up 18.4% from \$705,000 in July of 2024. 3-month median price of \$675,000 in July was up marginally from \$639,500 in June and up slightly from \$610,000 in July of 2024.

Inventory

Inventory of 104 in July was down 11.1% from 117 in June but up 48.6% from 70 in July of 2024. New listings in July moved down to 17 from 23 in June.

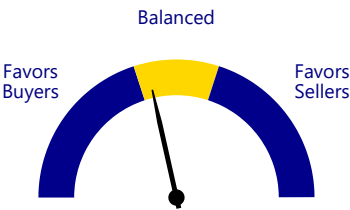
Market Time

Days on market of 68 in July was up substantially from 44 in June and up slightly from 57 in July of 2024. Months of supply of 6.2 in July was down a little from 6.5 in June but up substantially from 4.3 in July of 2024.

KEY STATS

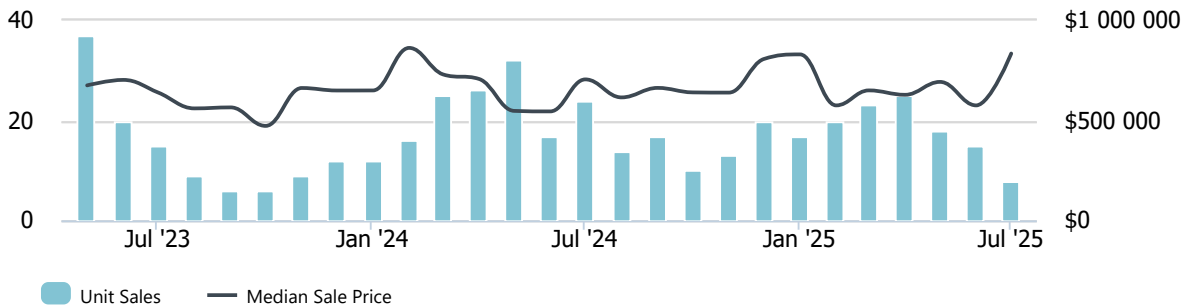
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	8	24	-66.7%	15	-46.7%
Median Sale Price	\$834k	\$705k	18.4%	\$575k	45.1%
Inventory	104	70	48.6%	117	-11.1%
Months of Supply	6.2	4.3	44.1%	6.5	-4.0%
Days on Market	68	57	19.3%	44	54.5%
Avg. Sale Price/SqFt	\$417	\$352	18.3%	\$371	12.5%
Sales to LP Ratio	96.6%	96.4%	0.3%	97.2%	-0.6%
Sales to Orig. LP Ratio	93.4%	94.5%	-1.2%	96.9%	-3.6%
New Listings	17	27	-37.0%	23	-26.1%
Went to Contract	12	19	-36.8%	14	-14.3%

BUYERS/SELLERS MARKET

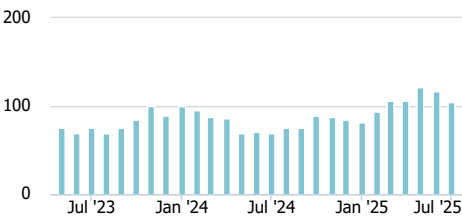


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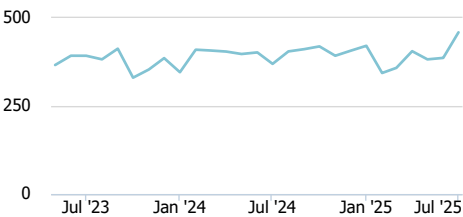
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

LA QUINTA, CA - SINGLE FAMILY
JULY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN LA QUINTA WERE 94 IN JULY. THIS IS UP 51.6% FROM 62 IN JULY OF 2024.
- UNIT SALES IN LA QUINTA ARE UP BY 17.4% FOR JULY.
- DAYS ON MARKET IN LA QUINTA FOR JULY IS UP 16.9% TO 76.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 81 unit sales in July. This is up 17.4% from 69 in July of 2024. Sales/list price ratio in July moved down to 95.8% from 96.6% in June.

Prices

Median price of \$750,000 in July was down 3.1% from \$774,103 in June and down 8.1% from \$816,350 in July of 2024. 3-month median price of \$777,500 in July was down a little from \$869,500 in June and down marginally from \$822,000 in July of 2024.

Inventory

Inventory of 371 in July was down 20.0% from 464 in June and down 7.0% from 399 in July of 2024. New listings in July moved down to 75 from 97 in June.

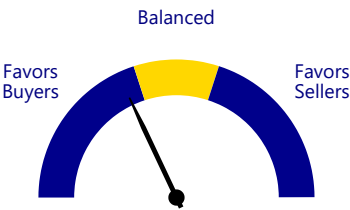
Market Time

Days on market of 76 in July was up a little from 67 in June and up marginally from 65 in July of 2024. Months of supply of 4.7 in July was down somewhat from 5.9 in June and down a little from 5.4 in July of 2024.

KEY STATS

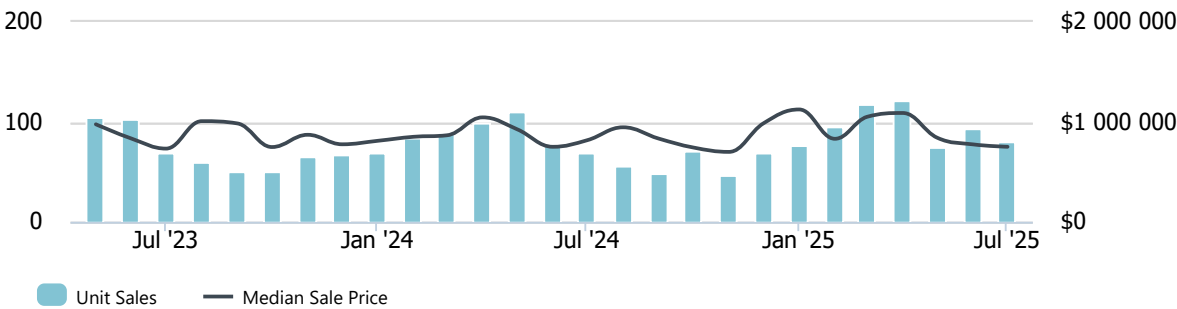
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	81	69	17.4%	94	-13.8%
Median Sale Price	\$750k	\$816k	-8.1%	\$774k	-3.1%
Inventory	371	399	-7.0%	464	-20.0%
Months of Supply	4.7	5.4	-12.9%	5.9	-21.0%
Days on Market	76	65	16.9%	67	13.4%
Avg. Sale Price/SqFt	\$490	\$430	13.8%	\$519	-5.6%
Sales to LP Ratio	95.8%	97.3%	-1.5%	96.6%	-0.8%
Sales to Orig. LP Ratio	93.6%	94.8%	-1.2%	94.1%	-0.5%
New Listings	75	81	-7.4%	97	-22.7%
Went to Contract	94	62	51.6%	92	2.2%

BUYERS/SELLERS MARKET

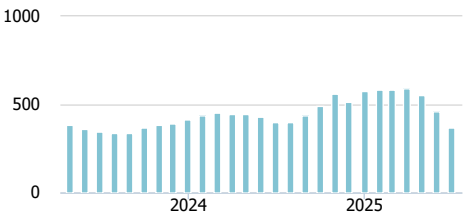


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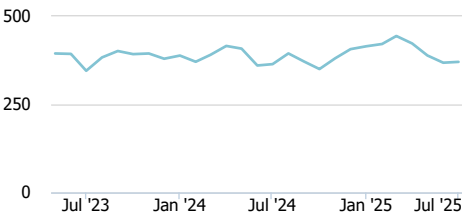
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM
JULY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIAN WELLS FOR JULY ARE UP 200.0% TO 6.
- UNIT SALES IN INDIAN WELLS WERE 2 IN JULY. THIS IS DOWN 50.0% FROM 4 IN JULY OF 2024.
- PRICE / SQ FT IN INDIAN WELLS IS DOWN BY 33.6% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 2 unit sales in July. This is down 50.0% from 4 in July of 2024. Sales/list price ratio in July moved down to 94.2% from 95.2% in June.

Prices

Median price of \$620,000 in July was down 4.6% from \$650,000 in June but up 20.6% from \$514,000 in July of 2024. 3-month median price of \$620,000 in July was down just slightly from \$650,000 in June and down modestly from \$785,000 in July of 2024.

Inventory

Inventory of 43 in July was down 12.2% from 49 in June and down 8.5% from 47 in July of 2024. New listings were 10 in July, the same as June.

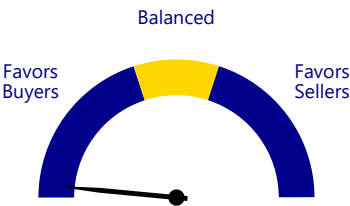
Market Time

Days on market of 139 in July was up substantially from 93 in June and up modestly from 109 in July of 2024. Months of supply of 7.1 in July was down slightly from 7.8 in June and down just slightly from 7.2 in July of 2024.

KEY STATS

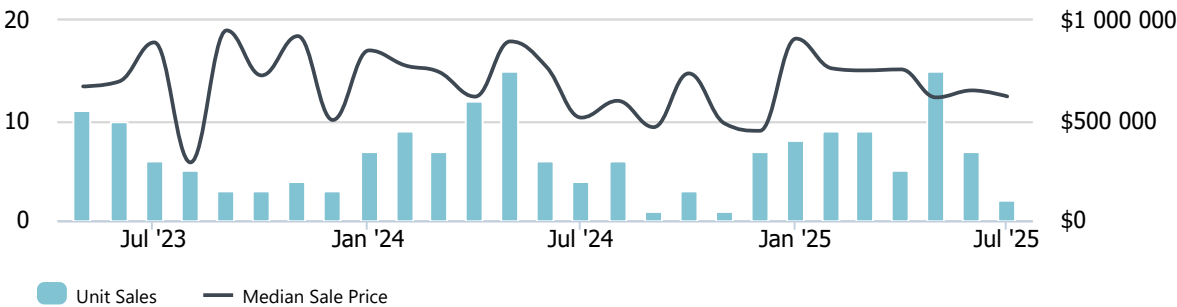
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	2	4	-50.0%	7	-71.4%
Median Sale Price	\$620k	\$514k	20.6%	\$650k	-4.6%
Inventory	43	47	-8.5%	49	-12.2%
Months of Supply	7.1	7.2	-2.2%	7.8	-9.8%
Days on Market	139	109	27.5%	93	49.5%
Avg. Sale Price/SqFt	\$315	\$475	-33.6%	\$331	-4.9%
Sales to LP Ratio	94.2%	90.4%	4.2%	95.2%	-1.1%
Sales to Orig. LP Ratio	87.5%	86.1%	1.6%	90.5%	-3.3%
New Listings	10	8	25.0%	10	0.0%
Went to Contract	6	2	200.0%	4	50.0%

BUYERS/SELLERS MARKET

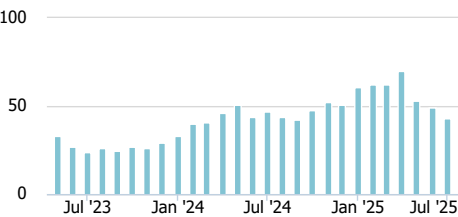


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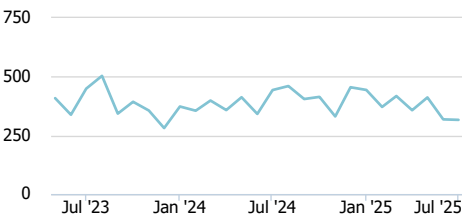
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY
JULY, 2025



QUICK ANALYSIS

- MEDIAN PRICE IN INDIAN WELLS FOR JULY IS UP 100.2% TO \$2,390,000.
- LISTINGS UNDER CONTRACT IN INDIAN WELLS WERE 15 IN JULY. THIS IS UP 87.5% FROM 8 IN JULY OF 2024.
- UNIT SALES IN INDIAN WELLS ARE UP BY 33.3% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 12 unit sales in July. This is up 33.3% from 9 in July of 2024. Sales/list price ratio in July moved down to 92.9% from 98.2% in June.

Prices

Median price of \$2,390,000 in July was up 10.4% from \$2,165,500 in June and up 100.2% from \$1,194,000 in July of 2024. 3-month median price of \$2,187,500 in July was up marginally from \$2,075,000 in June and up somewhat from \$1,675,000 in July of 2024.

Inventory

Inventory of 65 in July was down 22.6% from 84 in June and down 4.4% from 68 in July of 2024. New listings in July moved down to 10 from 22 in June.

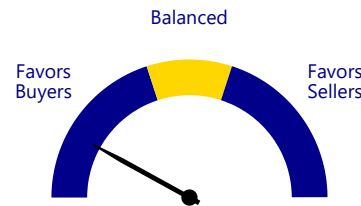
Market Time

Days on market of 88 in July was up just slightly from 87 in June and up slightly from 81 in July of 2024. Months of supply of 4.6 in July was down modestly from 6 in June but up just slightly from 4.4 in July of 2024.

KEY STATS

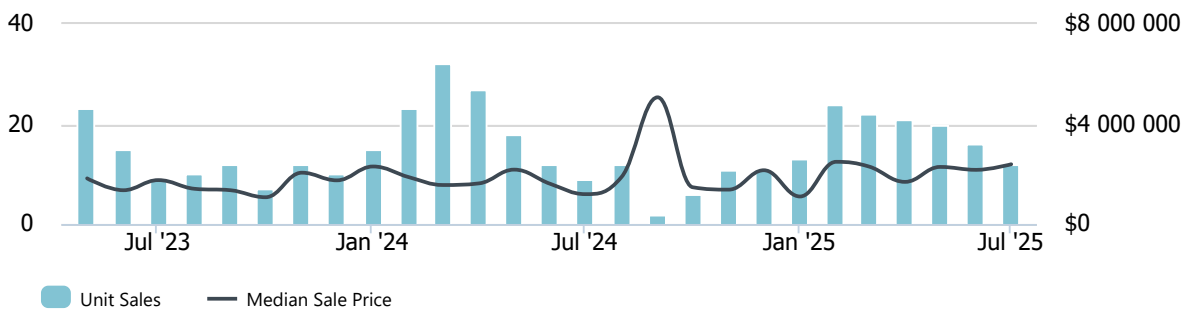
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	12	9	33.3%	16	-25.0%
Median Sale Price	\$2,390k	\$1,194k	100.2%	\$2,166k	10.4%
Inventory	65	68	-4.4%	84	-22.6%
Months of Supply	4.6	4.4	5.1%	6.0	-24.0%
Days on Market	88	81	8.6%	87	1.1%
Avg. Sale Price/SqFt	\$673	\$442	52.3%	\$715	-5.9%
Sales to LP Ratio	92.9%	96.1%	-3.3%	98.2%	-5.3%
Sales to Orig. LP Ratio	89.7%	88.8%	1.0%	94.2%	-4.8%
New Listings	10	15	-33.3%	22	-54.5%
Went to Contract	15	8	87.5%	15	0.0%

BUYERS/SELLERS MARKET

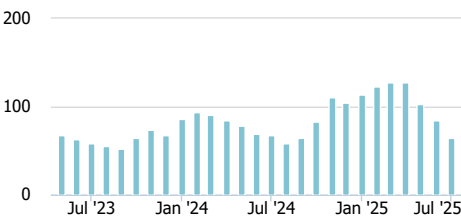


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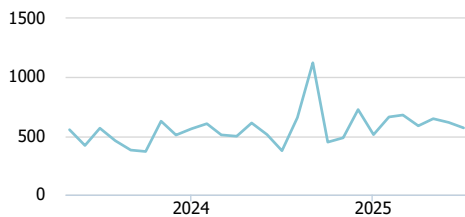
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM
JULY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 66 IN JULY. THIS IS UP 32.0% FROM 50 IN JULY OF 2024.
- UNIT SALES IN PALM DESERT ARE DOWN BY 20.0% FOR JULY.
- MONTHS OF SUPPLY IN PALM DESERT FOR JULY IS UP 21.2% TO 6.4.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 44 unit sales in July. This is down 20.0% from 55 in July of 2024. Sales/list price ratio in July moved down to 96.1% from 97.2% in June.

Prices

Median price of \$427,570 in July was down 6.0% from \$455,000 in June and down 12.0% from \$486,000 in July of 2024. 3-month median price of \$465,000 in July was down a little from \$475,000 in June and down slightly from \$499,000 in July of 2024.

Inventory

Inventory of 358 in July was down 15.4% from 423 in June but up 19.7% from 299 in July of 2024. New listings in July moved down to 65 from 78 in June.

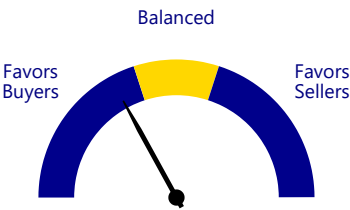
Market Time

Days on market of 73 in July was down modestly from 94 in June but up marginally from 71 in July of 2024. Months of supply of 6.4 in July was down marginally from 7.4 in June but up modestly from 5.3 in July of 2024.

KEY STATS

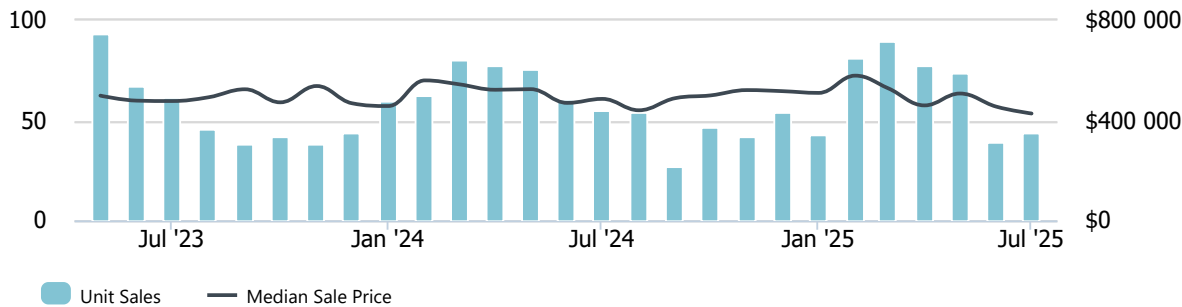
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	44	55	-20.0%	39	12.8%
Median Sale Price	\$428k	\$486k	-12.0%	\$455k	-6.0%
Inventory	358	299	19.7%	423	-15.4%
Months of Supply	6.4	5.3	21.2%	7.4	-14.0%
Days on Market	73	71	2.8%	94	-22.3%
Avg. Sale Price/SqFt	\$315	\$335	-6.1%	\$309	1.8%
Sales to LP Ratio	96.1%	96.9%	-0.9%	97.2%	-1.2%
Sales to Orig. LP Ratio	93.3%	94.9%	-1.7%	90.9%	2.6%
New Listings	65	60	8.3%	78	-16.7%
Went to Contract	66	50	32.0%	44	50.0%

BUYERS/SELLERS MARKET

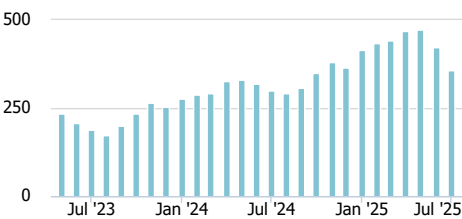


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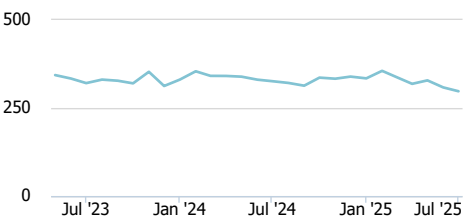
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY
JULY, 2025



QUICK ANALYSIS

- DAYS ON MARKET IN PALM DESERT WAS 85 IN JULY. THIS IS UP 34.9% FROM 63 IN JULY OF 2024.
 - NEW LISTINGS IN PALM DESERT ARE UP BY 19.7% FOR JULY.
 - INVENTORY IN PALM DESERT FOR JULY IS UP 23.2% TO 377.
- * Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 74 unit sales in July. This is down 6.3% from 79 in July of 2024. Sales/list price ratio in July moved down to 95.5% from 95.7% in June.

Prices

Median price of \$580,000 in July was down 7.2% from \$625,000 in June and down 12.8% from \$665,000 in July of 2024. 3-month median price of \$619,000 in July was down marginally from \$649,000 in June and down a little from \$665,000 in July of 2024.

Inventory

Inventory of 377 in July was down 12.9% from 433 in June but up 23.2% from 306 in July of 2024. New listings in July moved down to 91 from 104 in June.

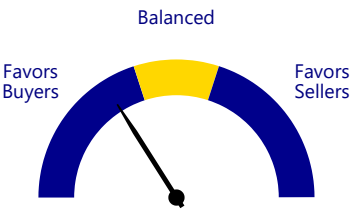
Market Time

Days on market of 85 in July was up slightly from 73 in June and up considerably from 63 in July of 2024. Months of supply of 5.1 in July was down marginally from 5.8 in June but up somewhat from 4.1 in July of 2024.

KEY STATS

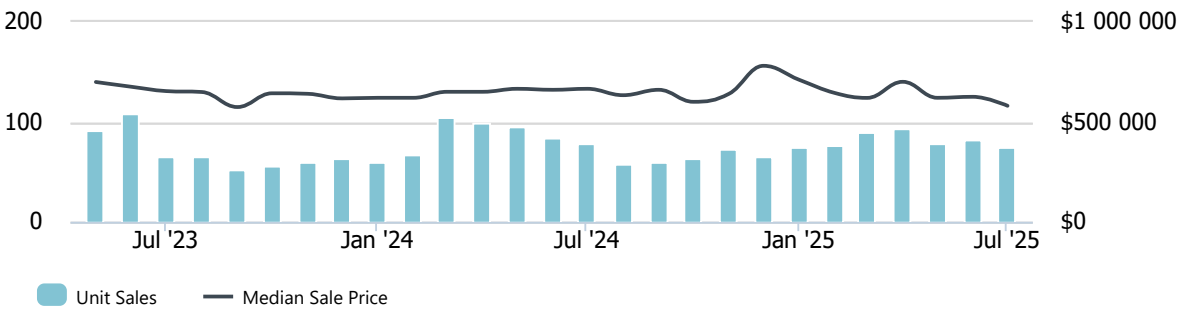
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	74	79	-6.3%	82	-9.8%
Median Sale Price	\$580k	\$665k	-12.8%	\$625k	-7.2%
Inventory	377	306	23.2%	433	-12.9%
Months of Supply	5.1	4.1	22.5%	5.8	-12.4%
Days on Market	85	63	34.9%	73	16.4%
Avg. Sale Price/SqFt	\$349	\$372	-6.0%	\$348	0.5%
Sales to LP Ratio	95.5%	96.1%	-0.6%	95.7%	-0.3%
Sales to Orig. LP Ratio	90.5%	93.3%	-3.0%	91.2%	-0.7%
New Listings	91	76	19.7%	104	-12.5%
Went to Contract	83	82	1.2%	82	1.2%

BUYERS/SELLERS MARKET

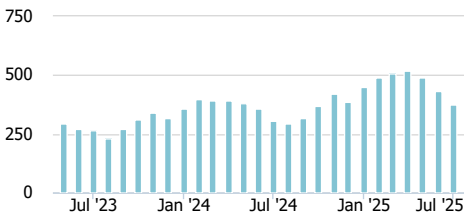


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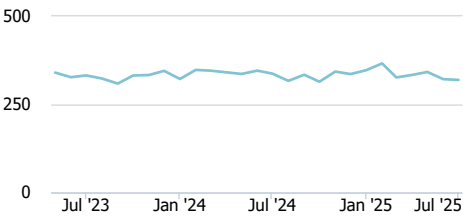
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIO, CA - CONDOMINIUM
JULY, 2025



QUICK ANALYSIS

- UNIT SALES IN INDIO FOR JULY ARE DOWN 25.0% TO 3.
- MEDIAN PRICE IN INDIO WAS \$225,000 IN JULY. THIS IS DOWN 24.4% FROM \$297,500 IN JULY OF 2024.
- DAYS ON MARKET IN INDIO IS UP BY 117.8% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 3 unit sales in July. This is down 25.0% from 4 in July of 2024. Sales/list price ratio in July moved up to 96.8% from 94.1% in June.

Prices

Median price of \$225,000 in July was down 8.9% from \$247,000 in June and down 24.4% from \$297,500 in July of 2024. 3-month median price of \$247,000 in July was down a little from \$250,750 in June and down marginally from \$285,000 in July of 2024.

Inventory

Inventory of 22 in July was down 15.4% from 26 in June and down 8.3% from 24 in July of 2024. New listings in July moved down to 6 from 7 in June.

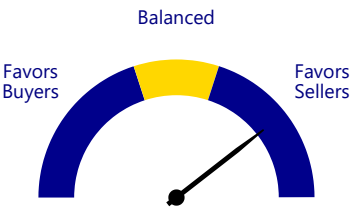
Market Time

Days on market of 98 in July was up a little from 87 in June and up substantially from 45 in July of 2024. Months of supply of 5.4 in July was down slightly from 6.2 in June but up a little from 4.9 in July of 2024.

KEY STATS

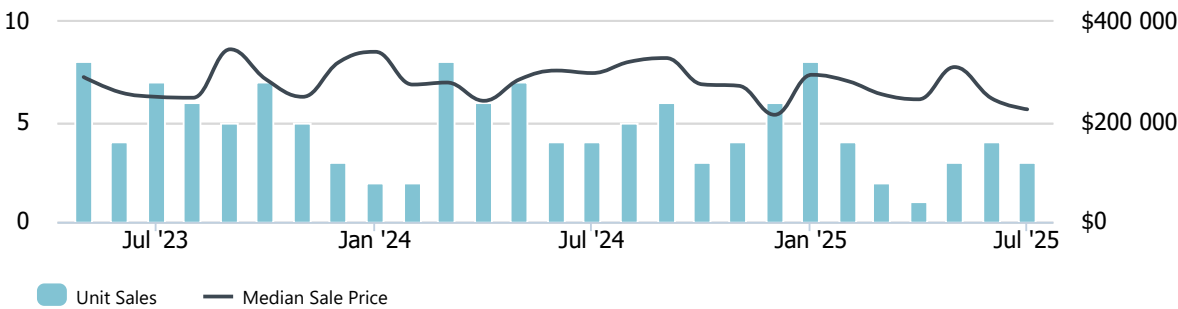
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	3	4	-25.0%	4	-25.0%
Median Sale Price	\$225k	\$298k	-24.4%	\$247k	-8.9%
Inventory	22	24	-8.3%	26	-15.4%
Months of Supply	5.4	4.9	10.4%	6.2	-13.7%
Days on Market	98	45	117.8%	87	12.6%
Avg. Sale Price/SqFt	\$340	\$271	25.6%	\$280	21.5%
Sales to LP Ratio	96.8%	98.1%	-1.3%	94.1%	2.8%
Sales to Orig. LP Ratio	95.4%	97.3%	-2.0%	91.7%	3.9%
New Listings	6	5	20.0%	7	-14.3%
Went to Contract	6	5	20.0%	3	100.0%

BUYERS/SELLERS MARKET

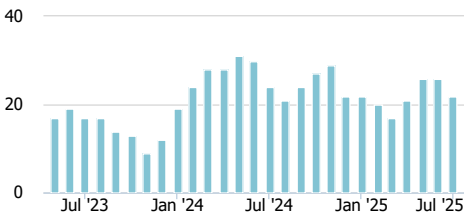


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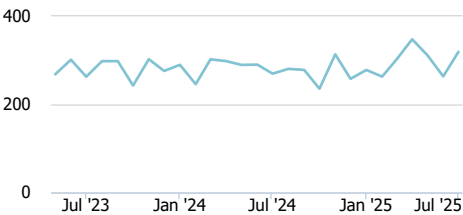
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIO, CA - SINGLE FAMILY
JULY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIO FOR JULY ARE UP 72.2% TO 124.
- INVENTORY IN INDIO WAS 466 IN JULY. THIS IS UP 20.7% FROM 386 IN JULY OF 2024.
- MONTHS OF SUPPLY IN INDIO IS UP BY 15.7% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

Unit sales in July were 76, unchanged from the same month last year. Sales/list price ratio in July moved down to 97.7% from 98.9% in June.

Prices

Median price of \$577,000 in July was up 0.3% from \$575,000 in June but down 2.2% from \$590,000 in July of 2024. 3-month median price of \$569,000 in July was down a little from \$569,900 in June and down marginally from \$574,990 in July of 2024.

Inventory

Inventory of 466 in July was down 12.6% from 533 in June but up 20.7% from 386 in July of 2024. New listings in July moved down to 125 from 128 in June.

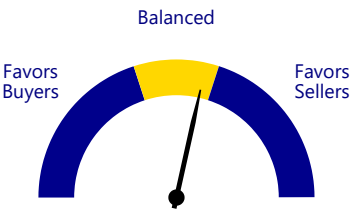
Market Time

Days on market of 73 in July was very slightly up from 70 in June and up slightly from 69 in July of 2024. Months of supply of 6.2 in July was down marginally from 7 in June but up a little from 5.3 in July of 2024.

KEY STATS

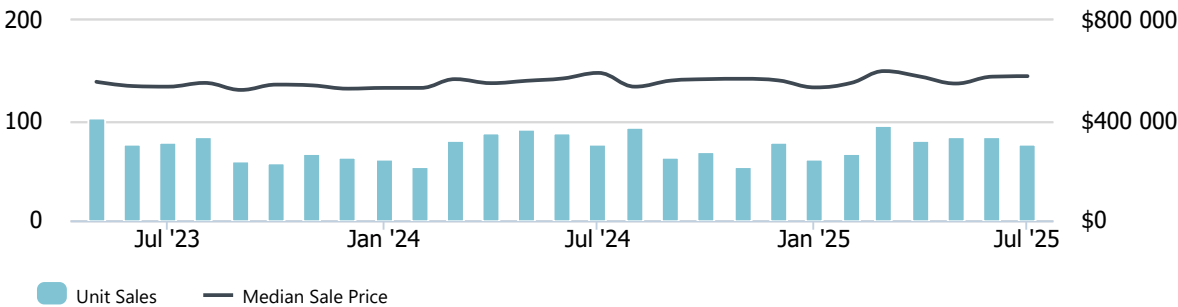
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	76	76	0.0%	84	-9.5%
Median Sale Price	\$577k	\$590k	-2.2%	\$575k	0.3%
Inventory	466	386	20.7%	533	-12.6%
Months of Supply	6.2	5.3	15.7%	7.0	-12.6%
Days on Market	73	69	5.8%	70	4.3%
Avg. Sale Price/SqFt	\$285	\$321	-11.1%	\$287	-0.8%
Sales to LP Ratio	97.7%	97.9%	-0.2%	98.9%	-1.2%
Sales to Orig. LP Ratio	95.2%	95.7%	-0.5%	95.8%	-0.6%
New Listings	125	112	11.6%	128	-2.3%
Went to Contract	124	72	72.2%	87	42.5%

BUYERS/SELLERS MARKET

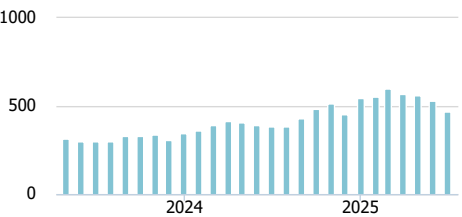


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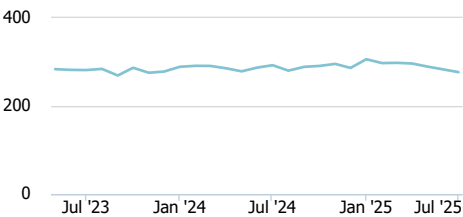
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - CONDOMINIUM
JULY, 2025



QUICK ANALYSIS

- UNIT SALES IN RANCHO MIRAGE FOR JULY ARE DOWN 37.5% TO 15.
- NEW LISTINGS IN RANCHO MIRAGE WERE 23 IN JULY. THIS IS UP 43.8% FROM 16 IN JULY OF 2024.
- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE ARE DOWN BY 33.3% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 15 unit sales in July. This is down 37.5% from 24 in July of 2024. Sales/list price ratio in July moved up to 97.5% from 95.3% in June.

Prices

Median price of \$630,000 in July was up 10.5% from \$570,000 in June and up 17.5% from \$536,000 in July of 2024. 3-month median price of \$589,500 in July was very slightly up from \$577,500 in June and up just slightly from \$582,500 in July of 2024.

Inventory

Inventory of 107 in July was down 11.6% from 121 in June but up 7.0% from 100 in July of 2024. New listings in July moved down to 23 from 27 in June.

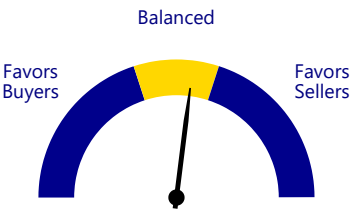
Market Time

Days on market of 52 in July was down modestly from 71 in June and down marginally from 62 in July of 2024. Months of supply of 6.1 in July was down slightly from 6.7 in June but up considerably from 4.5 in July of 2024.

KEY STATS

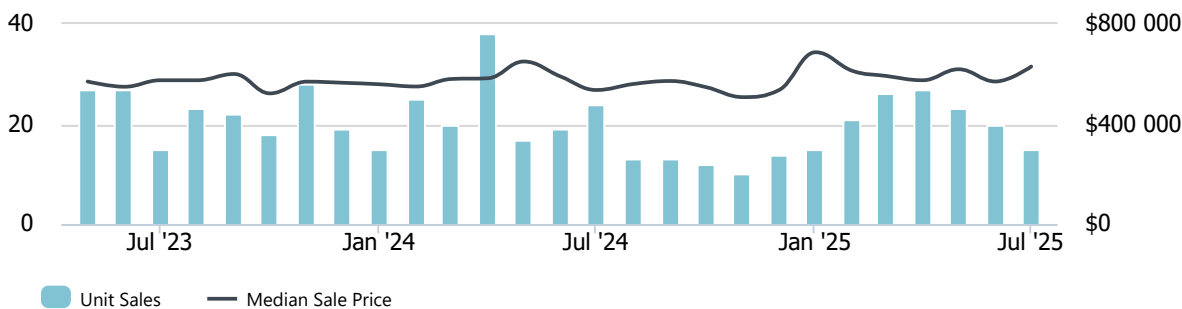
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	15	24	-37.5%	20	-25.0%
Median Sale Price	\$630k	\$536k	17.5%	\$570k	10.5%
Inventory	107	100	7.0%	121	-11.6%
Months of Supply	6.1	4.5	37.2%	6.7	-7.8%
Days on Market	52	62	-16.1%	71	-26.8%
Avg. Sale Price/SqFt	\$313	\$316	-1.2%	\$286	9.5%
Sales to LP Ratio	97.5%	95.5%	2.0%	95.3%	2.3%
Sales to Orig. LP Ratio	95.6%	92.2%	3.7%	90.6%	5.5%
New Listings	23	16	43.8%	27	-14.8%
Went to Contract	14	21	-33.3%	20	-30.0%

BUYERS/SELLERS MARKET

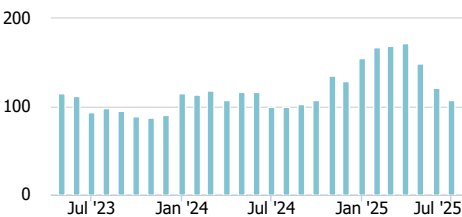


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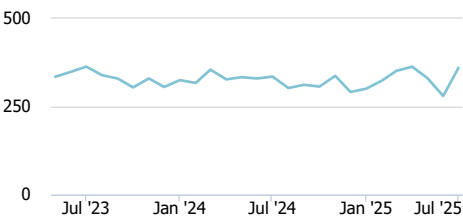
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

RANCHO MIRAGE, CA - SINGLE FAMILY
JULY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN RANCHO MIRAGE FOR JULY ARE UP 33.3% TO 48.
- NEW LISTINGS IN RANCHO MIRAGE WERE 45 IN JULY. THIS IS DOWN 22.4% FROM 58 IN JULY OF 2024.
- DAYS ON MARKET IN RANCHO MIRAGE IS UP BY 27.4% FOR JULY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 40 unit sales in July. This is up 8.1% from 37 in July of 2024. Sales/list price ratio in July moved up to 94.2% from 93.9% in June.

Prices

Median price of \$1,027,500 in July was down 14.4% from \$1,200,000 in June and down 14.3% from \$1,199,000 in July of 2024. 3-month median price of \$1,071,175 in July was down a little from \$1,299,000 in June and down slightly from \$1,200,000 in July of 2024.

Inventory

Inventory of 230 in July was down 19.9% from 287 in June but up 9.0% from 211 in July of 2024. New listings in July moved down to 45 from 56 in June.

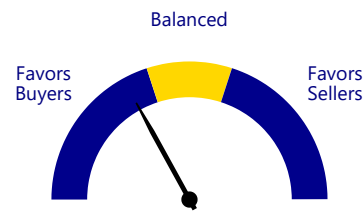
Market Time

Days on market of 79 in July was up a little from 71 in June and up somewhat from 62 in July of 2024. Months of supply of 5.8 in July was down moderately from 7.3 in June but up a little from 5.4 in July of 2024.

KEY STATS

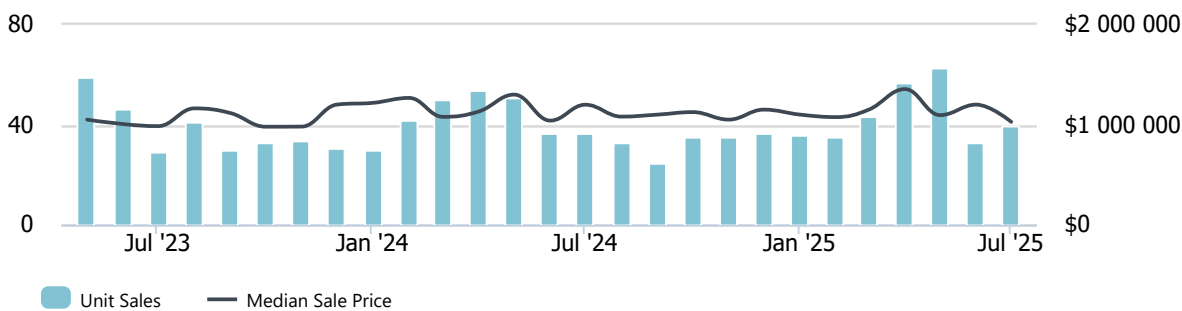
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	40	37	8.1%	33	21.2%
Median Sale Price	\$1,028k	\$1,199k	-14.3%	\$1,200k	-14.4%
Inventory	230	211	9.0%	287	-19.9%
Months of Supply	5.8	5.4	8.5%	7.3	-20.4%
Days on Market	79	62	27.4%	71	11.3%
Avg. Sale Price/SqFt	\$493	\$509	-3.1%	\$468	5.5%
Sales to LP Ratio	94.2%	95.9%	-1.7%	93.9%	0.4%
Sales to Orig. LP Ratio	91.0%	92.0%	-1.1%	90.6%	0.4%
New Listings	45	58	-22.4%	56	-19.6%
Went to Contract	48	36	33.3%	35	37.1%

BUYERS/SELLERS MARKET

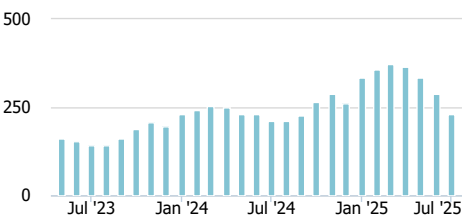


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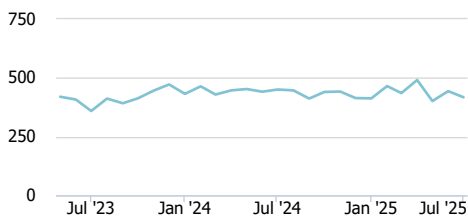
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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.

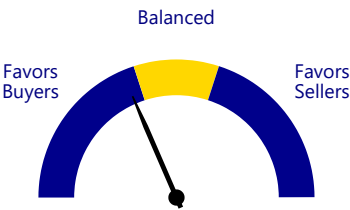
Market Time

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

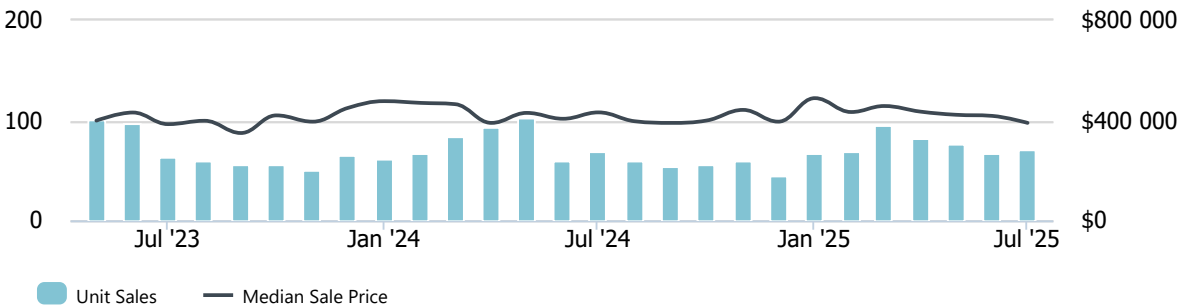
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	71	70	1.4%	67	6.0%
Median Sale Price	\$390k	\$432k	-9.7%	\$418k	-6.7%
Inventory	342	319	7.2%	431	-20.6%
Months of Supply	5.1	4.6	10.4%	6.4	-20.7%
Days on Market	71	58	22.4%	59	20.3%
Avg. Sale Price/SqFt	\$379	\$375	1.1%	\$385	-1.4%
Sales to LP Ratio	95.5%	98.0%	-2.6%	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

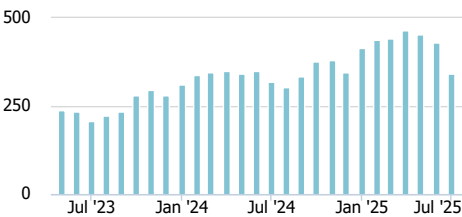


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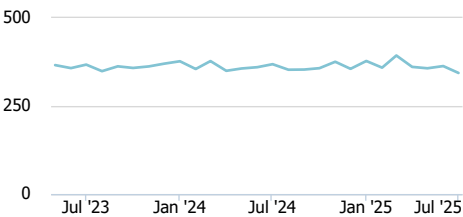
UNIT SALES AND MEDIAN PRICES



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.

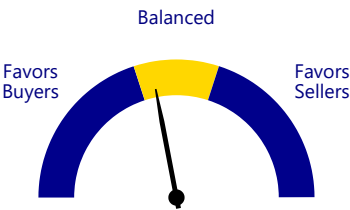
Market Time

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

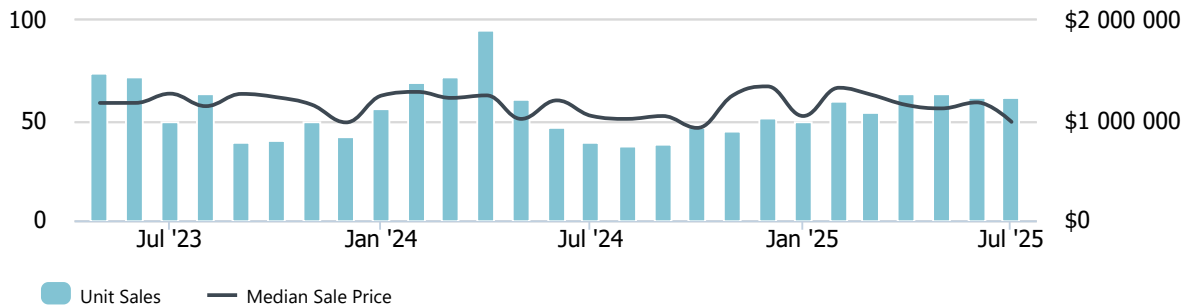
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	62	39	59.0%	62	0.0%
Median Sale Price	\$985k	\$1,045k	-5.7%	\$1,180k	-16.5%
Inventory	423	394	7.4%	474	-10.8%
Months of Supply	8.0	7.0	14.1%	9.3	-14.0%
Days on Market	72	82	-12.2%	78	-7.7%
Avg. Sale Price/SqFt	\$534	\$548	-2.5%	\$614	-13.1%
Sales to LP Ratio	96.1%	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

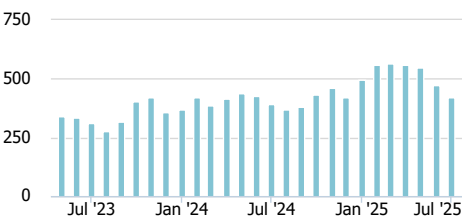


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

