MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM

SEPTEMBER, 2026

QUICK ANALYSIS

- UNIT SALES IN INDIAN WELLS FOR SEPTEMBER ARE DOWN 25.0% TO 3.
- DAYS ON MARKET IN INDIAN WELLS WAS 50 IN SEPTEMBER. THIS IS DOWN 64.8% FROM 142 IN SEPTEMBER OF 2025.
- LISTINGS UNDER CONTRACT IN INDIAN WELLS ARE UP BY 25.0% FOR SEPTEMBER.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 3 unit sales in September. This is down 25.0% from 4 in September of 2025. Sales/list price ratio in September moved up to 96.5% from 95.0% in August.

Prices
Median price of $650,000 in September was up 91.2% from $340,000 in August and up 10.6% from $587,500 in September of 2025. 3-month median price of $657,500 in September was down a little from $665,000 in August but up slightly from $620,000 in September of 2025.

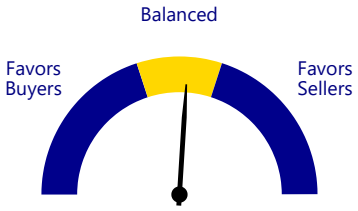
Inventory
Inventory this month is 30, the same as last month. New listings in September moved up to 9 from 4 in August.

Market Time
Days on market of 50 in September was down modestly from 65 in August and way down from 142 in September of 2025. Months of supply of 5.3 in September was up just slightly from 5.2 in August but down a little from 6.3 in September of 2025.

KEY STATS

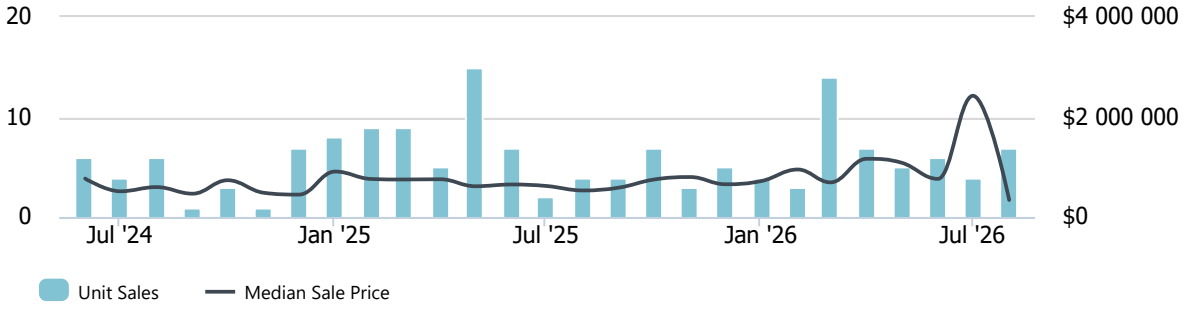
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	3	4	-25.0%	7	-57.1%
Median Sale Price	$650k	$588k	10.6%	$340k	91.2%
Inventory	30	39	-23.1%	30	0.0%
Months of Supply	5.3	6.3	-16.3%	5.2	1.5%
Days on Market	50	142	-64.8%	65	-23.1%
Avg. Sale Price/SqFt	$299	$334	-10.4%	$301	-0.8%
Sales to LP Ratio	96.5%	94.3%	2.4%	95.0%	1.6%
Sales to Orig. LP Ratio	96.5%	86.9%	11.0%	90.1%	7.1%
New Listings	9	9	0.0%	4	125.0%
Went to Contract	5	4	25.0%	5	0.0%

BUYERS/SELLERS MARKET

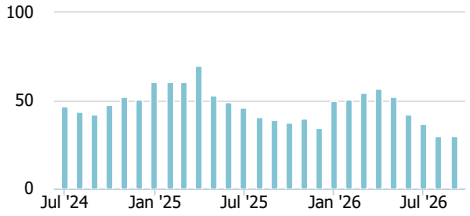


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

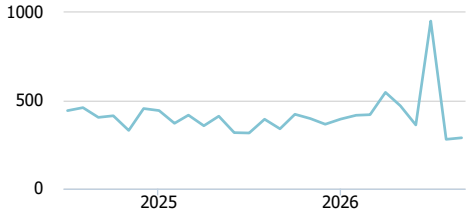
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY

SEPTEMBER, 2026

QUICK ANALYSIS

- UNIT SALES IN INDIAN WELLS ARE DOWN BY 57.1% FOR SEPTEMBER.
- LISTINGS UNDER CONTRACT IN INDIAN WELLS FOR SEPTEMBER ARE DOWN 30.0% TO 7.
- MEDIAN PRICE IN INDIAN WELLS WAS $1,700,000 IN SEPTEMBER. THIS IS UP 23.6% FROM $1,375,000 IN SEPTEMBER OF 2025.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 3 unit sales in September. This is down 57.1% from 7 in September of 2025. Sales/list price ratio in September moved up to 97.7% from 94.2% in August.

Prices
Median price of $1,700,000 in September was down 17.1% from $2,050,000 in August but up 23.6% from $1,375,000 in September of 2025. 3-month median price this month is $2,050,000, the same as last month.

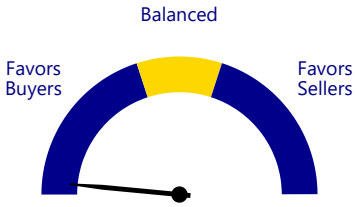
Inventory
Inventory of 67 in September was up 17.5% from 57 in August but down 8.2% from 73 in September of 2025. New listings in September moved up to 25 from 6 in August.

Market Time
Days on market of 45 in September was down considerably from 106 in August and down slightly from 49 in September of 2025. Months of supply of 4.8 in September was up moderately from 4 in August but down a little from 5.1 in September of 2025.

KEY STATS

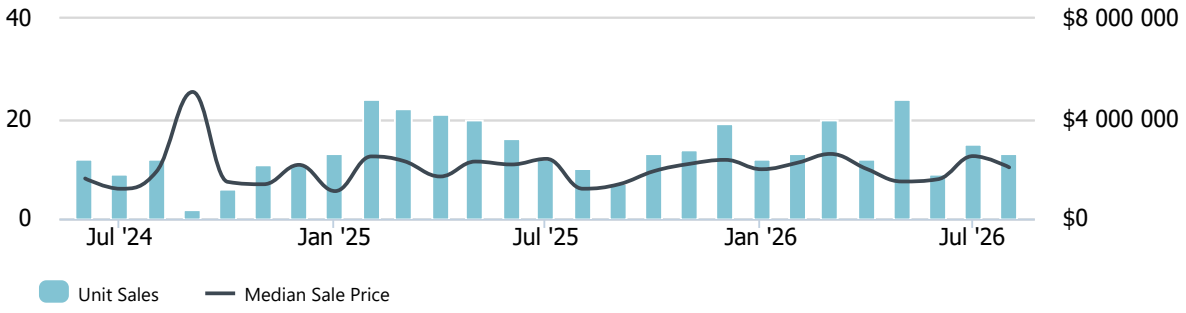
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	3	7	-57.1%	13	-76.9%
Median Sale Price	$1,700k	$1,375k	23.6%	$2,050k	-17.1%
Inventory	67	73	-8.2%	57	17.5%
Months of Supply	4.8	5.1	-4.9%	4.0	20.4%
Days on Market	45	49	-8.2%	106	-57.5%
Avg. Sale Price/SqFt	$659	$486	35.7%	$559	17.9%
Sales to LP Ratio	97.7%	95.9%	1.9%	94.2%	3.6%
Sales to Orig. LP Ratio	97.7%	92.8%	5.2%	90.1%	8.4%
New Listings	25	26	-3.8%	6	316.7%
Went to Contract	7	10	-30.0%	11	-36.4%

BUYERS/SELLERS MARKET

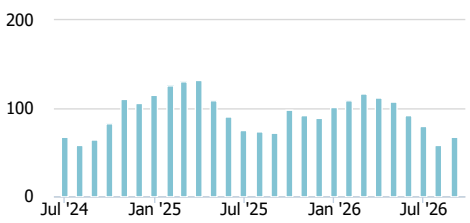


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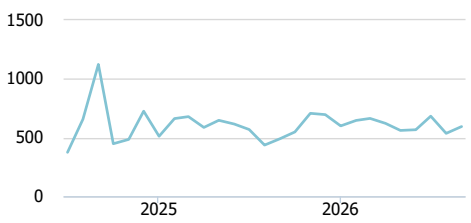
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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