

# MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM

FEBRUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT FOR FEBRUARY ARE UP 34.4% TO 125.
- NEW LISTINGS IN PALM DESERT WERE 115 IN FEBRUARY. THIS IS DOWN 25.8% FROM 155 IN FEBRUARY OF 2025.
- MEDIAN PRICE IN PALM DESERT IS DOWN BY 19.0% FOR FEBRUARY.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 78 unit sales in February. This is down 3.7% from 81 in February of 2025. Sales/list price ratio in February moved down to 96.5% from 97.2% in January.

### Prices

Median price of \$469,000 in February was down 10.2% from \$522,000 in January and down 19.0% from \$579,000 in February of 2025. 3-month median price of \$500,000 in February was down just slightly from \$510,000 in January and down slightly from \$534,000 in February of 2025.

### Inventory

Inventory of 442 in February was down 7.9% from 480 in January and down 1.8% from 450 in February of 2025. New listings in February moved down to 115 from 176 in January.

### Market Time

Days on market of 70 in February was down moderately from 89 in January but up somewhat from 58 in February of 2025. Months of supply of 7.5 in February was down a little from 8.1 in January and down just slightly from 7.7 in February of 2025.

## KEY STATS

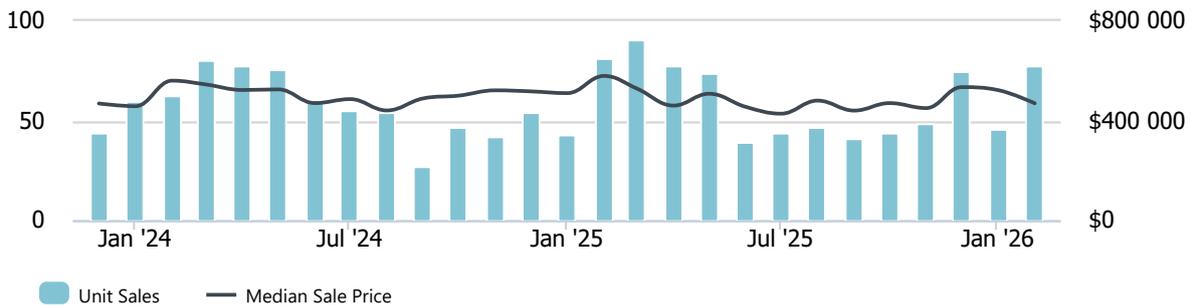
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	78	81	-3.7%	46	69.6%
Median Sale Price	\$469k	\$579k	-19.0%	\$522k	-10.2%
Inventory	442	450	-1.8%	480	-7.9%
Months of Supply	7.5	7.7	-2.9%	8.1	-7.5%
Days on Market	70	58	20.7%	89	-21.3%
Avg. Sale Price/SqFt	\$361	\$375	-3.9%	\$356	1.4%
Sales to LP Ratio	96.5%	96.8%	-0.3%	97.2%	-0.7%
Sales to Orig. LP Ratio	93.6%	95.2%	-1.7%	95.2%	-1.6%
New Listings	115	155	-25.8%	176	-34.7%
Went to Contract	125	93	34.4%	64	95.3%

## BUYERS/SELLERS MARKET

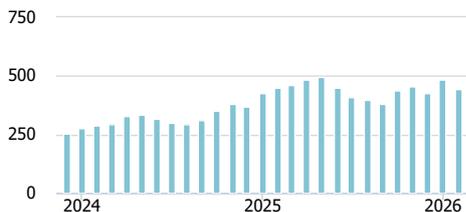


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

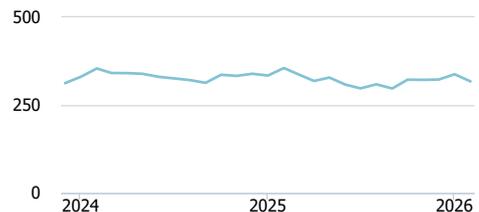
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY

FEBRUARY, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 134 IN FEBRUARY. THIS IS UP 81.1% FROM 74 IN FEBRUARY OF 2025.
- UNIT SALES IN PALM DESERT ARE DOWN BY 19.7% FOR FEBRUARY.
- NEW LISTINGS IN PALM DESERT FOR FEBRUARY ARE DOWN 16.8% TO 139.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 61 unit sales in February. This is down 19.7% from 76 in February of 2025. Sales/list price ratio in February moved up to 97.0% from 96.4% in January.

### Prices

Median price of \$670,000 in February was up 4.7% from \$639,950 in January and up 4.0% from \$644,000 in February of 2025. 3-month median price of \$650,000 in February was up just slightly from \$635,000 in January but down a little from \$700,000 in February of 2025.

### Inventory

Inventory of 467 in February was down 5.1% from 492 in January and down 7.2% from 503 in February of 2025. New listings in February moved down to 139 from 194 in January.

### Market Time

Days on market of 63 in February was down just slightly from 66 in January but very slightly up from 61 in February of 2025. Months of supply of 6.4 in February was down marginally from 6.6 in January and down just slightly from 6.5 in February of 2025.

## KEY STATS

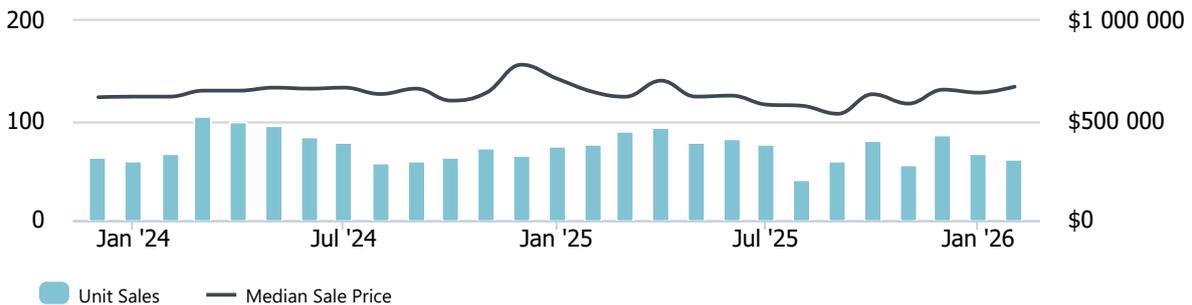
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	61	76	-19.7%	68	-10.3%
Median Sale Price	\$670k	\$644k	4.0%	\$640k	4.7%
Inventory	467	503	-7.2%	492	-5.1%
Months of Supply	6.4	6.5	-0.8%	6.6	-3.5%
Days on Market	63	61	3.3%	66	-4.5%
Avg. Sale Price/SqFt	\$421	\$465	-9.5%	\$470	-10.5%
Sales to LP Ratio	97.0%	97.6%	-0.7%	96.4%	0.6%
Sales to Orig. LP Ratio	94.8%	95.8%	-1.1%	95.2%	-0.4%
New Listings	139	167	-16.8%	194	-28.4%
Went to Contract	134	74	81.1%	82	63.4%

## BUYERS/SELLERS MARKET

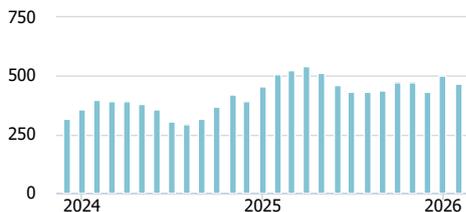


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## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

