

# MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM

APRIL, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR APRIL ARE UP 22.0% TO 277.
- NEW LISTINGS IN COACHELLA VALLEY WERE 397 IN APRIL. THIS IS DOWN 12.6% FROM 454 IN APRIL OF 2025.
- UNIT SALES IN COACHELLA VALLEY ARE UP BY 10.2% FOR APRIL.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 260 unit sales in April. This is up 10.2% from 236 in April of 2025. Sales/list price ratio in April moved down to 96.2% from 96.8% in March.

### Prices

Median price of \$497,500 in April was down 2.5% from \$510,000 in March but up 6.0% from \$469,500 in April of 2025. 3-month median price of \$495,000 in April was down a little from \$499,000 in March and down just slightly from \$500,000 in April of 2025.

### Inventory

Inventory of 1,343 in April was down 3.7% from 1,394 in March and down 10.2% from 1,496 in April of 2025. New listings in April moved down to 397 from 405 in March.

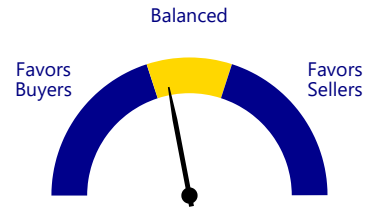
### Market Time

Days on market of 59 in April was down a little from 69 in March and down marginally from 67 in April of 2025. Months of supply of 7 in April was down slightly from 7.4 in March and down a little from 7.8 in April of 2025.

## KEY STATS

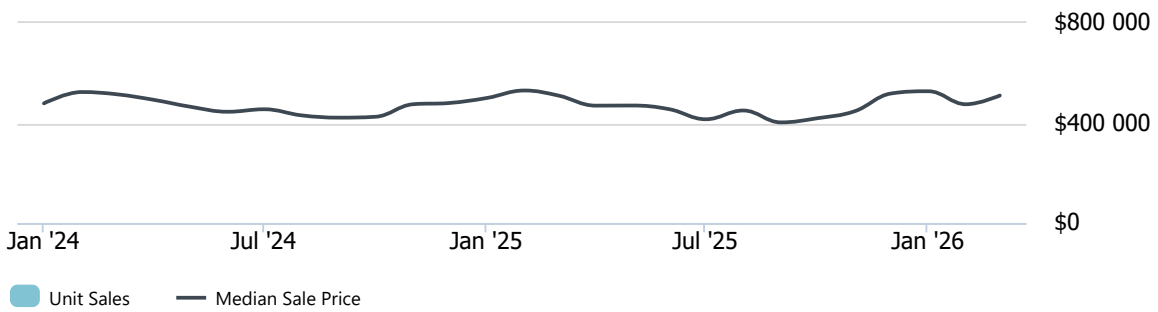
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	260	236	10.2%	272	-4.4%
Median Sale Price	\$498k	\$470k	6.0%	\$510k	-2.5%
Inventory	1343	1496	-10.2%	1394	-3.7%
Months of Supply	7.0	7.8	-9.4%	7.4	-4.7%
Days on Market	59	67	-11.9%	69	-14.5%
Avg. Sale Price/SqFt	\$366	\$358	2.3%	\$360	1.6%
Sales to LP Ratio	96.2%	97.2%	-1.1%	96.8%	-0.6%
Sales to Orig. LP Ratio	93.8%	94.1%	-0.3%	94.5%	-0.8%
New Listings	397	454	-12.6%	405	-2.0%
Went to Contract	277	227	22.0%	275	0.7%

## BUYERS/SELLERS MARKET

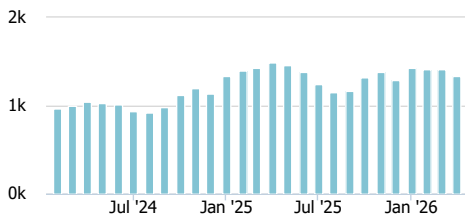


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

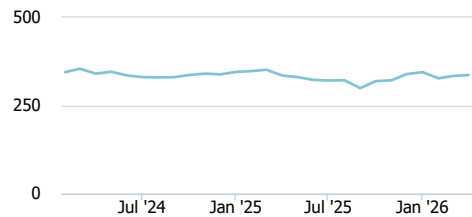
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY

APRIL, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY WERE 671 IN APRIL. THIS IS UP 32.6% FROM 506 IN APRIL OF 2025.
- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 20.9% FOR APRIL.
- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR APRIL IS DOWN 25.3% TO 6.1.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 570 unit sales in April. This is up 5.8% from 539 in April of 2025. Sales/list price ratio in April moved down to 95.0% from 96.5% in March.

### Prices

Median price of \$675,000 in April was down 1.5% from \$685,000 in March and down 6.9% from \$725,000 in April of 2025. 3-month median price of \$688,307 in April was down marginally from \$699,000 in March and down a little from \$715,000 in April of 2025.

### Inventory

Inventory of 2,697 in April was down 9.7% from 2,986 in March and down 21.9% from 3,452 in April of 2025. New listings in April moved down to 758 from 917 in March.

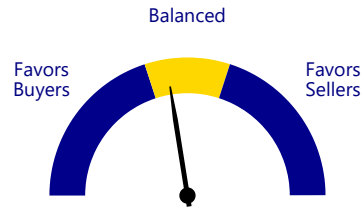
### Market Time

Days on market of 75 in April was up slightly from 68 in March and up a little from 71 in April of 2025. Months of supply of 6.1 in April was down marginally from 6.8 in March and down somewhat from 8.2 in April of 2025.

## KEY STATS

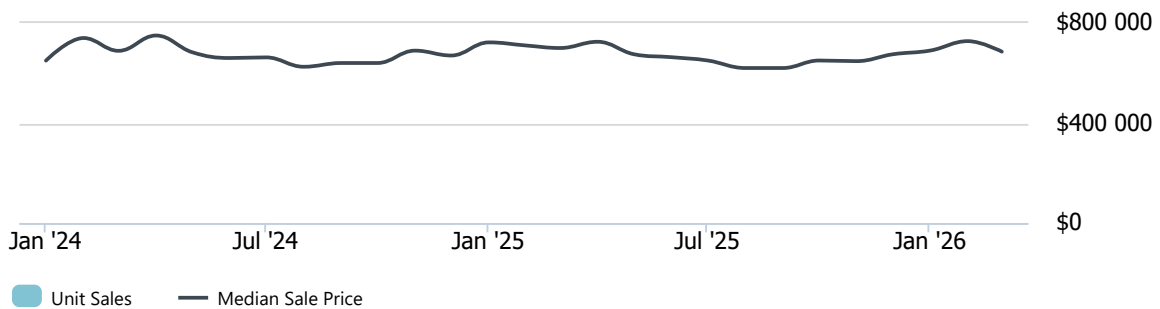
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	570	539	5.8%	587	-2.9%
Median Sale Price	\$675k	\$725k	-6.9%	\$685k	-1.5%
Inventory	2697	3452	-21.9%	2986	-9.7%
Months of Supply	6.1	8.2	-25.3%	6.8	-10.2%
Days on Market	75	71	5.6%	68	10.3%
Avg. Sale Price/SqFt	\$470	\$495	-4.9%	\$461	2.1%
Sales to LP Ratio	95.0%	97.1%	-2.2%	96.5%	-1.6%
Sales to Orig. LP Ratio	91.8%	95.1%	-3.4%	94.2%	-2.5%
New Listings	758	958	-20.9%	917	-17.3%
Went to Contract	671	506	32.6%	660	1.7%

## BUYERS/SELLERS MARKET

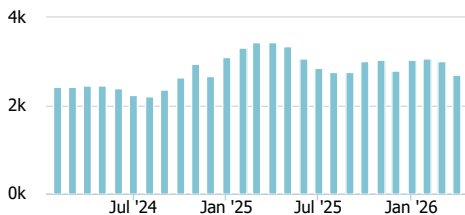


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

