MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM

SEPTEMBER, 2026

QUICK ANALYSIS

- UNIT SALES IN PALM DESERT FOR SEPTEMBER ARE DOWN 31.7% TO 28.
- NEW LISTINGS IN PALM DESERT WERE 82 IN SEPTEMBER. THIS IS DOWN 21.9% FROM 105 IN SEPTEMBER OF 2025.
- MEDIAN PRICE IN PALM DESERT IS DOWN BY 11.4% FOR SEPTEMBER.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 28 unit sales in September. This is down 31.7% from 41 in September of 2025. Sales/list price ratio in September moved down to 95.4% from 96.0% in August.

Prices
Median price of $390,000 in September was down 15.7% from $462,500 in August and down 11.4% from $440,000 in September of 2025. 3-month median price of $445,000 in September was down marginally from $457,500 in August and down a little from $451,500 in September of 2025.

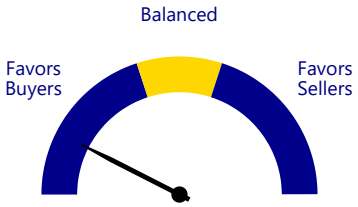
Inventory
Inventory of 352 in September was down 3.0% from 363 in August and down 11.8% from 399 in September of 2025. New listings in September moved down to 82 from 90 in August.

Market Time
Days on market of 79 in September was down slightly from 92 in August and down a little from 83 in September of 2025. Months of supply of 6 in September was down just slightly from 6.1 in August and down slightly from 7 in September of 2025.

KEY STATS

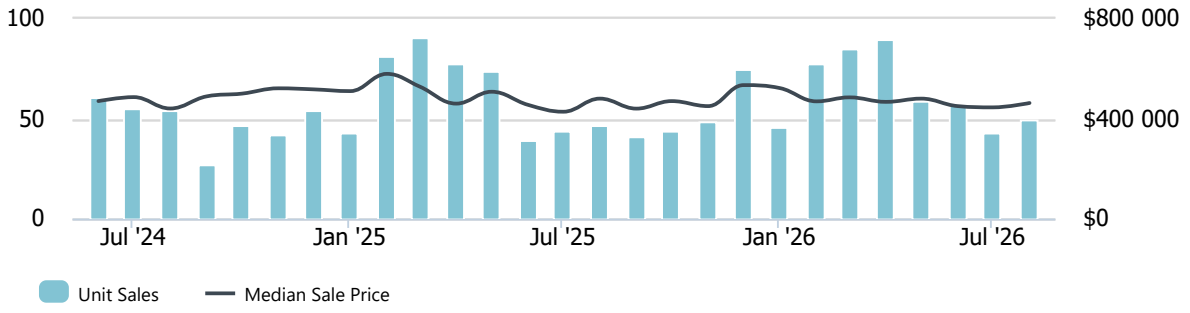
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	28	41	-31.7%	50	-44.0%
Median Sale Price	$390k	$440k	-11.4%	$462k	-15.7%
Inventory	352	399	-11.8%	363	-3.0%
Months of Supply	6.0	7.0	-14.7%	6.1	-1.2%
Days on Market	79	83	-4.8%	92	-14.1%
Avg. Sale Price/SqFt	$294	$311	-5.5%	$313	-6.0%
Sales to LP Ratio	95.4%	96.3%	-0.9%	96.0%	-0.6%
Sales to Orig. LP Ratio	94.2%	92.1%	2.3%	91.5%	2.9%
New Listings	82	105	-21.9%	90	-8.9%
Went to Contract	41	40	2.5%	39	5.1%

BUYERS/SELLERS MARKET

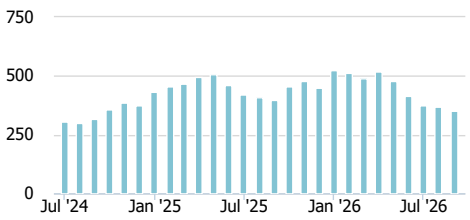


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

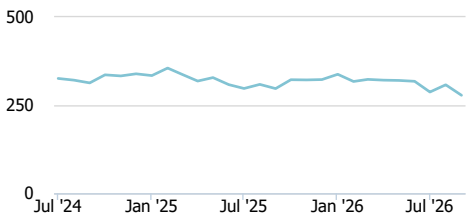
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY

SEPTEMBER, 2026

QUICK ANALYSIS

- MONTHS OF SUPPLY IN PALM DESERT WAS 4.4 IN SEPTEMBER. THIS IS DOWN 27.7% FROM 6.1 IN SEPTEMBER OF 2025.
- NEW LISTINGS IN PALM DESERT ARE DOWN BY 19.1% FOR SEPTEMBER.
- INVENTORY IN PALM DESERT FOR SEPTEMBER IS DOWN 21.3% TO 351.

* Change from same month last year unless otherwise noted

SUMMARY

Sales
There were 63 unit sales in September. This is up 3.3% from 61 in September of 2025. Sales/list price ratio in September moved down to 96.8% from 97.0% in August.

Prices
Median price of $596,384 in September was up 2.8% from $580,000 in August and up 10.6% from $539,000 in September of 2025. 3-month median price of $608,000 in September was down a little from $622,000 in August but up slightly from $569,500 in September of 2025.

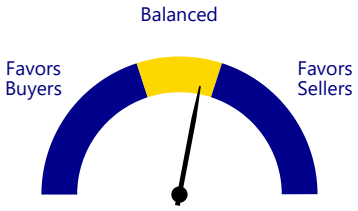
Inventory
Inventory of 351 in September was down 2.8% from 361 in August and down 21.3% from 446 in September of 2025. New listings in September moved up to 110 from 98 in August.

Market Time
Days on market of 84 in September was up modestly from 70 in August and up slightly from 71 in September of 2025. Months of supply of 4.4 in September was down just slightly from 4.5 in August and down modestly from 6.1 in September of 2025.

KEY STATS

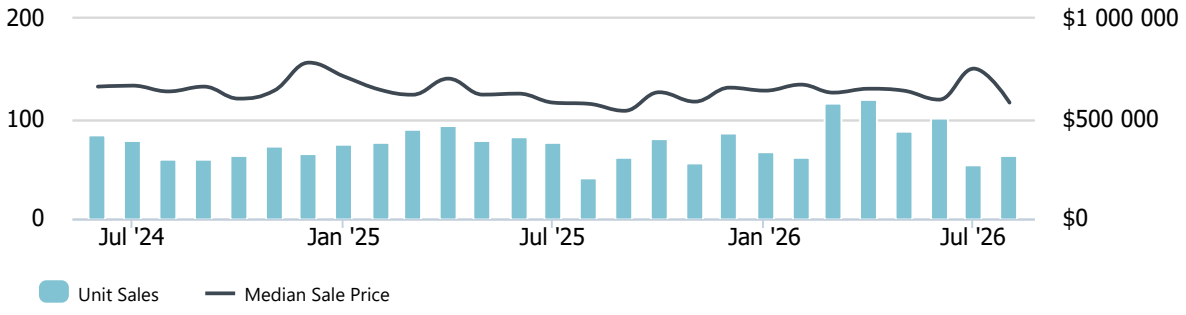
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	63	61	3.3%	63	0.0%
Median Sale Price	$596k	$539k	10.6%	$580k	2.8%
Inventory	351	446	-21.3%	361	-2.8%
Months of Supply	4.4	6.1	-27.7%	4.5	-3.0%
Days on Market	84	71	18.3%	70	20.0%
Avg. Sale Price/SqFt	$329	$388	-15.2%	$421	-21.8%
Sales to LP Ratio	96.8%	96.9%	-0.1%	97.0%	-0.2%
Sales to Orig. LP Ratio	91.9%	93.7%	-2.0%	95.1%	-3.4%
New Listings	110	136	-19.1%	98	12.2%
Went to Contract	61	63	-3.2%	69	-11.6%

BUYERS/SELLERS MARKET

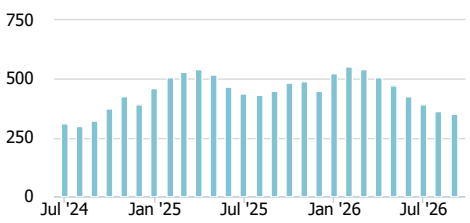


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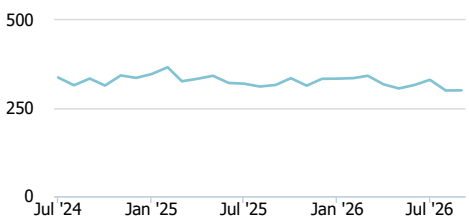
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



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