

MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - CONDOMINIUM
AUGUST, 2025



QUICK ANALYSIS

- DAYS ON MARKET IN PALM SPRINGS WAS 78 IN AUGUST. THIS IS UP 32.2% FROM 59 IN AUGUST OF 2024.
- MEDIAN PRICE IN PALM SPRINGS IS UP BY 13.5% FOR AUGUST.
- LISTINGS UNDER CONTRACT IN PALM SPRINGS FOR AUGUST ARE UP 13.6% TO 67.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 59 unit sales in August. This is down 1.7% from 60 in August of 2024. Sales/list price ratio in August moved up to 97.5% from 95.5% in July.

Prices

Median price of \$450,000 in August was up 15.4% from \$390,000 in July and up 13.5% from \$396,500 in August of 2024. 3-month median price of \$417,000 in August was up marginally from \$410,000 in July and very slightly up from \$416,500 in August of 2024.

Inventory

Inventory of 329 in August was down 11.3% from 371 in July but up 7.2% from 307 in August of 2024. New listings in August moved down to 77 from 84 in July.

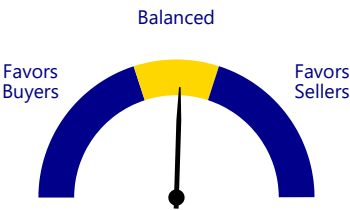
Market Time

Days on market of 78 in August was up slightly from 71 in July and up modestly from 59 in August of 2024. Months of supply of 4.9 in August was down marginally from 5.5 in July but up slightly from 4.4 in August of 2024.

KEY STATS

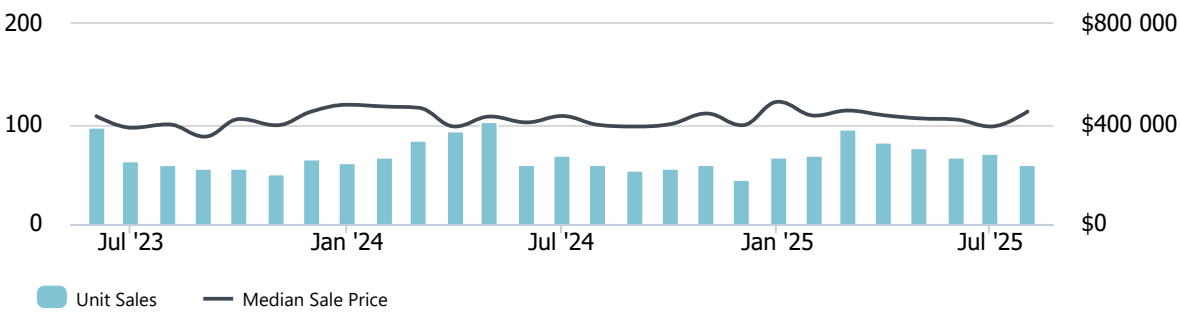
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	59	60	-1.7%	71	-16.9%
Median Sale Price	\$450k	\$396k	13.5%	\$390k	15.4%
Inventory	329	307	7.2%	371	-11.3%
Months of Supply	4.9	4.4	10.5%	5.5	-11.2%
Days on Market	78	59	32.2%	71	9.9%
Avg. Sale Price/SqFt	\$370	\$378	-2.1%	\$379	-2.6%
Sales to LP Ratio	97.5%	96.9%	0.6%	95.5%	2.1%
Sales to Orig. LP Ratio	94.5%	93.0%	1.6%	91.8%	3.0%
New Listings	77	87	-11.5%	84	-8.3%
Went to Contract	67	59	13.6%	67	0.0%

BUYERS/SELLERS MARKET

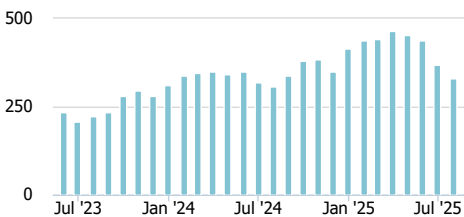


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

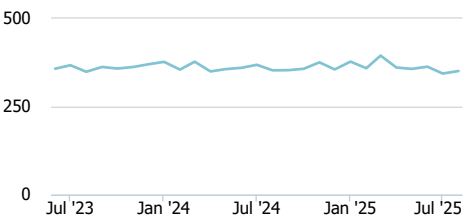
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM SPRINGS, CA - SINGLE FAMILY
AUGUST, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM SPRINGS WERE 67 IN AUGUST. THIS IS UP 86.1% FROM 36 IN AUGUST OF 2024.
- UNIT SALES IN PALM SPRINGS ARE UP BY 35.1% FOR AUGUST.
- DAYS ON MARKET IN PALM SPRINGS FOR AUGUST IS UP 62.1% TO 94.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 50 unit sales in August. This is up 35.1% from 37 in August of 2024. Sales/list price ratio in August moved up to 96.4% from 96.1% in July.

Prices

Median price of \$925,000 in August was down 6.1% from \$985,000 in July and down 8.9% from \$1,015,000 in August of 2024. 3-month median price of \$1,025,000 in August was down slightly from \$1,100,000 in July and down just slightly from \$1,075,000 in August of 2024.

Inventory

Inventory of 394 in August was down 11.3% from 444 in July but up 7.4% from 367 in August of 2024. New listings in August moved down to 81 from 94 in July.

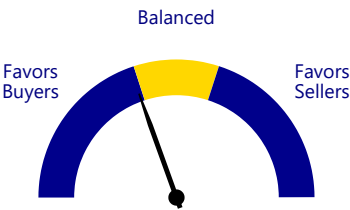
Market Time

Days on market of 94 in August was up somewhat from 73 in July and up substantially from 58 in August of 2024. Months of supply of 7.3 in August was down a little from 8.4 in July but up slightly from 6.8 in August of 2024.

KEY STATS

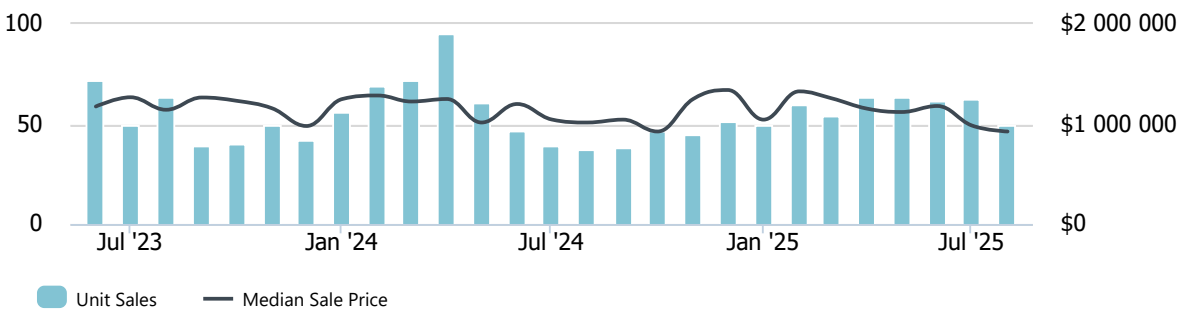
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	50	37	35.1%	63	-20.6%
Median Sale Price	\$925k	\$1,015k	-8.9%	\$985k	-6.1%
Inventory	394	367	7.4%	444	-11.3%
Months of Supply	7.3	6.8	7.2%	8.4	-13.0%
Days on Market	94	58	62.1%	73	28.8%
Avg. Sale Price/SqFt	\$588	\$565	4.0%	\$535	9.9%
Sales to LP Ratio	96.4%	94.5%	2.1%	96.1%	0.4%
Sales to Orig. LP Ratio	92.5%	90.7%	2.0%	91.2%	1.4%
New Listings	81	100	-19.0%	94	-13.8%
Went to Contract	67	36	86.1%	63	6.3%

BUYERS/SELLERS MARKET

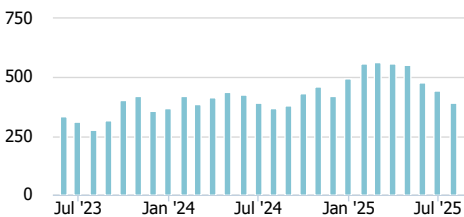


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

