

MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - CONDOMINIUM
AUGUST, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN INDIAN WELLS FOR AUGUST ARE UP 100.0% TO 4.
- UNIT SALES IN INDIAN WELLS WERE 4 IN AUGUST. THIS IS DOWN 33.3% FROM 6 IN AUGUST OF 2024.
- NEW LISTINGS IN INDIAN WELLS ARE DOWN BY 25.0% FOR AUGUST.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 4 unit sales in August. This is down 33.3% from 6 in August of 2024. Sales/list price ratio in August moved up to 101.5% from 94.2% in July.

Prices

Median price of \$530,750 in August was down 14.4% from \$620,000 in July and down 11.2% from \$598,000 in August of 2024. 3-month median price this month is \$620,000, the same as last month.

Inventory

Inventory of 39 in August was down 11.4% from 44 in July and down 11.4% from 44 in August of 2024. New listings in August moved down to 6 from 10 in July.

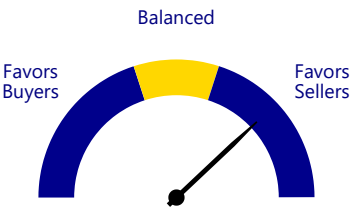
Market Time

Days on market of 51 in August was down substantially from 139 in July and down somewhat from 69 in August of 2024. Months of supply of 6.6 in August was down a little from 7.2 in July and down just slightly from 6.7 in August of 2024.

KEY STATS

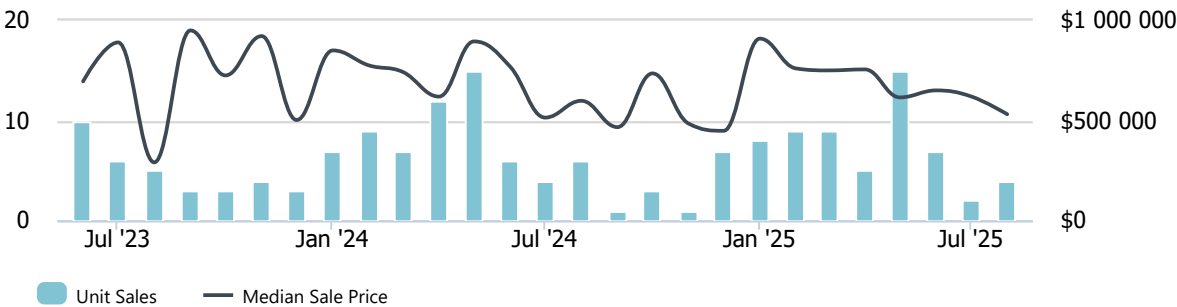
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	4	6	-33.3%	2	100.0%
Median Sale Price	\$531k	\$598k	-11.2%	\$620k	-14.4%
Inventory	39	44	-11.4%	44	-11.4%
Months of Supply	6.6	6.7	-1.4%	7.2	-8.9%
Days on Market	51	69	-26.1%	139	-63.3%
Avg. Sale Price/SqFt	\$379	\$493	-23.3%	\$315	20.2%
Sales to LP Ratio	101.5%	94.6%	7.3%	94.2%	7.8%
Sales to Orig. LP Ratio	100.4%	92.1%	9.0%	87.5%	14.7%
New Listings	6	8	-25.0%	10	-40.0%
Went to Contract	4	2	100.0%	5	-20.0%

BUYERS/SELLERS MARKET

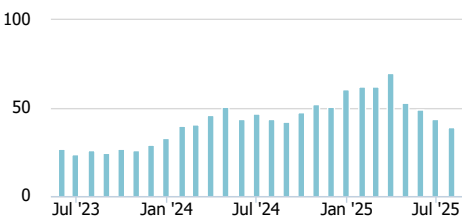


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

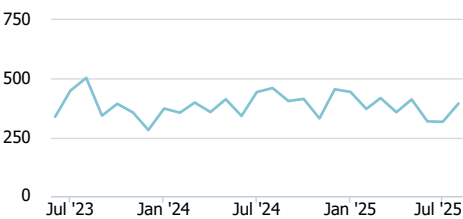
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

INDIAN WELLS, CA - SINGLE FAMILY
AUGUST, 2025



QUICK ANALYSIS

- MEDIAN PRICE IN INDIAN WELLS WAS \$1,195,000 IN AUGUST. THIS IS DOWN 36.4% FROM \$1,877,500 IN AUGUST OF 2024.
- DAYS ON MARKET IN INDIAN WELLS IS UP BY 60.5% FOR AUGUST.
- PRICE / SQ FT IN INDIAN WELLS FOR AUGUST IS DOWN 27.8% TO \$482.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 10 unit sales in August. This is down 16.7% from 12 in August of 2024. Sales/list price ratio in August moved up to 94.9% from 92.9% in July.

Prices

Median price of \$1,195,000 in August was down 50.0% from \$2,390,000 in July and down 36.4% from \$1,877,500 in August of 2024. 3-month median price of \$1,805,000 in August was down slightly from \$2,187,500 in July but up modestly from \$1,450,000 in August of 2024.

Inventory

Inventory of 62 in August was down 10.1% from 69 in July but up 5.1% from 59 in August of 2024. New listings in August moved up to 13 from 10 in July.

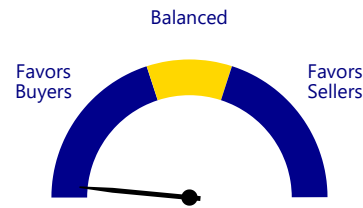
Market Time

Days on market of 69 in August was down somewhat from 88 in July but up considerably from 43 in August of 2024. Months of supply of 4.4 in August was down marginally from 4.9 in July but up slightly from 3.7 in August of 2024.

KEY STATS

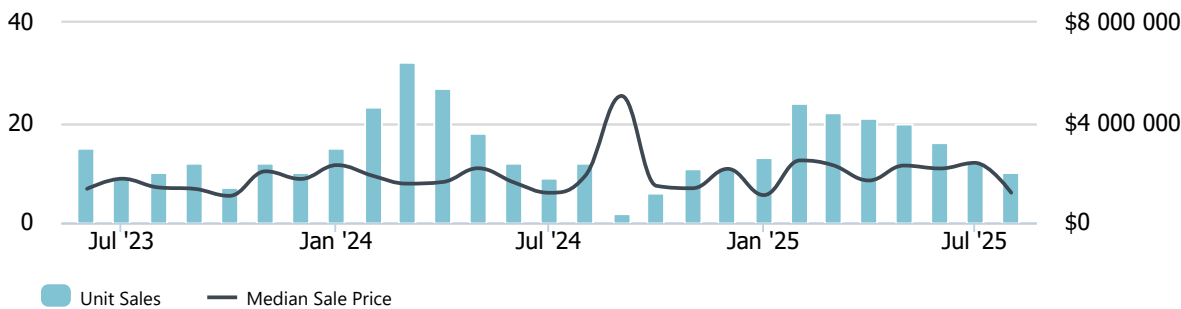
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	10	12	-16.7%	12	-16.7%
Median Sale Price	\$1,195k	\$1,878k	-36.4%	\$2,390k	-50.0%
Inventory	62	59	5.1%	69	-10.1%
Months of Supply	4.4	3.7	18.2%	4.9	-9.1%
Days on Market	69	43	60.5%	88	-21.6%
Avg. Sale Price/SqFt	\$482	\$668	-27.8%	\$673	-28.4%
Sales to LP Ratio	94.9%	94.3%	0.6%	92.9%	2.1%
Sales to Orig. LP Ratio	91.6%	92.9%	-1.3%	89.7%	2.2%
New Listings	13	12	8.3%	10	30.0%
Went to Contract	11	9	22.2%	12	-8.3%

BUYERS/SELLERS MARKET

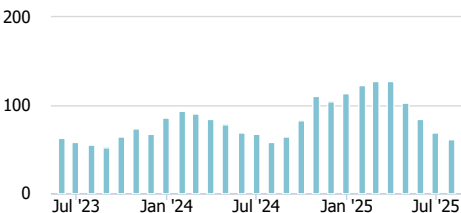


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

