

MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM

MAY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT FOR MAY ARE UP 50.0% TO 78.
- UNIT SALES IN PALM DESERT WERE 59 IN MAY. THIS IS DOWN 20.3% FROM 74 IN MAY OF 2025.
- NEW LISTINGS IN PALM DESERT ARE DOWN BY 21.3% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 59 unit sales in May. This is down 20.3% from 74 in May of 2025. Sales/list price ratio in May moved up to 97.8% from 95.6% in April.

Prices

Median price of \$480,000 in May was up 3.2% from \$465,000 in April but down 5.4% from \$507,500 in May of 2025. 3-month median price of \$480,000 in May was up marginally from \$472,500 in April but down a little from \$490,000 in May of 2025.

Inventory

Inventory of 438 in May was down 9.9% from 486 in April and down 12.9% from 503 in May of 2025. New listings in May moved down to 100 from 140 in April.

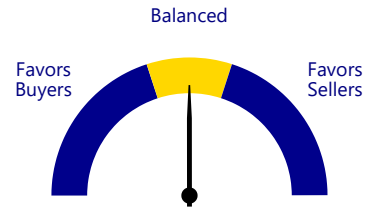
Market Time

Days on market of 75 in May was up somewhat from 61 in April and up modestly from 62 in May of 2025. Months of supply of 7.6 in May was down marginally from 8.2 in April and down slightly from 8.5 in May of 2025.

KEY STATS

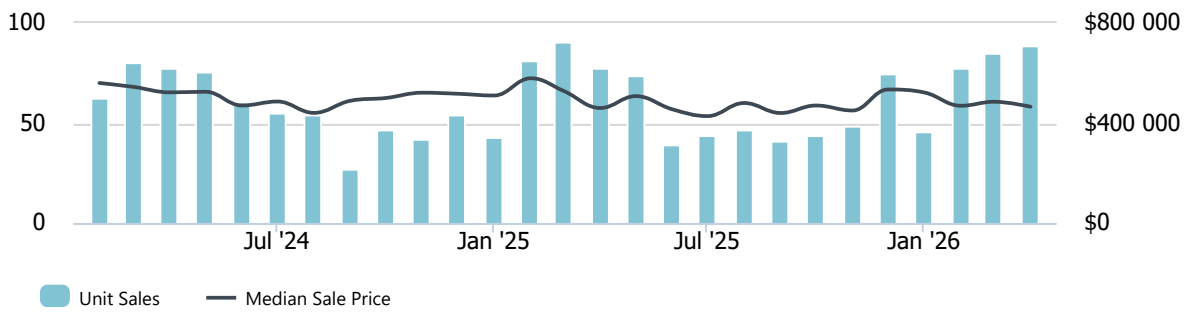
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	59	74	-20.3%	89	-33.7%
Median Sale Price	\$480k	\$508k	-5.4%	\$465k	3.2%
Inventory	438	503	-12.9%	486	-9.9%
Months of Supply	7.6	8.5	-11.5%	8.2	-7.9%
Days on Market	75	62	21.0%	61	23.0%
Avg. Sale Price/SqFt	\$358	\$349	2.6%	\$326	9.7%
Sales to LP Ratio	97.8%	97.5%	0.3%	95.6%	2.3%
Sales to Orig. LP Ratio	94.4%	95.3%	-1.0%	93.1%	1.4%
New Listings	100	127	-21.3%	140	-28.6%
Went to Contract	78	52	50.0%	67	16.4%

BUYERS/SELLERS MARKET

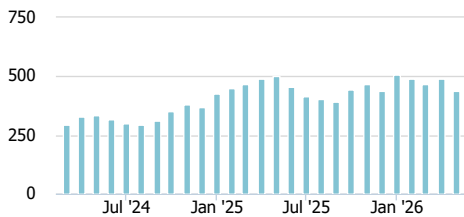


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

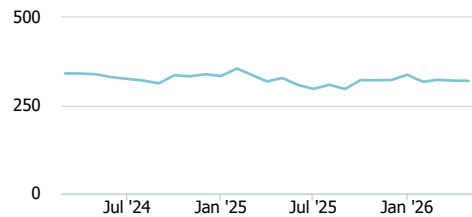
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY

MAY, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT FOR MAY ARE UP 57.9% TO 120.
- DAYS ON MARKET IN PALM DESERT WAS 83 IN MAY. THIS IS UP 53.7% FROM 54 IN MAY OF 2025.
- MONTHS OF SUPPLY IN PALM DESERT IS DOWN BY 22.7% FOR MAY.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 85 unit sales in May. This is up 7.6% from 79 in May of 2025. Sales/list price ratio in May moved down to 94.7% from 95.7% in April.

Prices

Median price of \$643,000 in May was down 1.0% from \$649,464 in April but up 3.7% from \$620,000 in May of 2025. 3-month median price of \$648,000 in May was down marginally from \$650,000 in April but up just slightly from \$647,000 in May of 2025.

Inventory

Inventory of 418 in May was down 13.6% from 484 in April and down 19.5% from 519 in May of 2025. New listings in May moved down to 105 from 127 in April.

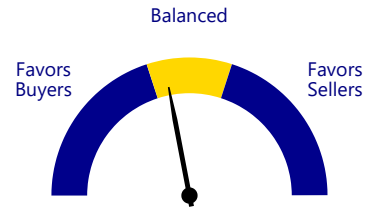
Market Time

Days on market of 83 in May was up slightly from 79 in April and up substantially from 54 in May of 2025. Months of supply of 5.4 in May was down a little from 6.3 in April and down somewhat from 6.9 in May of 2025.

KEY STATS

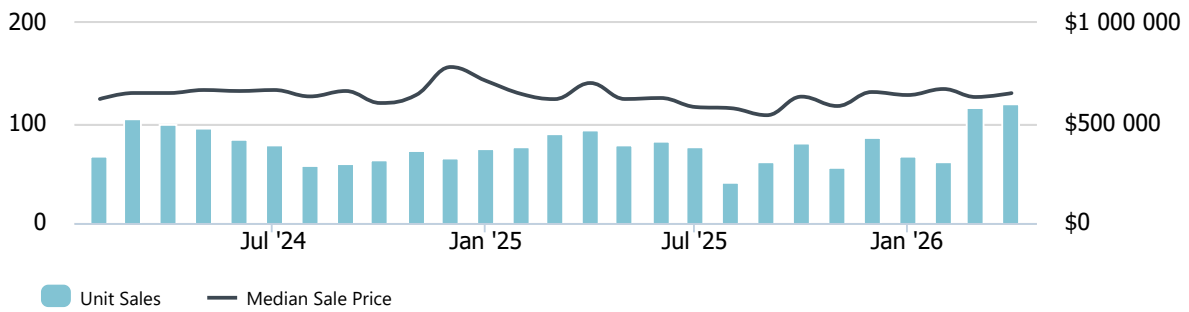
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	85	79	7.6%	120	-29.2%
Median Sale Price	\$643k	\$620k	3.7%	\$649k	-1.0%
Inventory	418	519	-19.5%	484	-13.6%
Months of Supply	5.4	6.9	-22.7%	6.3	-14.2%
Days on Market	83	54	53.7%	79	5.1%
Avg. Sale Price/SqFt	\$433	\$423	2.3%	\$399	8.3%
Sales to LP Ratio	94.7%	97.5%	-2.9%	95.7%	-1.1%
Sales to Orig. LP Ratio	92.4%	95.3%	-3.1%	92.3%	0.0%
New Listings	105	117	-10.3%	127	-17.3%
Went to Contract	120	76	57.9%	115	4.3%

BUYERS/SELLERS MARKET

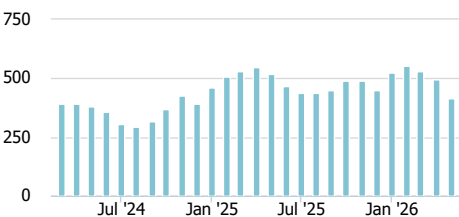


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

