

# MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM  
SEPTEMBER, 2025



## QUICK ANALYSIS

- UNIT SALES IN PALM DESERT ARE UP BY 51.9% FOR SEPTEMBER.
- LISTINGS UNDER CONTRACT IN PALM DESERT FOR SEPTEMBER ARE UP 54.1% TO 57.
- MEDIAN PRICE IN PALM DESERT WAS \$440,000 IN SEPTEMBER. THIS IS DOWN 10.0% FROM \$489,000 IN SEPTEMBER OF 2024.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 41 unit sales in September. This is up 51.9% from 27 in September of 2024. Sales/list price ratio in September moved down to 96.3% from 96.4% in August.

### Prices

Median price of \$440,000 in September was down 8.3% from \$480,000 in August and down 10.0% from \$489,000 in September of 2024. 3-month median price of \$451,500 in September was down just slightly from \$459,500 in August and down a little from \$480,000 in September of 2024.

### Inventory

Inventory of 326 in September was down 9.7% from 361 in August but up 6.5% from 306 in September of 2024. New listings in September moved up to 95 from 63 in August.

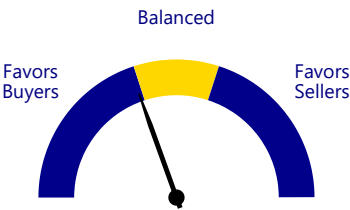
### Market Time

Days on market of 83 in September was up marginally from 74 in August and up a little from 74 in September of 2024. Months of supply of 5.8 in September was down slightly from 6.5 in August but up marginally from 5.4 in September of 2024.

## KEY STATS

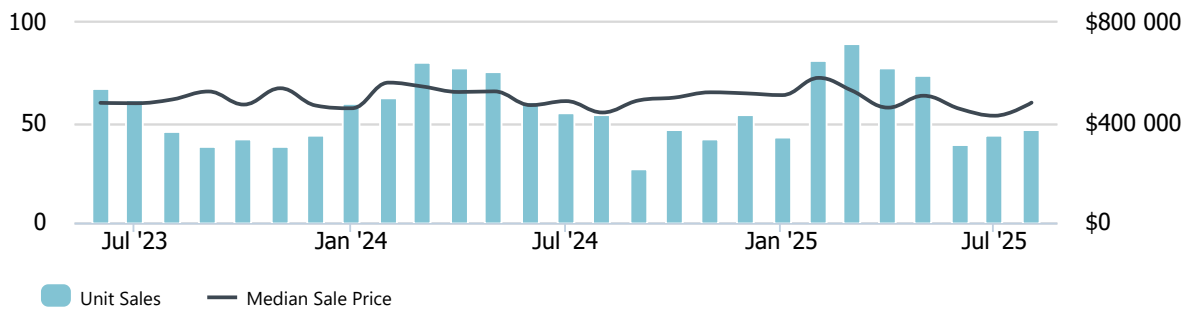
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	41	27	51.9%	47	-12.8%
Median Sale Price	\$440k	\$489k	-10.0%	\$480k	-8.3%
Inventory	326	306	6.5%	361	-9.7%
Months of Supply	5.8	5.4	6.2%	6.5	-11.6%
Days on Market	83	74	12.2%	74	12.2%
Avg. Sale Price/SqFt	\$311	\$326	-4.6%	\$335	-7.1%
Sales to LP Ratio	96.3%	97.1%	-0.9%	96.4%	-0.2%
Sales to Orig. LP Ratio	92.1%	92.9%	-0.9%	92.2%	-0.2%
New Listings	95	88	8.0%	63	50.8%
Went to Contract	57	37	54.1%	40	42.5%

## BUYERS/SELLERS MARKET

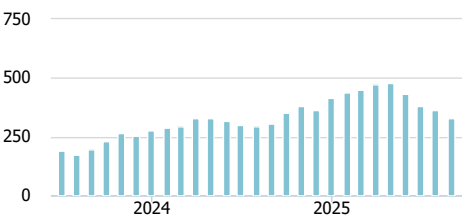


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

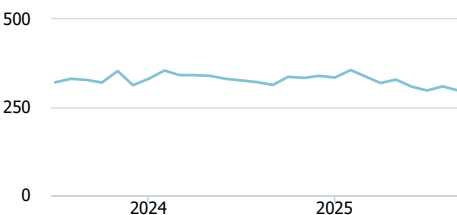
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY  
SEPTEMBER, 2025



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT FOR SEPTEMBER ARE UP 52.7% TO 84.
- MEDIAN PRICE IN PALM DESERT WAS \$529,000 IN SEPTEMBER. THIS IS DOWN 19.8% FROM \$660,000 IN SEPTEMBER OF 2024.
- MONTHS OF SUPPLY IN PALM DESERT IS UP BY 16.4% FOR SEPTEMBER.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 59 unit sales in September. This is down 1.7% from 60 in September of 2024. Sales/list price ratio in September moved up to 96.8% from 95.5% in August.

### Prices

Median price of \$529,000 in September was down 8.6% from \$579,000 in August and down 19.8% from \$660,000 in September of 2024. 3-month median price of \$569,000 in September was down a little from \$602,500 in August and down marginally from \$650,000 in September of 2024.

### Inventory

Inventory of 366 in September was down 7.1% from 394 in August but up 15.1% from 318 in September of 2024. New listings in September moved up to 123 from 103 in August.

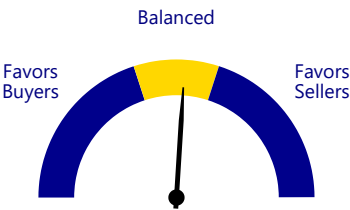
### Market Time

Days on market of 70 in September was down a little from 85 in August and down just slightly from 72 in September of 2024. Months of supply of 5 in September was down slightly from 5.4 in August but up a little from 4.3 in September of 2024.

## KEY STATS

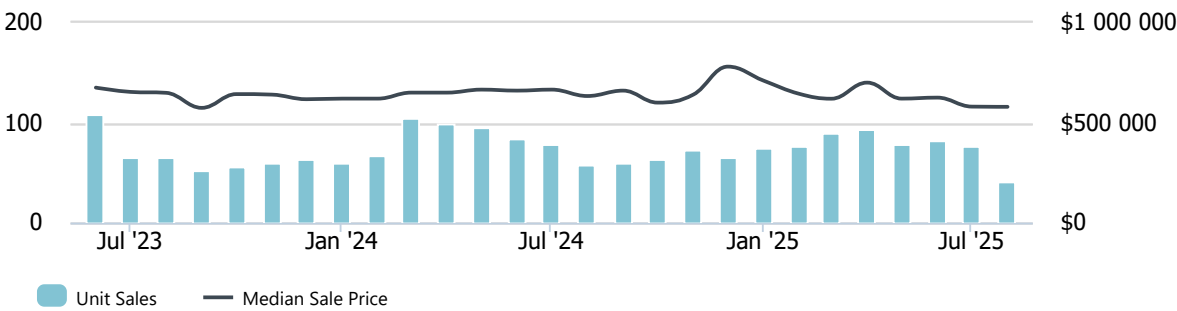
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	59	60	-1.7%	41	43.9%
Median Sale Price	\$529k	\$660k	-19.8%	\$579k	-8.6%
Inventory	366	318	15.1%	394	-7.1%
Months of Supply	5.0	4.3	16.4%	5.4	-7.0%
Days on Market	70	72	-2.8%	85	-17.6%
Avg. Sale Price/SqFt	\$373	\$375	-0.5%	\$455	-18.1%
Sales to LP Ratio	96.8%	97.7%	-0.9%	95.5%	1.5%
Sales to Orig. LP Ratio	93.8%	94.1%	-0.4%	92.7%	1.1%
New Listings	123	121	1.7%	103	19.4%
Went to Contract	84	55	52.7%	56	50.0%

## BUYERS/SELLERS MARKET

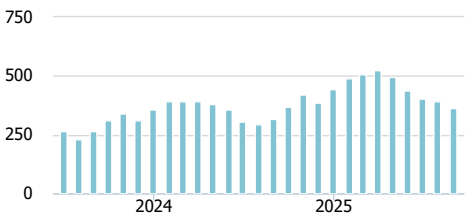


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

