

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM
MARCH, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY FOR MARCH ARE UP 21.5% TO 322.
- NEW LISTINGS IN COACHELLA VALLEY WERE 391 IN MARCH. THIS IS DOWN 13.7% FROM 453 IN MARCH OF 2025.
- INVENTORY IN COACHELLA VALLEY IS DOWN BY 7.9% FOR MARCH.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 271 unit sales in March. This is up 0.4% from 270 in March of 2025. Sales/list price ratio was 96.8% in March, exactly the same as February.

Prices

Median price of \$510,000 in March was up 7.4% from \$475,000 in February and up 0.5% from \$507,500 in March of 2025. 3-month median price of \$499,000 in March was down marginally from \$499,750 in February and down a little from \$515,000 in March of 2025.

Inventory

Inventory of 1,320 in March was down 5.0% from 1,390 in February and down 7.9% from 1,434 in March of 2025. New listings in March moved down to 391 from 410 in February.

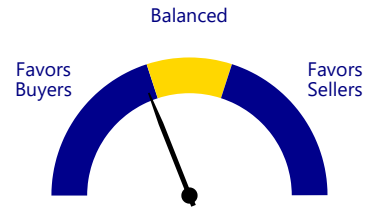
Market Time

Days on market of 69 in March was down marginally from 70 in February but very slightly up from 67 in March of 2025. Months of supply of 7 in March was down marginally from 7.4 in February and down marginally from 7.3 in March of 2025.

KEY STATS

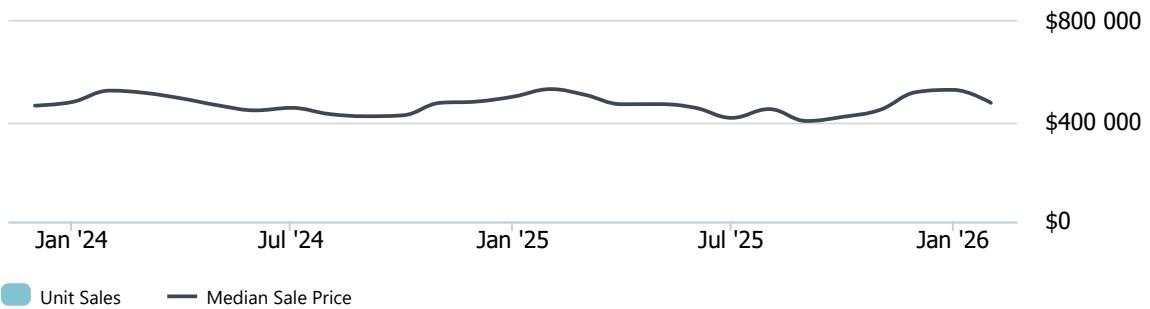
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	271	270	0.4%	221	22.6%
Median Sale Price	\$510k	\$508k	0.5%	\$475k	7.4%
Inventory	1320	1434	-7.9%	1390	-5.0%
Months of Supply	7.0	7.3	-4.6%	7.4	-5.1%
Days on Market	69	67	3.0%	70	-1.4%
Avg. Sale Price/SqFt	\$360	\$374	-3.8%	\$361	-0.1%
Sales to LP Ratio	96.8%	97.2%	-0.4%	96.8%	0.0%
Sales to Orig. LP Ratio	94.5%	95.1%	-0.6%	94.3%	0.2%
New Listings	391	453	-13.7%	410	-4.6%
Went to Contract	322	265	21.5%	298	8.1%

BUYERS/SELLERS MARKET

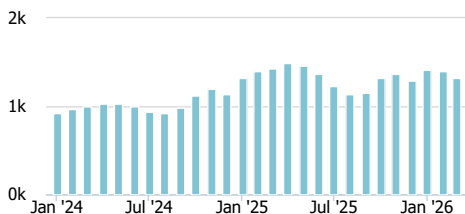


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

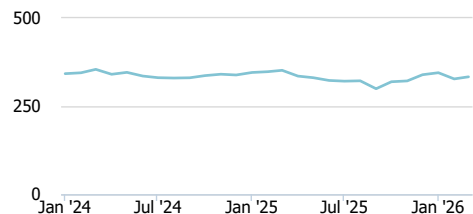
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY
MARCH, 2026



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY WERE 762 IN MARCH. THIS IS UP 35.8% FROM 561 IN MARCH OF 2025.
- NEW LISTINGS IN COACHELLA VALLEY ARE DOWN BY 18.9% FOR MARCH.
- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR MARCH IS DOWN 21.9% TO 6.4.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 583 unit sales in March. This is up 14.5% from 509 in March of 2025. Sales/list price ratio in March moved down to 96.5% from 96.7% in February.

Prices

Median price of \$682,536 in March was down 6.2% from \$727,500 in February and down 2.5% from \$700,000 in March of 2025. 3-month median price of \$698,500 in March was down marginally from \$699,000 in February and down just slightly from \$710,000 in March of 2025.

Inventory

Inventory of 2,794 in March was down 6.6% from 2,993 in February and down 19.0% from 3,450 in March of 2025. New listings in March moved up to 883 from 836 in February.

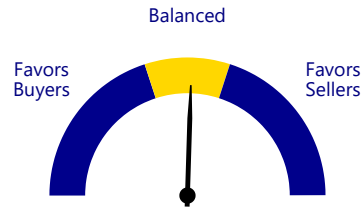
Market Time

Days on market of 68 in March was down slightly from 72 in February but up marginally from 61 in March of 2025. Months of supply of 6.4 in March was down a little from 6.9 in February and down somewhat from 8.2 in March of 2025.

KEY STATS

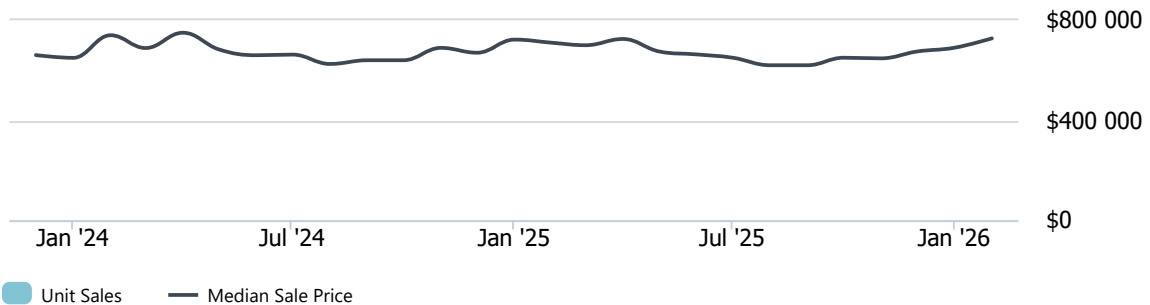
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	583	509	14.5%	400	45.8%
Median Sale Price	\$683k	\$700k	-2.5%	\$728k	-6.2%
Inventory	2794	3450	-19.0%	2993	-6.6%
Months of Supply	6.4	8.2	-21.9%	6.9	-8.0%
Days on Market	68	61	11.5%	72	-5.6%
Avg. Sale Price/SqFt	\$462	\$472	-2.2%	\$475	-2.8%
Sales to LP Ratio	96.5%	96.5%	-0.1%	96.7%	-0.2%
Sales to Orig. LP Ratio	94.2%	94.3%	-0.2%	93.5%	0.7%
New Listings	883	1089	-18.9%	836	5.6%
Went to Contract	762	561	35.8%	565	34.9%

BUYERS/SELLERS MARKET

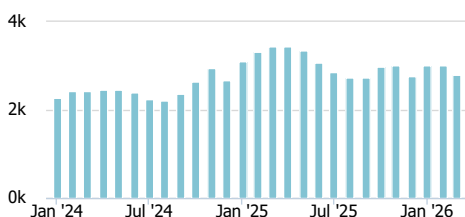


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UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

