

MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - CONDOMINIUM
JULY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY ARE UP BY 30.4% FOR JULY.
- UNIT SALES IN COACHELLA VALLEY FOR JULY ARE DOWN 23.0% TO 161.
- MONTHS OF SUPPLY IN COACHELLA VALLEY WAS 5.8 IN JULY. THIS IS UP 19.3% FROM 4.8 IN JULY OF 2024.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 161 unit sales in July. This is down 23.0% from 209 in July of 2024. Sales/list price ratio in July moved down to 95.9% from 96.6% in June.

Prices

Median price of \$415,000 in July was down 8.8% from \$455,000 in June and down 8.8% from \$455,000 in July of 2024. 3-month median price of \$450,000 in July was down marginally from \$465,000 in June and down just slightly from \$460,000 in July of 2024.

Inventory

Inventory of 1,064 in July was down 17.1% from 1,283 in June but up 14.5% from 929 in July of 2024. New listings in July moved down to 212 from 275 in June.

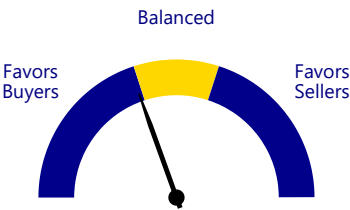
Market Time

Days on market of 69 in July was down slightly from 73 in June but up marginally from 61 in July of 2024. Months of supply of 5.8 in July was down a little from 6.8 in June but up somewhat from 4.8 in July of 2024.

KEY STATS

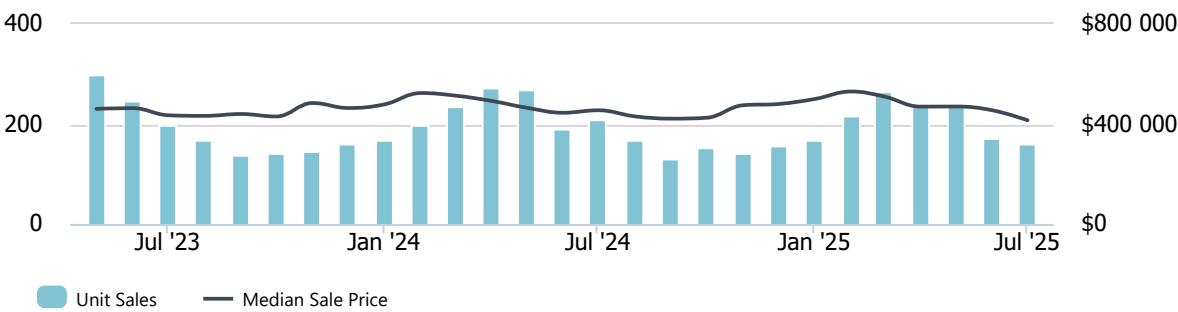
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	161	209	-23.0%	171	-5.8%
Median Sale Price	\$415k	\$455k	-8.8%	\$455k	-8.8%
Inventory	1064	929	14.5%	1283	-17.1%
Months of Supply	5.8	4.8	19.3%	6.8	-15.3%
Days on Market	69	61	13.1%	73	-5.5%
Avg. Sale Price/SqFt	\$339	\$342	-0.8%	\$335	1.2%
Sales to LP Ratio	95.9%	96.9%	-1.0%	96.6%	-0.7%
Sales to Orig. LP Ratio	92.8%	94.2%	-1.5%	92.2%	0.6%
New Listings	212	212	0.0%	275	-22.9%
Went to Contract	210	161	30.4%	164	28.0%

BUYERS/SELLERS MARKET

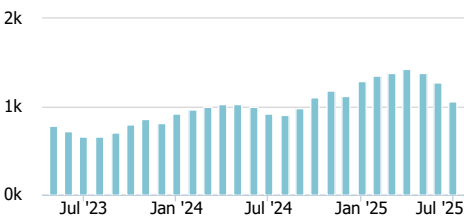


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

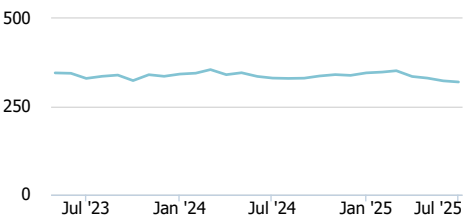
UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

COACHELLA VALLEY, CA - SINGLE FAMILY
JULY, 2025



QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN COACHELLA VALLEY WERE 575 IN JULY. THIS IS UP 49.7% FROM 384 IN JULY OF 2024.
- DAYS ON MARKET IN COACHELLA VALLEY IS UP BY 15.6% FOR JULY.
- MONTHS OF SUPPLY IN COACHELLA VALLEY FOR JULY IS UP 11.2% TO 5.9.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 431 unit sales in July. This is up 6.7% from 404 in July of 2024. Sales/list price ratio in July moved down to 95.8% from 96.5% in June.

Prices

Median price of \$650,000 in July was down 1.8% from \$661,590 in June and down 1.9% from \$662,500 in July of 2024. 3-month median price of \$665,000 in July was down a little from \$694,500 in June and down just slightly from \$670,000 in July of 2024.

Inventory

Inventory of 2,473 in July was down 13.4% from 2,855 in June but up 10.8% from 2,232 in July of 2024. New listings in July moved down to 607 from 634 in June.

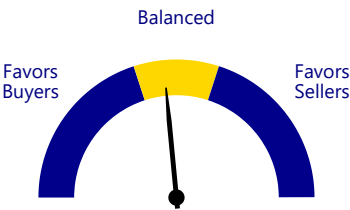
Market Time

Days on market of 74 in July was very slightly up from 71 in June and up marginally from 64 in July of 2024. Months of supply of 5.9 in July was down slightly from 6.8 in June but up a little from 5.3 in July of 2024.

KEY STATS

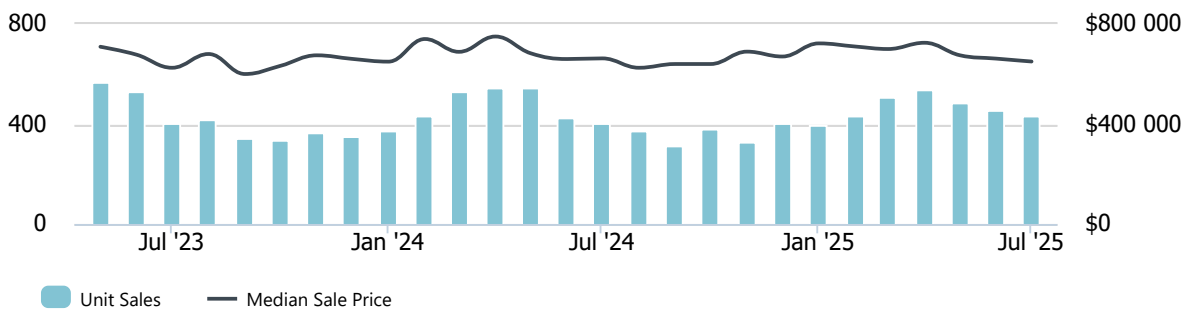
	2025	2024	Chg	Prev Mo	Chg
Unit Sales	431	404	6.7%	457	-5.7%
Median Sale Price	\$650k	\$662k	-1.9%	\$662k	-1.8%
Inventory	2473	2232	10.8%	2855	-13.4%
Months of Supply	5.9	5.3	11.2%	6.8	-13.8%
Days on Market	74	64	15.6%	71	4.2%
Avg. Sale Price/SqFt	\$416	\$397	5.0%	\$437	-4.6%
Sales to LP Ratio	95.8%	96.8%	-1.0%	96.5%	-0.7%
Sales to Orig. LP Ratio	92.2%	93.4%	-1.3%	93.2%	-1.0%
New Listings	607	563	7.8%	634	-4.3%
Went to Contract	575	384	49.7%	468	22.9%

BUYERS/SELLERS MARKET

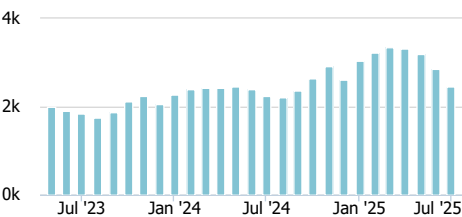


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

UNIT SALES AND MEDIAN PRICES



INVENTORY



MEDIAN SALE PRICE / SQ FT.

