

# MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM

APRIL, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 87 IN APRIL. THIS IS UP 24.3% FROM 70 IN APRIL OF 2025.
- UNIT SALES IN PALM DESERT ARE UP BY 12.8% FOR APRIL.
- NEW LISTINGS IN PALM DESERT FOR APRIL ARE DOWN 13.4% TO 129.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 88 unit sales in April. This is up 12.8% from 78 in April of 2025. Sales/list price ratio in April moved down to 95.6% from 96.5% in March.

### Prices

Median price of \$465,000 in April was down 4.1% from \$485,000 in March but up 1.1% from \$460,000 in April of 2025. 3-month median price of \$470,000 in April was down a little from \$485,000 in March and down marginally from \$507,500 in April of 2025.

### Inventory

Inventory of 454 in April was down 1.1% from 459 in March and down 7.7% from 492 in April of 2025. New listings in April moved up to 129 from 116 in March.

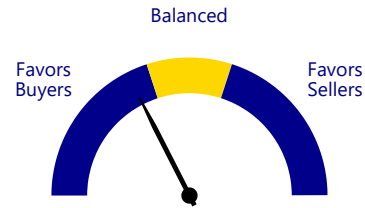
### Market Time

Days on market of 61 in April was down a little from 72 in March and down just slightly from 63 in April of 2025. Months of supply of 7.7 in April was down marginally from 7.9 in March and down a little from 8.3 in April of 2025.

## KEY STATS

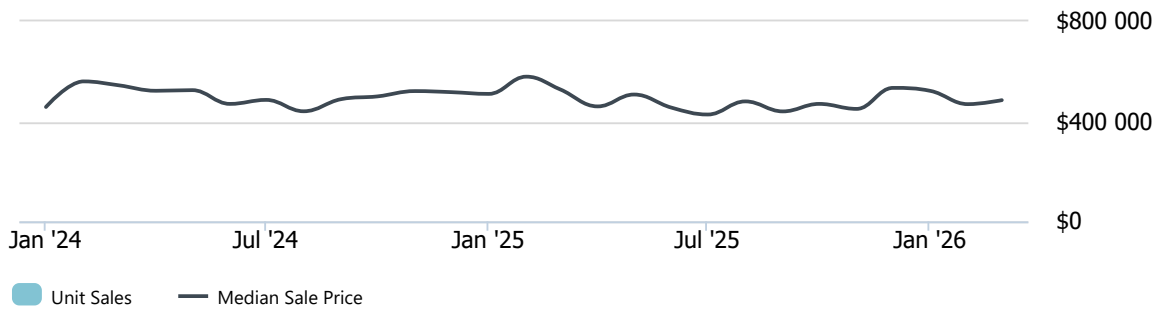
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	88	78	12.8%	85	3.5%
Median Sale Price	\$465k	\$460k	1.1%	\$485k	-4.1%
Inventory	454	492	-7.7%	459	-1.1%
Months of Supply	7.7	8.3	-7.9%	7.9	-2.5%
Days on Market	61	63	-3.2%	72	-15.3%
Avg. Sale Price/SqFt	\$326	\$337	-3.1%	\$354	-8.0%
Sales to LP Ratio	95.6%	96.9%	-1.3%	96.5%	-0.9%
Sales to Orig. LP Ratio	93.0%	93.7%	-0.7%	93.4%	-0.4%
New Listings	129	149	-13.4%	116	11.2%
Went to Contract	87	70	24.3%	83	4.8%

## BUYERS/SELLERS MARKET

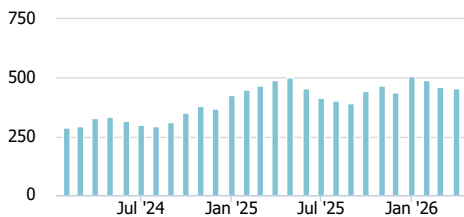


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

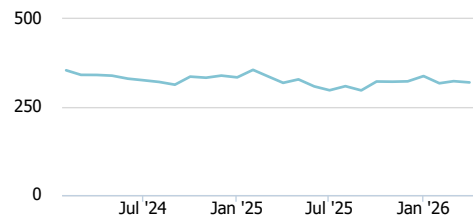
## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.



# MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY

APRIL, 2026



## QUICK ANALYSIS

- LISTINGS UNDER CONTRACT IN PALM DESERT FOR APRIL ARE UP 54.0% TO 134.
- UNIT SALES IN PALM DESERT WERE 119 IN APRIL. THIS IS UP 28.0% FROM 93 IN APRIL OF 2025.
- NEW LISTINGS IN PALM DESERT ARE DOWN BY 24.8% FOR APRIL.

\* Change from same month last year unless otherwise noted

## SUMMARY

### Sales

There were 119 unit sales in April. This is up 28.0% from 93 in April of 2025. Sales/list price ratio in April moved down to 95.7% from 97.2% in March.

### Prices

Median price of \$649,927 in April was up 3.2% from \$630,000 in March but down 7.2% from \$700,000 in April of 2025. 3-month median price of \$650,000 in April was very slightly up from \$646,000 in March and up just slightly from \$649,000 in April of 2025.

### Inventory

Inventory of 448 in April was down 11.8% from 508 in March and down 17.9% from 546 in April of 2025. New listings in April moved down to 124 from 158 in March.

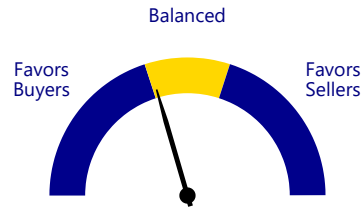
### Market Time

Days on market of 79 in April was up modestly from 64 in March and up substantially from 59 in April of 2025. Months of supply of 5.8 in April was down slightly from 6.8 in March and down a little from 7.2 in April of 2025.

## KEY STATS

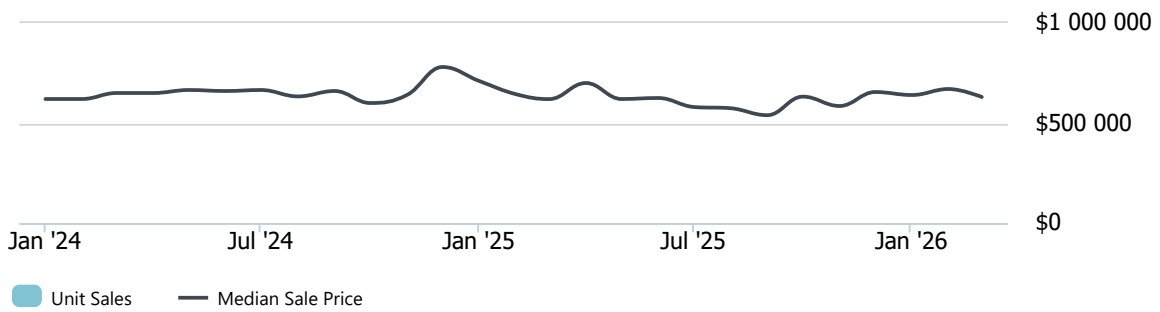
	2026	2025	Chg	Prev Mo	Chg
Unit Sales	119	93	28.0%	116	2.6%
Median Sale Price	\$650k	\$700k	-7.2%	\$630k	3.2%
Inventory	448	546	-17.9%	508	-11.8%
Months of Supply	5.8	7.2	-19.3%	6.8	-14.3%
Days on Market	79	59	33.9%	64	23.4%
Avg. Sale Price/SqFt	\$399	\$460	-13.2%	\$403	-0.9%
Sales to LP Ratio	95.7%	97.5%	-1.8%	97.2%	-1.6%
Sales to Orig. LP Ratio	92.3%	95.7%	-3.5%	95.0%	-2.9%
New Listings	124	165	-24.8%	158	-21.5%
Went to Contract	134	87	54.0%	133	0.8%

## BUYERS/SELLERS MARKET

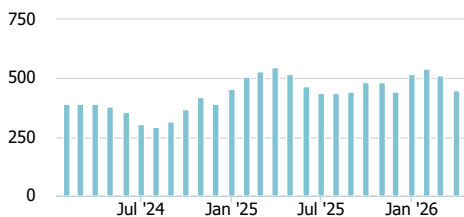


This graphical snapshot reflects current market conditions favoring buyers and sellers. It combines the recent and 12-month history of market time, list and sale price ratios, and the percentage of transactions closed at or above list price.

## UNIT SALES AND MEDIAN PRICES



## INVENTORY



## MEDIAN SALE PRICE / SQ FT.

