

MONTHLY MARKET SUMMARY

PALM DESERT, CA - CONDOMINIUM

DECEMBER, 2025



QUICK ANALYSIS

- UNIT SALES IN PALM DESERT WERE 75 IN DECEMBER. THIS IS UP 38.9% FROM 54 IN DECEMBER OF 2024.
- LISTINGS UNDER CONTRACT IN PALM DESERT ARE UP BY 53.2% FOR DECEMBER.
- DAYS ON MARKET IN PALM DESERT FOR DECEMBER IS UP 11.1% TO 70.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 75 unit sales in December. This is up 38.9% from 54 in December of 2024. Sales/list price ratio in December moved up to 97.2% from 96.9% in November.

Prices

Median price of \$534,000 in December was up 18.7% from \$450,000 in November and up 3.3% from \$517,000 in December of 2024. 3-month median price of \$489,500 in December was up a little from \$450,000 in November but down marginally from \$510,000 in December of 2024.

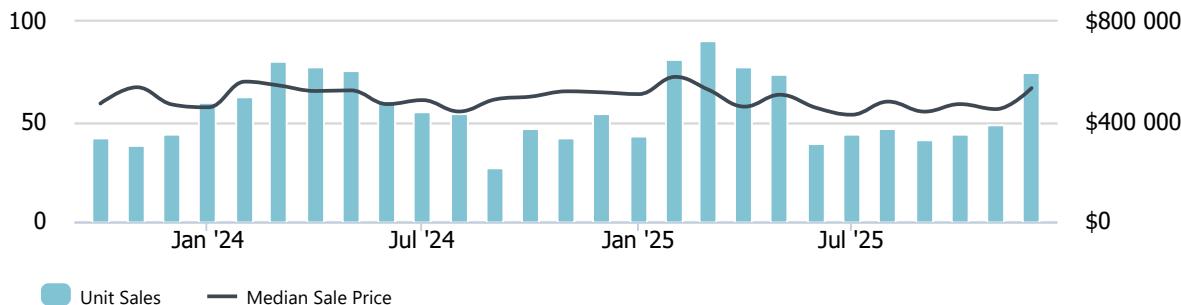
Inventory

Inventory of 399 in December was down 9.9% from 443 in November but up 8.4% from 368 in December of 2024. New listings in December moved down to 93 from 121 in November.

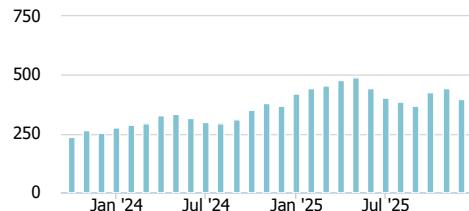
Market Time

Days on market of 70 in December was down a little from 75 in November but up slightly from 63 in December of 2024. Months of supply of 6.8 in December was down marginally from 7.8 in November but up a little from 6.3 in December of 2024.

UNIT SALES AND MEDIAN PRICES



INVENTORY



KEY STATS

	2025	2024	Chg	Prev Mo	Chg
Unit Sales	75	54	38.9%	49	53.1%
Median Sale Price	\$534k	\$517k	3.3%	\$450k	18.7%
Inventory	399	368	8.4%	443	-9.9%
Months of Supply	6.8	6.3	7.0%	7.8	-12.6%
Days on Market	70	63	11.1%	75	-6.7%
Avg. Sale Price/SqFt	\$366	\$359	1.9%	\$322	13.8%
Sales to LP Ratio	97.2%	97.2%	0.0%	96.9%	0.4%
Sales to Orig. LP Ratio	95.5%	95.1%	0.4%	94.6%	1.0%
New Listings	93	91	2.2%	121	-23.1%
Went to Contract	72	47	53.2%	62	16.1%

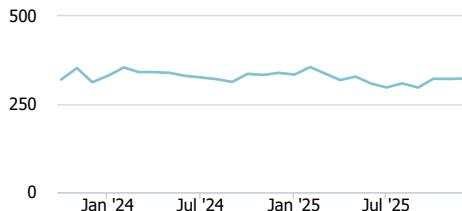
BUYERS/SELLERS MARKET

Balanced



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.

MEDIAN SALE PRICE / SQ FT.



MONTHLY MARKET SUMMARY

PALM DESERT, CA - SINGLE FAMILY

DECEMBER, 2025



QUICK ANALYSIS

- UNIT SALES IN PALM DESERT FOR DECEMBER ARE UP 28.8% TO 85.
- LISTINGS UNDER CONTRACT IN PALM DESERT WERE 102 IN DECEMBER. THIS IS UP 18.6% FROM 86 IN DECEMBER OF 2024.
- MEDIAN PRICE IN PALM DESERT IS DOWN BY 14.7% FOR DECEMBER.

* Change from same month last year unless otherwise noted

SUMMARY

Sales

There were 85 unit sales in December. This is up 28.8% from 66 in December of 2024. Sales/list price ratio in December moved up to 98.0% from 96.2% in November.

Prices

Median price of \$665,000 in December was up 13.7% from \$585,000 in November but down 14.7% from \$780,000 in December of 2024. 3-month median price of \$631,814 in December was up marginally from \$585,000 in November but down a little from \$665,000 in December of 2024.

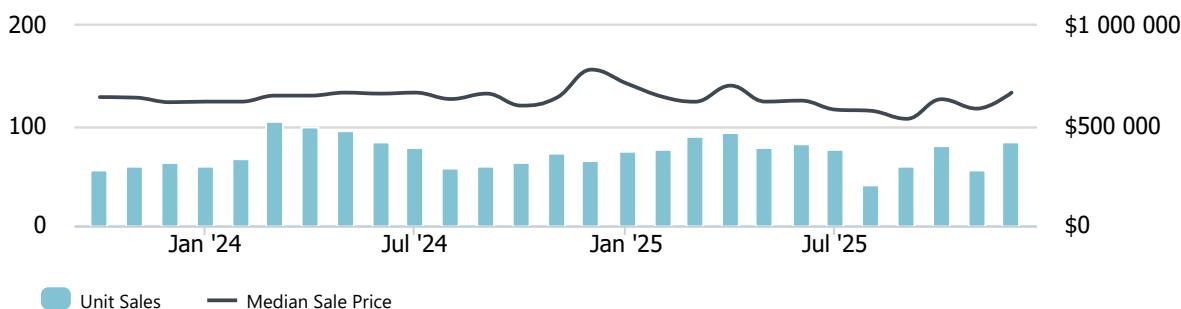
Inventory

Inventory of 383 in December was down 15.3% from 452 in November and down 1.5% from 389 in December of 2024. New listings in December moved down to 99 from 112 in November.

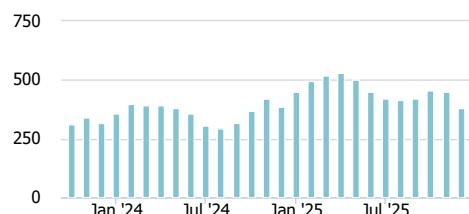
Market Time

Days on market of 64 in December was down marginally from 73 in November but up a little from 54 in December of 2024. Months of supply in December was 5.1, unchanged from the same month last year.

UNIT SALES AND MEDIAN PRICES



INVENTORY



KEY STATS

	2025	2024	Chg	Prev Mo	Chg
Unit Sales	85	66	28.8%	57	49.1%
Median Sale Price	\$665k	\$780k	-14.7%	\$585k	13.7%
Inventory	383	389	-1.5%	452	-15.3%
Months of Supply	5.1	5.1	-0.0%	6.2	-17.1%
Days on Market	64	54	18.5%	73	-12.3%
Avg. Sale Price/SqFt	\$420	\$514	-18.2%	\$399	5.3%
Sales to LP Ratio	98.0%	96.6%	1.5%	96.2%	1.9%
Sales to Orig. LP Ratio	96.3%	96.9%	-0.7%	93.1%	3.4%
New Listings	99	102	-2.9%	112	-11.6%
Went to Contract	102	86	18.6%	77	32.5%

BUYERS/SELLERS MARKET

Balanced



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MEDIAN SALE PRICE / SQ FT.

