

2ND QUARTER | 2026

The Springs Real Estate Market Update



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Dear Springs Homeowners,

We hope you're enjoying your summer, whether you're spending it here in the desert or escaping to cooler temperatures.

For more than 15 years, our team has made it a tradition to provide homeowners with regular real estate market updates. These reports have become something many homeowners look forward to, offering a snapshot of what's happening both within their community and throughout the Coachella Valley. As the new On-Site Sales Office management at The Springs, we're honored to continue that tradition and are excited to begin sharing these quarterly updates with our newest community.

As we close out the second quarter of 2026 and reach the halfway point of the year, we naturally begin the transition from our busy winter selling season into the quieter summer months. Seasonal residents return to their summer homes, visitor traffic slows, and the pace of the market becomes a little more relaxed. This seasonal shift is something we see every year throughout the desert.

Overall, the Coachella Valley market has remained remarkably stable. Across the 13 communities we track in our quarterly market report, total home sales increased 0.9% compared to the same period last year, while average home prices declined just 1.9%. Even as buyers become more selective and homes spend a little longer on the market, sellers continue to receive an average of 96.7% of their asking price.

One of the most interesting trends this quarter has been how differently each country club community is performing. Every club is responding to its own inventory levels, pricing, and buyer demand. While some communities have experienced modest price adjustments after several years of exceptional appreciation, others continue to see healthy price growth. It's an important reminder that real estate is truly local, and national headlines rarely reflect what's happening within individual country club communities.

Here at The Springs, the market continues to demonstrate resilience. Through the second quarter of 2026, 35 homes have sold, representing 65% of the total homes sold during all of 2025. Even more encouraging, the average sales price has increased to \$1,169,425, representing a 9.5% increase over last year. Among the country club communities we track throughout the Coachella Valley, The Springs continues to rank among the stronger performers in year-over-year price appreciation, a testament to the enduring appeal of the community, its amenities, and the lifestyle it offers.

While transaction volume naturally slows during the summer months, buyer demand remains steady. Today's buyers are taking more time, comparing more options, and placing greater emphasis on value before deciding. Well-priced, well-presented homes continue to attract strong interest, making strategic pricing and thoughtful marketing more important than ever.

Although the market has become more balanced than in recent years, the fundamentals at The Springs remain strong. We remain optimistic about the second half of 2026 and believe The Springs is well-positioned as buyers continue to seek established country club communities that offer exceptional amenities, an active lifestyle, and lasting value.

As always, if you're curious about your home's current value, considering buying or selling, or simply have questions about the market, our team is always happy to help. We appreciate the warm welcome we've received and look forward to becoming a trusted real estate resource for The Springs community.

We wish you a wonderful rest of your summer and look forward to seeing many of you back this fall.

Warm regards,

Heather Wong

Heather Wong, REALTOR®/Co-Owner
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The Springs

Quarterly Homes Sales Activity

2004					2005					2006					2007					2008					2009				
	Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM
1st Quarter	24	\$11,738,000	\$166	72		23	\$13,996,000	\$205	76		9	\$6,705,000	\$261	95		13	\$8,755,000	\$231	101		18	\$10,206,400	\$197	143		6	\$2,940,000	\$185	136
2nd Quarter	37	\$20,906,691	\$188	70		25	\$17,724,320	\$246	52		15	\$14,083,000	\$281	103		18	\$13,105,500	\$244	85		16	\$10,629,000	\$224	134		13	\$6,512,500	\$183	160
3rd Quarter	10	\$6,674,000	\$218	102		18	\$13,981,500	\$253	53		6	\$4,805,000	\$273	99		6	\$4,909,000	\$272	92		8	\$5,270,000	\$244	94		11	\$4,627,000	\$154	198
4th Quarter	15	\$11,060,500	\$230	65		10	\$8,355,438	\$277	54		8	\$5,062,000	\$211	98		3	\$2,297,450	\$262	48		2	\$1,100,000	\$187	117		10	\$4,244,500	\$151	154
Annual	86	\$50,379,191	\$193	73		76	\$54,057,258	\$240	60		38	\$30,655,000	\$260	100		40	\$29,066,950	\$245	88		44	\$27,205,400	\$215	130		40	\$18,324,000	\$167	165
2010					2011					2012					2013					2014					2015				
	Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM
1st Quarter	5	\$2,498,756	\$161	44		15	\$7,184,000	\$161	112		11	\$4,667,000	\$141	229		22	\$10,572,500	\$160	70		16	\$78,685,000	\$168	110		13	\$6,454,500	\$167	69
2nd Quarter	12	\$6,747,281	\$186	94		18	\$8,401,500	\$155	159		19	\$7,261,900	\$131	172		21	\$9,467,335	\$155	91		24	\$11,368,140	\$165	130		13	\$6,589,000	\$174	78
3rd Quarter	9	\$3,839,150	\$153	114		8	\$3,254,400	\$134	197		14	\$4,773,750	\$116	135		6	\$2,972,000	\$172	88		17	\$7,255,000	\$145	119		7	\$3,381,000	\$173	125
4th Quarter	4	\$2,107,500	\$200	19		11	\$3,725,000	\$117	228		9	\$4,479,000	\$169	125		4	\$2,065,000	\$182	83		17	\$7,681,000	\$157	101		7	\$4,178,800	\$178	152
Annual	30	\$15,192,687	\$174	82		52	\$22,564,900	\$146	166		53	\$21,181,650	\$135	166		53	\$25,076,835	\$161	81		74	\$34,172,640	\$159	117		40	\$20,603,300	\$172	96
2016					2017					2018					2019					2020					2021				
	Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM
1st Quarter	17	\$8,739,826	\$170	91		17	\$8,795,000	\$184	72		25	\$14,322,200	\$204	86		19	\$11,708,500	\$215	56		24	\$13,724,000	\$200	111		32	\$21,376,400	\$224	67
2nd Quarter	21	\$10,252,167	\$159	127		35	\$16,237,500	\$163	119		37	\$29,744,000	\$194	80		25	\$14,672,000	\$197	78		15	\$8,803,500	\$203	130		27	\$22,141,999	\$284	28
3rd Quarter	16	\$7,372,000	\$156	91		27	\$13,074,200	\$166	100		13	\$7,602,999	\$198	53		25	\$14,828,900	\$200	69		36	\$23,302,536	\$215	73		14	\$11,438,000	\$279	13
4th Quarter	17	\$8,115,500	\$164	95		14	\$7,431,500	\$180	113		16	\$8,792,000	\$189	94		9	\$5,398,000	\$199	69		42	\$27,176,500	\$220	98		19	\$18,059,000	\$314	35
Annual	71	\$34,479,493	\$162	103		93	\$45,538,200	\$170	104		91	\$51,461,199	\$197	80		78	\$46,607,400	\$202	68		117	\$73,006,536	\$212	97		92	\$73,015,399	\$269	41
2022					2023					2024					2025					2026					2027				
	Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM		Sold	\$\$ Sales	\$/SF	DOM
1st Quarter	26	\$28,868,998	\$378	33		16	\$16,966,000	\$359	62		17	\$20,110,000	\$409	48		12	\$13,937,000	\$400	85		16	\$18,214,900	\$388	63					
2nd Quarter	20	\$24,351,990	\$407	22		22	\$24,599,000	\$378	46		15	\$18,367,500	\$411	49		15	\$15,048,250	\$334	55		19	\$22,715,000	\$401	57					
3rd Quarter	13	\$15,404,000	\$392	26		18	\$19,396,000	\$364	77		16	\$18,773,500	\$381	39		18	\$18,471,500	\$344	66										
4th Quarter	9	\$10,960,000	\$413	51		10	\$11,045,000	\$384	41		12	\$14,504,500	\$403	73		10	\$10,370,000	\$370	67										
Annual	68	\$79,584,988	\$394	31		66	\$722,006,000	\$371	58		60	\$71,755,500	\$401	51		55	\$57,826,750	\$358	67										

The Springs On-Site Sales Office

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Information compiled from the California Desert Association of REALTORS® FlexMLS. All information is deemed reliable but not guaranteed due to the new system.
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Country Club Home Sales

PRICE CHANGE AND APPRECIATION

AVERAGE SALES PRICE									TOTAL # OF HOMES SOLD							
Country Club	2020 Total	2021 Total	2022 Total	2023 Total	2024 Total	2025 Total	2026 YTD	% of change 2025	2020 Total	2021 Total	2022 Total	2023 Total	2024 Total	2025 Total	2026 YTD	% of 2025 Sales
Desert Horizons	\$ 611,122	\$ 730,063	\$ 908,609	\$ 996,270	\$ 1,181,141	\$ 1,283,462	\$ 1,110,922	-15.5%	57	71	50	37	39	27	22	81%
Indian Ridge	\$ 883,211	\$ 999,749	\$ 1,496,745	\$ 1,275,593	\$ 1,452,013	\$ 1,393,102	\$ 1,578,020	11.7%	98	125	60	62	54	40	45	113%
Indian Ridge PUD	\$ 1,061,240	\$ 1,232,824	\$ 1,789,400	\$ 1,480,034	\$ 1,610,038	\$ 1,794,170	\$ 1,810,692	0.9%	49	55	31	30	26	18	21	117%
Indian Ridge HOA	\$ 690,472	\$ 819,831	\$ 1,215,346	\$ 1,077,966	\$ 1,452,013	\$ 1,082,568	\$ 1,384,128	21.8%	49	70	29	32	28	22	24	109%
Indian Wells	\$ 775,089	\$ 954,075	\$ 1,168,172	\$ 965,465	\$ 1,111,375	\$ 1,364,867	\$ 1,039,884	-31.3%	131	145	91	80	81	66	36	55%
Ironwood	\$ 568,333	\$ 905,375	\$ 1,066,160	\$ 1,251,437	\$ 1,192,544	\$ 1,077,355	\$ 1,347,527	20.0%	77	123	63	48	45	52	36	69%
Mission Hills	\$ 684,791	\$ 730,410	\$ 975,429	\$ 950,965	\$ 958,734	\$ 1,062,068	\$ 1,134,920	6.4%	167	157	146	89	97	95	50	53%
Morningside	\$ 1,268,663	\$ 1,324,998	\$ 1,876,847	\$ 1,969,447	\$ 1,908,782	\$ 1,881,138	\$ 2,125,812	11.5%	30	39	19	19	23	18	14	78%
Mountain View	\$ 878,020	\$ 1,012,224	\$ 1,369,740	\$ 1,517,430	\$ 1,794,151	\$ 1,891,141	\$ 1,345,144	-40.6%	48	50	30	25	21	23	18	78%
Palm Valley	\$ 396,257	\$ 447,242	\$ 637,966	\$ 609,134	\$ 641,737	\$ 633,040	\$ 658,806	3.9%	97	133	71	70	56	69	35	51%
PGA West	\$ 691,031	\$ 878,234	\$ 1,201,142	\$ 1,143,734	\$ 1,110,713	\$ 1,150,394	\$ 1,274,240	9.7%	215	365	178	167	208	199	107	54%
Rancho LaQuinta	\$ 873,771	\$ 1,211,078	\$ 1,437,580	\$ 1,326,336	\$ 1,492,909	\$ 1,730,076	\$ 1,784,597	3.1%	117	115	67	52	51	64	42	66%
The Lakes	\$ 384,677	\$ 412,734	\$ 640,617	\$ 700,240	\$ 683,658	\$ 719,542	\$ 702,868	-2.4%	75	42	60	52	53	51	35	69%
The Springs	\$ 623,987	\$ 752,827	\$ 1,163,135	\$ 1,091,000	\$ 1,195,925	\$ 1,057,921	\$ 1,169,425	9.5%	117	92	68	66	60	54	35	65%
Andalusia	\$ 1,511,190	\$ 1,858,480	\$ 3,018,000	\$ 2,614,086	\$ 2,957,239	\$ 3,203,750	\$ 2,697,857	-18.8%	40	31	17	23	19	28	7	25%
Bighorn	\$ 4,164,344	\$ 3,579,592	\$ 6,769,529	\$ 5,758,095	\$ 5,706,568	\$ 5,010,370	\$ 6,017,428	16.7%	34	53	37	21	29	27	14	52%
Hideaway	\$ 2,518,859	\$ 3,100,664	\$ 4,586,527	\$ 4,400,904	\$ 4,641,250	\$ 4,866,800	\$ 6,107,000	20.3%	50	46	19	21	26	30	15	50%
Reserve	\$ 1,830,130	\$ 2,662,062	\$ 4,106,710	\$ 3,585,883	\$ 3,551,230	\$ 4,189,500	\$ 3,104,200	-35.0%	23	28	19	6	13	7	5	71%
Toscana	\$ 2,135,530	\$ 2,450,709	\$ 3,167,409	\$ 3,302,035	\$ 3,664,062	\$ 3,645,609	\$ 3,909,583	6.8%	44	44	27	28	24	41	24	59%
Tradition	\$ 2,823,947	\$ 3,337,130	\$ 3,576,500	\$ 4,466,944	\$ 4,019,656	\$ 5,090,687	\$ 6,390,142	20.3%	24	30	12	18	15	16	7	44%
Vintage	\$ 2,579,358	\$ 2,425,595	\$ 4,931,428	\$ 5,800,000	\$ 2,943,823	\$ 3,557,807	\$ 2,941,428	-21.0%	39	23	7	2	17	14	7	50%

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Sales Update by Cities

Area	2025 2nd Qtr Sales	2026 2nd Qtr Sales	% Change Qtr Sales	2025 2nd Qtr Avg Price	2026 2nd Qtr Avg Price	% Change Avg Price	2026 2nd Qtr DOM	2026 2nd Qtr LP/SP
Coachella Valley	2,095	2,113	0.9%	\$ 933,432	\$ 915,794	-1.9%	72	96.74%
Bermuda Dunes	34	35	2.9%	\$ 735,582	\$ 746,294	1.5%	60	95.28%
Indian Wells	86	65	-24.4%	\$ 1,902,880	\$ 1,798,435	-5.5%	74	95.90%
Indio Central	46	46	0.0%	\$ 518,194	\$ 488,986	-5.6%	83	98.32%
La Quinta North	36	37	2.8%	\$ 588,027	\$ 575,932	-2.1%	96	97.40%
La Quinta South	312	256	-17.9%	\$ 1,357,154	\$ 1,557,180	14.74%	73	96.06%
Palm Desert East	156	180	15.4%	\$ 611,544	\$ 656,371	7.33%	76	95.93%
Palm Desert North	104	114	9.6%	\$ 632,944	\$ 623,376	-1.51%	71	97.24%
Palm Desert South	94	112	19.1%	\$ 1,274,242	\$ 1,426,139	11.92%	75	95.64%
Palm Springs Central	137	114	-16.8%	\$ 1,073,056	\$ 1,306,941	21.80%	69	96.18%
Palm Springs North	83	121	45.8%	\$ 632,358	\$ 652,786	3.23%	71	96.85%
Palm Springs South	196	213	8.7%	\$ 944,568	\$ 945,126	0.06%	56	96.79%
Rancho Mirage	229	216	-5.68%	\$ 1,397,664	\$ 1,217,980	-12.86%	70	95.85%
Sun City	85	105	23.5%	\$ 582,464	\$ 524,975	-9.87%	70	97.82%

2nd Quarter of 2025 compared to 2nd Quarter of 2026

Lp/Sp - List Price to Sales Price

DOM - Days on Market



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Coachella Valley Total Home Sales Evaluation

	Total Sales	<\$500,000		>\$500,000		<\$1 Million		>\$1 Million	
2005	10,953	7,653	69.9%	3,302	30.1%	10,223	93.3%	720	6.6%
2006	7,608	5,066	66.6%	2,551	33.5%	6,906	90.8%	703	9.2%
2007	5,957	3,862	64.8%	2,097	35.2%	5,377	90.3%	581	9.8%
2008	7,292	5,825	79.9%	1,469	20.1%	6,885	94.4%	408	5.6%
2009	9,467	8,413	88.9%	1,055	11.1%	9,229	97.5%	238	2.5%
2010	9,402	8,143	86.6%	1,270	13.5%	9,061	96.4%	343	3.6%
2011	9,812	8,715	88.8%	1,293	13.2%	9,692	98.8%	315	3.2%
2012	10,081	8,648	85.8%	1,433	14.2%	9,698	96.2%	383	3.8%
2013	9,556	7,779	81.4%	1,778	18.6%	9,113	95.4%	443	4.6%
2014	8,387	6,538	78.0%	1,857	22.1%	7,916	94.4%	477	5.7%
2015	8,470	6,623	78.2%	1,773	20.9%	7,933	93.7%	462	5.5%
2016	8,938	6,982	78.1%	1983	22.2%	8,458	94.6%	481	5.5%
2017	10,081	7,594	75.3%	2486	24.6%	9,480	94.0%	601	5.9%
2018	10,295	7,502	72.9%	2776	27.0%	9,614	93.4%	676	6.6%
2019	9,787	6,829	69.8%	2922	29.9%	9,048	92.4%	739	7.6%
2020	11,144	6,878	61.7%	4317	38.7%	10,011	89.8%	1150	10.3%
2021	12,214	6,101	50.0%	6195	50.7%	10,357	84.8%	1899	15.5%
2022	8,749	3,091	35.3%	5742	65.6%	6,992	79.9%	1788	20.4%
2023	7,034	2,574	36.6%	4516	64.2%	5,584	79.4%	1478	21.0%
2024	7,220	2,444	33.9%	4831	66.9%	5,652	78.3%	1592	22.0%
2025	7,294	2,481	34.0%	4887	67.0%	5,653	77.5%	1666	22.8%
1st Quarter 2016	2,042	1,590	77.9%	452	22.1%	1,908	93.4%	134	6.6%
2nd Quarter 2016	2,755	2,141	77.7%	620	22.5%	2,598	94.3%	158	5.7%
3rd Quarter 2016	2,155	1,690	78.4%	486	22.6%	2,056	95.4%	100	4.6%
4th Quarter 2016	1,986	1,561	78.6%	425	21.4%	1,896	95.5%	89	4.5%
1st Quarter 2017	2,479	1,846	74.5%	633	25.5%	2,307	93.1%	172	6.9%
2nd Quarter 2017	3,043	2,292	75.3%	751	24.7%	2,841	93.4%	202	6.6%
3rd Quarter 2017	2,277	1,734	76.2%	543	23.8%	2,165	95.1%	112	4.9%
4th Quarter 2017	2,282	1,722	75.5%	559	24.5%	2,167	95.0%	115	5.0%
1st Quarter 2018	2,464	1,762	71.5%	682	27.7%	2,274	92.3%	183	7.4%
2nd Quarter 2018	3,094	2,171	70.2%	924	29.9%	2,834	91.6%	260	8.4%
3rd Quarter 2018	2,702	2,094	77.5%	610	22.6%	2,586	95.7%	117	4.3%
4th Quarter 2018	2,035	1,475	72.5%	560	27.5%	1,920	94.3%	116	5.7%
1st Quarter 2019	2,212	1,533	69.3%	668	30.2%	2,021	91.4%	185	8.4%
2nd Quarter 2019	2,959	2,021	68.3%	928	31.4%	2,708	91.5%	242	8.2%
3rd Quarter 2019	2,376	1,723	72.5%	660	27.8%	2,240	94.3%	142	6.0%
4th Quarter 2019	2,140	1,481	69.2%	659	30.8%	1,991	93.0%	151	7.1%
1st Quarter 2020	2,396	1,568	65.4%	828	34.6%	2,181	91.0%	215	9.0%
2nd Quarter 2020	1,778	1,117	62.8%	661	37.2%	1,609	90.5%	168	9.4%
3rd Quarter 2020	3,352	1,977	59.0%	1375	41.0%	3,011	89.8%	347	10.4%
4th Quarter 2020	3,433	2,025	59.0%	1394	40.6%	3,024	88.1%	409	11.9%
1st Quarter 2021	3332	1813	54.4%	1519	45.6%	2845	85.4%	487	14.6%
2nd Quarter 2021	3577	1771	49.5%	1806	50.5%	2995	83.7%	582	16.3%
3rd Quarter 2021	2608	1295	49.7%	1339	51.3%	2241	85.9%	380	14.6%
4th Quarter 2021	2642	1152	43.6%	1514	57.3%	2210	83.6%	446	16.9%
1st Quarter 2022	2746	1009	36.7%	1770	64.5%	2161	78.7%	596	21.7%
2nd Quarter 2022	2803	877	31.3%	1924	68.6%	2187	78.0%	615	21.9%
3rd Quarter 2022	2629	1305	49.6%	1350	51.4%	2259	85.9%	383	14.6%

4th Quarter 2022	1375	546	39.7%	835	60.7%	1140	82.9%	237	17.2%
1st Quarter 2023	1683	630	37.4%	1068	63.5%	1319	78.4%	369	21.9%
2nd Quarter 2023	2333	824	35.3%	1529	65.5%	1835	78.7%	512	21.9%
3rd Quarter 2023	1587	604	38.1%	994	62.6%	1285	81.0%	308	19.4%
4th Quarter 2023	1431	516	36.1%	925	64.6%	1145	80.0%	289	20.2%
1st Quarter 2024	1898	623	32.8%	1293	68.1%	1407	74.1%	495	26.1%
2nd Quarter 2024	2211	710	32.1%	1517	68.6%	1717	77.7%	504	22.8%
3rd Quarter 2024	1627	598	36.8%	1039	63.9%	1335	82.1%	298	18.3%
4th Quarter 2024	1512	517	34.2%	1007	66.6%	1210	80.0%	307	20.3%
1st Quarter 2025	1935	586	30.3%	1368	70.7%	1442	74.5%	497	25.7%
2nd Quarter 2025	2095	691	33.0%	1423	67.9%	1614	77.0%	492	23.5%
3rd Quarter 2025	1542	601	39.0%	961	62.3%	1269	82.3%	278	18.0%
4th Quarter 2025	1668	587	35.2%	1098	65.8%	1283	76.9%	389	23.3%
1st Quarter 2026	1940	640	33.0%	1311	67.6%	1477	76.1%	468	24.1%
2nd Quarter 2026	2113	749	35.4%	1377	65.2%	1617	76.5%	508	24.0%

The Springs On-Site Sales Office

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Country Club Home Sales

Country Club	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 YTD
Desert Horizons	35	40	37	35	36	47	34	38	57	71	50	37	39	27	22
Indian Ridge	73	79	74	60	61	79	85	84	98	125	60	62	54	40	45
Indian Wells	87	87	82	87	75	149	121	91	131	145	91	80	81	66	36
Ironwood	65	77	74	57	52	87	89	75	77	123	63	48	45	52	36
Mission Hills	122	123	111	111	104	137	131	126	167	157	146	89	97	95	50
Morningside	20	39	19	23	24	22	35	28	30	39	19	19	23	18	14
Mountain View	29	33	26	32	35	43	52	28	48	50	30	25	21	23	18
Palm Valley	71	80	78	65	78	95	75	95	97	133	71	70	56	69	35
PGA West	213	230	217	175	228	265	261	247	215	365	178	167	208	199	107
Rancho La Quinta	70	68	72	54	48	78	61	68	117	115	67	52	51	64	42
The Lakes	56	53	77	45	49	73	79	79	75	79	60	52	53	51	35
The Springs	54	53	71	40	68	91	90	77	117	92	68	66	60	54	35

Country Club	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Average	Average
															2026	2026
															Average	\$/SF
Desert Horizons	\$ 583,500	\$ 557,945	\$ 563,532	\$ 514,119	\$ 573,647	\$ 621,453	\$ 667,124	\$ 579,296	\$ 611,122	\$760,150	\$940,190	\$996,270	\$1,181,141	\$1,283,462	\$1,110,922	\$383
Indian Ridge	\$ 685,705	\$ 891,670	\$ 871,969	\$ 766,490	\$ 700,008	\$ 753,411	\$ 742,663	\$ 789,432	\$ 883,211	\$1,042,505	\$1,511,550	\$1,275,593	\$1,605,040	\$1,393,102	\$1,578,020	\$532
Indian Wells	\$ 750,537	\$ 538,638	\$ 609,281	\$ 594,039	\$ 653,693	\$ 586,555	\$ 668,956	\$ 761,547	\$ 775,089	\$971,313	\$1,120,574	\$965,465	\$1,111,375	\$1,364,867	\$1,039,884	\$475
Ironwood	\$ 419,369	\$ 385,950	\$ 557,149	\$ 498,983	\$ 439,924	\$ 483,872	\$ 534,231	\$ 659,877	\$ 568,333	\$913,133	\$1,047,476	\$1,251,437	\$1,192,544	\$1,077,355	\$1,347,527	\$547
Mission Hills	\$ 411,092	\$ 653,095	\$ 534,861	\$ 463,437	\$ 497,940	\$ 498,406	\$ 511,697	\$ 719,132	\$ 684,791	\$745,285	\$951,894	\$950,965	\$958,734	\$1,062,068	\$1,134,920	\$390
Morningside	\$ 751,800	\$ 1,132,500	\$ 920,421	\$ 1,006,565	\$ 871,188	\$ 829,830	\$ 1,024,000	\$ 1,082,682	\$ 1,268,663	\$1,480,024	\$1,854,381	\$1,969,447	\$1,908,782	\$1,881,138	\$2,125,812	\$546
Mountain View	\$ 790,272	\$ 890,757	\$ 765,192	\$ 928,016	\$ 765,671	\$ 786,151	\$ 791,081	\$ 823,766	\$ 878,020	\$1,048,457	\$1,376,266	\$1,517,430	\$1,794,151	\$1,891,141	\$1,345,144	\$462
Palm Valley	\$ 287,241	\$ 291,208	\$ 339,455	\$ 331,302	\$ 321,678	\$ 344,909	\$ 341,983	\$ 371,905	\$ 396,257	\$467,326	\$632,266	\$609,134	\$641,737	\$633,040	\$658,806	\$367
PGA West	\$ 536,498	\$ 639,056	\$ 638,340	\$ 678,148	\$ 602,043	\$ 592,371	\$ 609,802	\$ 661,445	\$ 691,031	\$895,372	\$1,191,838	\$1,143,734	\$1,110,713	\$1,150,394	\$1,274,240	\$454
Rancho La Quinta	\$ 700,000	\$ 847,316	\$ 851,281	\$ 882,847	\$ 826,208	\$ 868,804	\$ 849,570	\$ 848,608	\$ 873,771	\$1,231,990	\$1,493,020	\$1,326,336	\$1,492,909	\$1,730,076	\$1,784,597	\$579
The Lakes	\$ 338,938	\$ 447,169	\$ 322,179	\$ 311,867	\$ 303,726	\$ 330,915	\$ 316,602	\$ 357,981	\$ 384,677	\$426,901	\$648,283	\$700,240	\$683,658	\$719,542	\$702,868	\$329
The Springs	\$ 403,456	\$ 533,225	\$ 468,925	\$ 515,082	\$ 488,184	\$ 492,013	\$ 575,023	\$ 598,277	\$ 623,987	\$793,645	\$1,170,367	\$1,091,000	\$1,195,925	\$1,057,921	\$1,169,425	\$395

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Average Price Range of Homes Sold in Country Clubs

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Desert Horizons																
Lowest Sales	\$ 210,000	\$ 233,000	\$ 250,000	\$ 315,000	\$ 249,000	\$ 327,000	\$ 300,000	\$ 410,000	\$ 323,000	\$ 360,000	\$ 399,000	\$ 510,000	\$ 600,000.00	\$ 600,000.00	\$ 599,000.00	\$ 675,000.00
Highest Sales	\$ 1,290,000	\$ 1,700,000	\$ 761,500	\$ 1,070,000	\$ 1,215,000	\$ 1,750,000	\$ 1,185,000	\$ 1,150,000	\$ 1,156,700	\$ 1,475,000	\$ 1,825,000	\$ 1,899,000	\$ 1,840,000.00	\$ 2,700,000.00	\$ 2,350,000.00	\$ 2,425,000.00
Indian Wells																
Lowest Sales	\$ 79,000	\$ 80,000	\$ 64,500	\$ 89,000	\$ 95,500	\$ 103,000	\$ 78,000	\$ 114,900	\$ 139,900	\$ 130,000	\$ 285,000	\$ 285,000	\$ 255,000.00	\$ 229,900.00	\$ 322,000.00	\$ 200,000.00
Highest Sales	\$ 1,950,000	\$ 2,400,000	\$ 1,250,000	\$ 1,850,000	\$ 2,100,000	\$ 1,450,000	\$ 1,850,000	\$ 2,925,000	\$ 2,300,000	\$ 2,300,000	\$ 3,750,000	\$ 3,750,000	\$ 4,320,000.00	\$ 3,395,000.00	\$ 4,000,000.00	\$ 2,900,000.00
Indian Ridge																
Lowest Sales	\$ 308,500	\$ 340,000	\$ 449,000	\$ 400,000	\$ 389,000	\$ 380,000	\$ 360,000	\$ 365,000	\$ 407,500	\$ 350,000	\$ 347,000	\$ 645,000	\$ 525,000.00	\$ 775,000.00	\$ 700,000.00	\$ 745,000.00
Highest Sales	\$ 1,950,000	\$ 2,300,000	\$ 1,400,000	\$ 2,730,000	\$ 2,050,000	\$ 1,200,000	\$ 2,200,000	\$ 1,900,000	\$ 2,225,000	\$ 2,800,000	\$ 2,175,000	\$ 2,900,000	\$ 2,750,000.00	\$ 2,300,000.00	\$ 3,100,000.00	\$ 3,695,000.00
Ironwood																
Lowest Sales	\$ 120,000	\$ 132,000	\$ 145,000	\$ 210,000	\$ 195,000	\$ 194,000	\$ 172,900	\$ 225,000	\$ 218,000	\$ 255,000	\$ 250,000	\$ 450,000	\$ 385,000.00	\$ 477,500.00	\$ 365,000.00	\$ 350,000.00
Highest Sales	\$ 2,312,500	\$ 1,895,000	\$ 1,090,000	\$ 2,025,000	\$ 2,599,000	\$ 1,250,000	\$ 1,465,000	\$ 1,450,000	\$ 2,938,000	\$ 3,285,000	\$ 4,275,000	\$ 4,600,000	\$ 4,350,000.00	\$ 5,495,000.00	\$ 4,900,000.00	\$ 6,500,000.00
Mission Hills																
Lowest Sales	\$ 94,000	\$ 85,000	\$ 105,000	\$ 120,000	\$ 122,000	\$ 120,000	\$ 97,500	\$ 120,000	\$ 175,000	\$ 174,000	\$ 170,000	\$ 310,000	\$ 250,000.00	\$ 280,000.00	\$ 175,000.00	\$ 270,000.00
Highest Sales	\$ 1,870,600	\$ 2,000,000	\$ 1,750,000	\$ 2,250,000	\$ 3,200,000	\$ 2,600,000	\$ 2,100,000	\$ 2,800,000	\$ 3,200,000	\$ 3,462,500	\$ 2,865,000	\$ 4,510,000	\$ 4,600,000.00	\$ 3,950,000.00	\$ 3,700,000.00	\$ 3,050,000.00
Morningside																
Lowest Sales	\$ 575,000	\$ 450,000	\$ 660,000	\$ 609,000	\$ 480,000	\$ 499,000	\$ 488,250	\$ 515,000	\$ 615,000	\$ 625,000	\$ 599,000	\$ 1,350,000	\$ 1,300,000.00	\$ 1,125,000.00	\$ 1,124,000.00	\$ 1,300,000.00
Highest Sales	\$ 1,745,000	\$ 1,750,000	\$ 1,650,000	\$ 1,375,000	\$ 2,525,000	\$ 1,900,000	\$ 1,600,000	\$ 2,250,000	\$ 2,200,000	\$ 2,800,000	\$ 2,850,000	\$ 2,750,000	\$ 3,425,000.00	\$ 2,825,000.00	\$ 2,995,000.00	\$ 3,500,000.00
Mountain View																
Lowest Sales	\$ 285,000	\$ 295,000	\$ 320,000	\$ 395,000	\$ 335,000	\$ 325,000	\$ 324,000	\$ 299,000	\$ 450,000	\$ 390,000	\$ 380,000	\$ 579,000	\$ 685,000.00	\$ 820,000.00	\$ 465,000.00	\$ 470,000.00
Highest Sales	\$ 1,250,000	\$ 1,465,000	\$ 1,550,000	\$ 1,350,000	\$ 1,580,000	\$ 1,800,000	\$ 1,325,000	\$ 1,335,000	\$ 1,600,000	\$ 1,710,000	\$ 1,950,000	\$ 2,320,000	\$ 2,600,000.00	\$ 2,750,000.00	\$ 2,800,000.00	\$ 2,200,000.00
Palm Valley																
Lowest Sales	\$ 120,000	\$ 99,650	\$ 179,000	\$ 128,000	\$ 130,000	\$ 127,500	\$ 145,000	\$ 177,450	\$ 197,000	\$ 159,000	\$ 257,000	\$ 249,000	\$ 325,000.00	\$ 390,000.00	\$ 269,000.00	\$ 315,000.00
Highest Sales	\$ 595,000	\$ 460,000	\$ 429,000	\$ 725,000	\$ 675,000	\$ 695,000	\$ 549,000	\$ 585,000	\$ 605,000	\$ 645,000	\$ 760,000	\$ 1,185,000	\$ 985,000.00	\$ 990,000.00	\$ 1,235,000.00	\$ 1,200,000.00
PGA West																
Lowest Sales	\$ 150,000	\$ 700,000	\$ 159,000	\$ 220,000	\$ 160,000	\$ 97,000	\$ 98,000	\$ 75,000	\$ 94,500	\$ 225,000	\$ 250,000	\$ 75,000	\$ 470,000.00	\$ 301,500.00	\$ 370,000.00	\$ 420,000.00
Highest Sales	\$ 2,050,000	\$ 4,250,000	\$ 1,200,000	\$ 2,000,000	\$ 2,700,000	\$ 2,175,000	\$ 1,925,000	\$ 2,500,000	\$ 2,650,000	\$ 2,750,000	\$ 3,200,000	\$ 3,800,000	\$ 3,100,000.00	\$ 2,995,000.00	\$ 3,700,000.00	\$ 3,550,000.00
Rancho La Quinta																
Lowest Sales	\$ 270,000	\$ 335,000	\$ 400,000	\$ 360,000	\$ 431,300	\$ 400,000	\$ 412,000	\$ 420,000	\$ 405,000	\$ 380,000	\$ 500,000	\$ 760,000	\$ 760,000.00	\$ 725,000.00	\$ 810,000.00	\$ 702,500.00
Highest Sales	\$ 1,450,000	\$ 1,500,000	\$ 1,300,000	\$ 1,550,000	\$ 2,150,000	\$ 1,565,000	\$ 1,725,000	\$ 2,350,000	\$ 1,690,000	\$ 1,800,000	\$ 2,950,000	\$ 3,000,000	\$ 3,000,000.00	\$ 3,165,000.00	\$ 4,510,000.00	\$ 4,125,000.00
The Lakes																
Lowest Sales	\$ 180,000	\$ 145,000	\$ 225,000	\$ 169,000	\$ 148,000	\$ 155,000	\$ 165,000	\$ 160,000	\$ 177,500	\$ 210,000	\$ 235,000	\$ 350,000	\$ 400,000.00	\$ 459,000.00	\$ 400,000.00	\$ 350,000.00
Highest Sales	\$ 900,000	\$ 720,000	\$ 799,000	\$ 1,250,000	\$ 710,000	\$ 785,000	\$ 750,000	\$ 720,000	\$ 950,000	\$ 740,000	\$ 990,000	\$ 1,150,000	\$ 1,550,000.00	\$ 967,500.00	\$ 1,300,000.00	\$ 1,225,000.00
The Springs																
Lowest Sales	\$ 235,000	\$ 240,000	\$ 420,000	\$ 325,000	\$ 350,000	\$ 300,000	\$ 330,000	\$ 375,000	\$ 365,000	\$ 400,000	\$ 465,000	\$ 515,000	\$ 710,000.00	\$ 690,000.00	\$ 550,000.00	\$ 655,000.00
Highest Sales	\$ 950,000	\$ 750,000	\$ 670,000	\$ 730,000	\$ 825,000	\$ 781,000	\$ 790,000	\$ 815,000	\$ 900,000	\$ 995,000	\$ 1,379,000	\$ 1,875,000	\$ 1,710,000.00	\$ 2,195,000.00	\$ 2,045,000.00	\$ 2,425,000.00

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Country Club Home Sales

Country Club	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Andalusia	18	11	17	44	28	29	32	26	32	27	40	31	17	23	19	28	7
Bighorn	12	20	14	20	23	20	21	21	35	31	34	53	37	21	29	27	14
Hideaway	21	21	26	28	18	27	15	22	28	45	50	46	19	21	26	30	15
The Reserve	9	6	18	20	14	8	10	22	11	14	23	28	19	6	13	7	5
Toscana	19	25	29	29	29	27	23	30	38	39	44	44	27	28	24	41	24
Tradition	20	15	13	18	21	11	15	13	23	22	24	30	12	18	15	16	7
Vintage	4	17	13	11	21	13	12	17	23	22	39	23	7	2	17	14	7

Average Country Club Home Price and Price Per Square Foot

Country Club	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2026 \$/sq ft
Andalusia	\$ 1,425,444	\$ 1,330,116	\$ 1,289,413	\$ 1,318,938	\$ 1,156,391	\$ 1,416,994	\$ 1,624,117	\$ 1,476,808	\$ 1,439,578	\$ 1,581,415	\$1,511,190	\$1,942,483	\$2,843,264	\$2,614,086	\$2,957,239	\$3,203,750	\$2,697,857	\$756
Bighorn	\$ 4,241,560	\$2,578,850	\$ 3,620,357	\$ 2,058,000	\$ 3,392,826	\$ 2,949,000	\$ 2,600,833	\$ 3,339,333	\$ 3,949,071	\$ 3,688,519	\$4,164,344	\$3,694,811	\$6,737,539	\$5,758,095	\$5,706,568	\$5,010,370	\$6,017,428	\$1,051
Hideaway	\$ 2,249,381	\$2,210,060	\$ 1,876,173	\$ 2,755,800	\$ 2,495,844	\$ 2,561,481	\$ 2,492,533	\$ 2,183,523	\$ 2,434,571	\$ 2,436,377	\$2,518,859	\$3,211,476	\$4,459,078	\$4,400,904	\$4,641,250	\$4,866,800	\$6,107,000	\$1,192
The Reserve	\$ 2,681,389	\$1,933,333	\$ 2,048,569	\$ 3,200,000	\$ 1,824,929	\$ 2,231,250	\$ 2,085,000	\$ 2,153,136	\$ 1,755,000	\$ 2,176,607	\$1,830,130	\$2,787,303	\$4,106,710	\$3,585,883	\$3,551,230	\$4,189,500	\$3,104,200	\$793
Toscana	\$ 1,707,895	\$1,538,060	\$ 1,771,672	\$ 1,902,500	\$ 1,968,328	\$ 1,663,107	\$ 1,611,646	\$ 1,842,381	\$ 1,956,374	\$ 2,161,059	\$2,135,530	\$2,655,612	\$3,211,777	\$3,302,035	\$3,664,062	\$3,645,609	\$3,909,583	\$883
Tradition	\$ 2,051,675	\$2,338,833	\$ 2,512,104	\$ 2,054,000	\$ 2,437,595	\$ 2,540,364	\$ 2,263,133	\$ 2,603,269	\$ 2,409,432	\$ 2,449,045	\$2,823,947	\$3,245,800	\$3,505,375	\$4,466,944	\$4,019,656	\$5,090,687	\$6,390,142	\$1,142
Vintage	\$ 1,877,301	\$1,968,147	\$ 1,669,769	\$ 999,000	\$ 2,850,476	\$ 2,121,988	\$ 2,011,250	\$ 2,380,824	\$ 2,053,587	\$ 2,218,181	\$2,579,358	\$2,499,456	\$4,931,428	\$5,800,000	\$2,943,823	\$3,557,807	\$2,941,428	\$884

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Price Ranges of Country Club Homes Sold

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Andalusia																
Lowest Sales Price	\$ 751,000	\$ 755,000	\$ 860,000	\$ 915,000	\$ 1,050,000.00	\$ 900,000.00	\$ 970,000.00	\$ 939,000.00	\$ 1,000,000.00	\$ 695,000.00	\$ 1,125,000.00	\$ 1,699,000.00	\$ 1,650,000.00	\$ 1,660,000.00	\$ 1,700,000.00	\$ 2,000,000.00
Highest Sales Price	\$ 2,025,000	\$ 2,000,000	\$ 1,937,500	\$ 1,872,680	\$ 2,005,000.00	\$ 2,250,000.00	\$ 2,075,000.00	\$ 1,995,000.00	\$ 2,500,000.00	\$ 2,750,000.00	\$ 3,150,000.00	\$ 4,200,000.00	\$ 4,200,000.00	\$ 4,300,000.00	\$ 5,700,000.00	\$ 3,850,000.00
Bighorn																
Lowest Sales Price	\$ 1,200,000	\$ 1,155,000	\$ 1,200,000	\$ 1,010,000	\$ 1,065,000.00	\$ 1,100,000.00	\$ 1,499,000.00	\$ 1,350,000.00	\$ 1,420,000.00	\$ 1,000,000.00	\$ 1,325,000.00	\$ 1,800,000.00	\$ 2,250,000.00	\$ 2,150,000.00	\$ 2,300,000.00	\$ 2,975,000.00
Highest Sales Price	\$ 5,100,000	\$ 12,300,000	\$ 2,900,000	\$ 8,900,000	\$ 7,950,000.00	\$ 6,550,000.00	\$ 8,115,000.00	\$ 9,975,000.00	\$ 10,350,000.00	\$ 1,079,520.00	\$ 9,200,000.00	\$ 42,000,000.00	\$ 13,750,000.00	\$ 13,558,000.00	\$ 11,990,000.00	\$ 11,475,000.00
Hideaway																
Lowest Sales Price	\$ 850,000	\$ 925,000	\$ 1,816,000	\$ 1,250,000	\$ 1,540,000.00	\$ 1,150,000.00	\$ 875,000.00	\$ 950,000.00	\$ 910,000.00	\$ 985,000.00	\$ 1,490,000.00	\$ 2,165,000.00	\$ 2,225,000.00	\$ 2,000,000.00	\$ 2,650,000.00	\$ 3,650,000.00
Highest Sales Price	\$ 6,500,000	\$ 3,300,000	\$ 3,600,000	\$ 4,650,000	\$ 6,350,000.00	\$ 4,200,000.00	\$ 3,885,000.00	\$ 5,100,000.00	\$ 5,750,000.00	\$ 5,100,000.00	\$ 6,100,000.00	\$ 6,700,000.00	\$ 7,000,000.00	\$ 8,700,000.00	\$ 8,500,000.00	\$ 11,300,000.00
The Reserve																
Lowest Sales Price	\$ 1,125,000	\$ 900,000	\$ 1,100,000	\$ 940,000	\$ 1,075,000.00	\$ 1,250,000.00	\$ 750,000.00	\$ 1,050,000.00	\$ 825,000.00	\$ 960,000.00	\$ 1,250,000.00	\$ 1,450,000.00	\$ 1,825,000.00	\$ 1,925,000.00	\$ 1,900,000.00	\$ 2,237,500.00
Highest Sales Price	\$ 3,000,000	\$ 5,700,000	\$ 2,300,000	\$ 3,200,000	\$ 3,200,000.00	\$ 3,275,000.00	\$ 5,500,000.00	\$ 2,735,000.00	\$ 6,895,000.00	\$ 4,050,000.00	\$ 6,200,000.00	\$ 7,000,000.00	\$ 5,300,000.00	\$ 11,000,000.00	\$ 7,570,000.00	\$ 4,885,000.00
Toscana																
Lowest Sales Price	\$ 940,000	\$ 950,000	\$ 1,250,000	\$ 999,000	\$ 980,000.00	\$ 1,160,000.00	\$ 1,175,000.00	\$ 1,000,000.00	\$ 975,000.00	\$ 1,000,000.00	\$ 1,375,000.00	\$ 2,400,000.00	\$ 2,100,000.00	\$ 2,300,000.00	\$ 2,350,000.00	\$ 2,050,000.00
Highest Sales Price	\$ 2,700,000	\$ 3,500,000	\$ 2,500,000	\$ 5,000,000	\$ 4,049,000.00	\$ 2,250,000.00	\$ 3,550,000.00	\$ 4,850,000.00	\$ 5,150,000.00	\$ 6,225,000.00	\$ 5,400,000.00	\$ 5,800,000.00	\$ 7,750,000.00	\$ 7,950,000.00	\$ 7,000,000.00	\$ 11,375,000.00
Tradition																
Lowest Sales Price	\$ 1,300,000	\$ 620,000	\$ 1,495,000	\$ 1,150,000	\$ 1,450,000.00	\$ 1,342,000.00	\$ 1,350,000.00	\$ 1,100,000.00	\$ 950,000.00	\$ 1,365,000.00	\$ 2,100,000.00	\$ 2,350,000.00	\$ 2,380,000.00	\$ 2,800,000.00	\$ 2,719,000.00	\$ 4,500,000.00
Highest Sales Price	\$ 4,500,000	\$ 4,400,000	\$ 232,500	\$ 4,195,000	\$ 3,800,000.00	\$ 4,825,000.00	\$ 5,400,000.00	\$ 4,500,000.00	\$ 4,175,000.00	\$ 5,995,000.00	\$ 6,200,000.00	\$ 5,480,000.00	\$ 8,350,000.00	\$ 6,499,000.00	\$ 7,875,000.00	\$ 8,706,000.00
The Vintage																
Lowest Sales Price	\$ 315,000	\$ 350,000	\$ 700,000	\$ 410,000	\$ 500,000.00	\$ 490,000.00	\$ 387,500.00	\$ 400,000.00	\$ 485,000.00	\$ 595,000.00	\$ 550,000.00	\$ 1,500,000.00	\$ 5,300,000.00	\$ 1,425,000.00	\$ 1,475,000.00	\$ 1,600,000.00
Highest Sales Price	\$ 6,900,000	\$ 4,100,000	\$ 4,250,000	\$ 10,450,000	\$ 4,425,000.00	\$ 8,000,000.00	\$ 8,700,000.00	\$ 6,000,000.00	\$ 7,800,000.00	\$ 7,500,000.00	\$ 7,500,000.00	\$ 9,950,000.00	\$ 6,300,000.00	\$ 6,147,500.00	\$ 7,950,000.00	\$ 5,000,000.00

The Springs On-Site Sales Office

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Information compiled from the California Desert Association of REALTORS® FlexMLS. All information is deemed reliable but not guaranteed due to the new system. If your property is currently listed with another Broker, please disregard. It is not our intention to solicit other Broker's Listings.

