

MARKET AT A GLANCE - DECEMBER 2020

MEDIANS	\$ SFR/CONDO			% Change	
VALLEY	\$520,000	\$329,000		22%	17.9%
PS	\$822,500	\$310,000		22.9%	16.5%
CC	\$415,000	\$195,000		18.6%	-1.0%
DHS	\$275,000	N/A		19.6%	N/A
RM	\$737,000	\$390,000		5.3%	17.3%
PD	\$500,000	\$335,000		15.1%	13.6%
IW	\$959,500	\$472,000		15.6%	20.6%
INDIO	\$384,465	\$194,500		9.7%	-2.3%
LQ	\$650,000	\$405,100		27.5%	19.5%
Coachella	\$275,000	N/A		6.6%	N/A
MOS	1.7			-54%	
DOM	38			-24%	
INVENTORY	1,507			-49.7%	
3-MO AVG UNITS	1,119	759	360	57.1% 51.1% 71.4%	
12-MO AVG UNITS	910	638	272	12.3% 16.8% 3%	
AVG LIST DISC	-0.59%			-1.25%	

NOTES
<p>News Flash: 22.3% of sales sold above list price, or one out of every 4 ½ homes over the last ninety days sold above asking price. This is the result of our shrinking inventory and increased demand.</p> <p>EOY median for detached homes was \$520,000, up 22%. median for attached homes was \$329,000, up 17.9%.</p> <p>All nine cities continued to show yearover-year price gains in their median price for detached homes.</p> <p>Unit sales at 1,119/month are 57% higher than last December</p> <p>Valley listings on 1/1/21 were 1,507 units, 50% less than last year</p> <p>MOS closed at 1.7 months, compared to 3.7 months last year.</p> <p><i>This is the lowest “months of sales” ratio in the history of the Coachella Valley</i> and is due simply because of record low inventories and record high sales.</p> <p>Median “days on market” is now 38 days, compared to 50 days last year.</p>

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