

# Greater Palm Springs

## REAL ESTATE SUMMARY

FOR APRIL 2020

The changes in the median price of detached homes by city in April shows a range from +15% for Desert Hot Springs to -19% for Indian Wells. Six cities show positive year-over-year gains while three – La Quinta, Rancho Mirage and Indian Wells - are negative. Palm Springs continues to be the strongest city in the region with the median detached price now 13.3% above the highs of 2006 and 2007.

An example of the unpredictability of the market right now are the stats for Indian Wells. Although the overall number of properties sold were similar in April of 2020 and 2019, the dramatic drop in the *Detached Homes* median price reflected a 56% drop in the number of homes that sold for \$1,000,000 and more.

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**RE/MAX**  
AREA EXPERTS

### Detached Homes

City	Apr-2020	Year Ago	12-Month Change	2011 Low	Gain Off 2011 Low	2006 High	% From High
Desert Hot Springs	\$253,000	\$220,000	15.0%	\$85,000	197.6%	\$295,000	-14.2%
Cathedral City	\$375,000	\$337,500	11.1%	\$139,000	169.8%	\$395,000	-5.1%
City of Coachella	\$279,950	\$257,500	8.7%	\$121,950	129.6%	\$335,000	-16.4%
Palm Desert	\$430,000	\$409,500	5.0%	\$287,000	49.8%	\$543,000	-20.8%
Indio	\$340,000	\$326,000	4.3%	\$158,500	114.5%	\$380,500	-10.6%
Palm Springs	\$680,000	\$660,000	3.0%	\$335,000	103.0%	\$600,000	13.3%
La Quinta	\$557,500	\$560,000	-0.4%	\$245,000	127.6%	\$682,020	-18.3%
Rancho Mirage	\$655,000	\$762,500	-14.1%	\$423,000	54.8%	\$950,000	-31.1%
Indian Wells	\$887,500	\$1,105,000	-19.7%	\$540,000	64.4%	\$1,205,000	-26.3%

### Attached Homes

City	Apr-2020	Year Ago	12-Month Change	2011 Low	Gain Off 2011 Low	2006 High	% From High
Palm Springs	\$295,000	\$256,000	15.2%	\$150,000	96.7%	\$350,000	-15.7%
La Quinta	\$385,000	\$353,000	9.1%	\$265,000	45.3%	\$532,500	-27.7%
Palm Desert	\$317,450	\$315,000	0.8%	\$175,000	81.4%	\$410,000	-22.6%
Indian Wells	\$399,000	\$407,500	-2.1%	\$321,500	24.1%	\$557,500	-28.4%
Cathedral City	\$179,250	\$185,000	-3.1%	\$107,500	66.7%	\$270,500	-33.7%
Indio	\$182,000	\$194,000	-6.2%	\$75,000	142.7%	\$279,000	-34.8%
Rancho Mirage	\$322,500	\$379,000	-14.9%	\$260,000	24.0%	\$510,000	-36.8%
Desert Hot Springs	No Attached Homes Transacted in April						
City of Coachella	Not Applicable						

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