

MARKET AT A GLANCE - APRIL 2021

MEDIANS	\$ SFR/CONDO			% Change	
VALLEY	\$559,750	\$349,900		27%	17%
PS	\$920,000	\$313,500		35.3%	6.3%
CC	\$435,000	\$210,000		16.0%	17.2%
DHS	\$342,000	N/A		35.2%	N/A
RM	\$899,000	\$382,000		37.3%	18.4% \$
PD	\$553,000	\$359,000		28.6%	13.1%
IW	\$1,225,000	\$489,000		38.0%	22.6%
INDIO	\$422,250	\$225,500		24.2%	23.9%
LQ	\$718,500	\$472,500		28.9%	22.7%
Coachella	\$306,500	N/A		9.5%	N/A
MOS	0.7			-81.0%	
DOM	34			-35.8%	
INVENTORY	710			-76.1%	
3-MO AVG UNITS	1,276	776	500	63.1% 41.3% 90.5%	
12-MO AVG UNITS	1,050	688	363	31.5% 25.5% 45.2%	
AVG LIST DISC	0.00%			-1.90%	

NOTES
<p>Record low inventory and record high sales are the two conditions driving home prices higher in every city.</p> <p>SFR's = \$559,750, up 27%</p> <p>Condos = \$349,900, up 17%</p> <p>May 1st inventory stood at 710 units. That compares to 2,982 units one year ago. 76% less than last year!</p> <p>Average DOM is 34</p> <p>Average MOS is .7% or about 3 weeks</p> <p>It is this collapse of selling inventory that is causing the huge, upward movement in home prices.</p>

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