

Active Adult Real Estate Market Report as of August 27, 2017

Coachella Valley Wide Statistics.

Valley wide, the number of single family homes of any configuration that are currently for sale in communities designated as Active Adult 55+ Communities is only 241 homes. I am going to emphasize this:

We have a total inventory of 241 single family homes available in the 14 senior communities here in the valley which have a total of approximately 13,000 homes. This means only 1.85% of the homes are on the market. By any definition this is an amazingly small inventory.

Valley wide comparisons of homes sold (August 27th):

Homes Sold	Prior 60 Days	Prior 6 Months
2015	77	258
2016	126	463
2017	146	536

Sold homes valley wide has more than doubled in two years.

Sun City Palm Desert (5000 homes):

Using Sun City Palm Desert as an example, here are some interesting statistics for you to consider (August 27th).

Homes Sold	Prior 60 Days	Prior 6 Months	Average Price
2015	64	184	\$367,500
2016	60	193	\$363,750
2017	51	216	\$343,500

While the market is heating up, the drop in SCPD sales in the last 60 days is a result of an extremely low inventory to choose from; Buyers are waiting for the right home to come onto the market. Against all logic, while inventory has dropped and sales have increased for the year, the average price has **dropped**. Buyers are not looking at the high end homes and have purchased, in a hurry, almost all of the modest priced smaller homes; Shows Low optimize.

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