

Indian Wells 92210

ZIP code · CA · California > Riverside County > Indian Wells

SELLER'S MARKET

\$1.7M

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

271

SALES (12 MO)

\$1.5M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



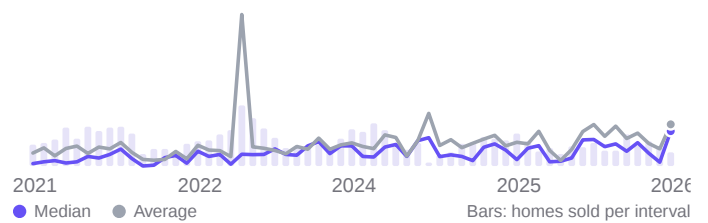
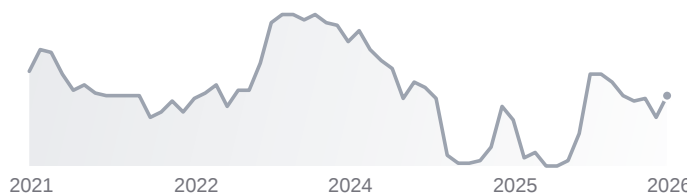
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$2.5M · Average \$2.8M

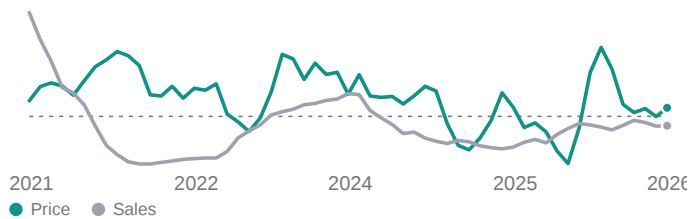


Growth (year over year)

Price +7.1% · Sales -7.8%

Price per square foot

\$814/ft²

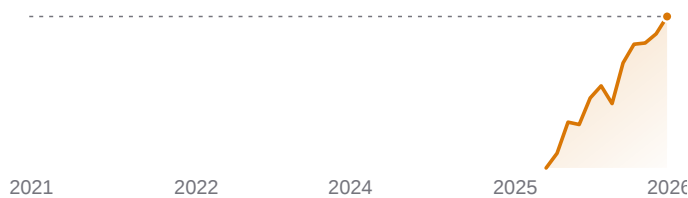


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

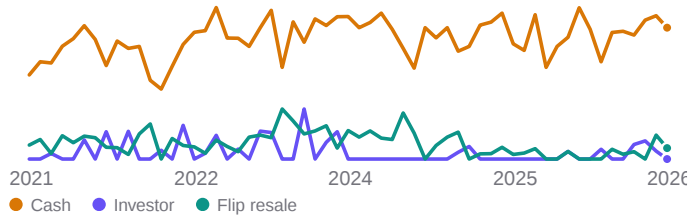
5.3%



BUYERS & OUTCOMES

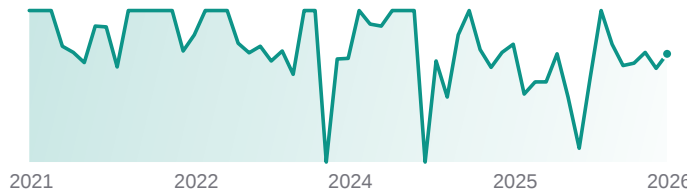
Buyer mix

Cash 75% · Investor 0% · Flip resale 6.3%



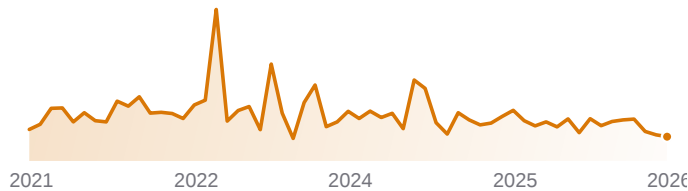
Sellers who sold at a gain

93%

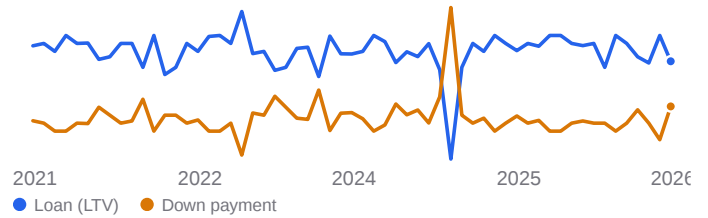


Median annualized return at resale

+4.2%

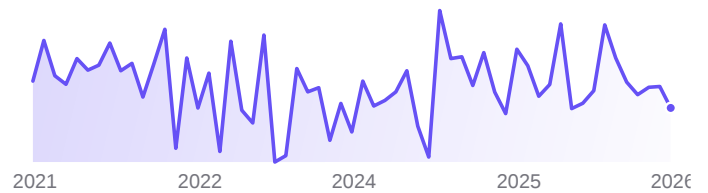


Financing (share of purchase price) Loan (LTV) 64% · Down payment 35%



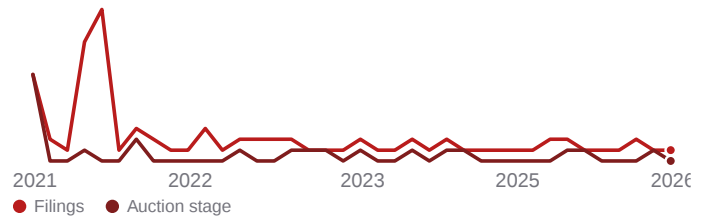
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,158
Median value (AVM)	\$1.5M
Median size	2,875 ft²
Median bedrooms	3
Median year built	1986
Single family	67%
Condos	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	0.7%
Owner occupied	32%
Company owned	49%
Median loan-to-value	0%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	6,661
Density	337 / mi²
Median household income	\$111K
Average household income	\$165K
Crime index (US avg 100)	188
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	350
Homes occupied	59%
Bachelor's or higher	26%
Poverty rate	6.8%
Unemployment	1.4%
Average temp	70°F
Annual precip	5 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.