

FRANKLIN LOAN CENTER
MARKET WATCH 

TOP
40 

*Analysis of the
TOP 40 Subdivisions
in the Coachella Valley
March 2026*

GENEROUSLY
DONATED BY
Franklin
Loan Center®

*City Abbreviations:
 CC-Cathedral City;
 CO-Coachella;
 DHS-Desert Hot Springs;
 IN-Indio; IW-Indian Wells;
 LQ-La Quinta; PD-Palm Desert;
 PS-Palm Springs;
 RM-Rancho Mirage

COACHELLA VALLEY Top 40 Detached

Subdivision Summary Ranked top to bottom by dollar sales

CITY*	SUB DIVISION	HOUSING TYPE	MEDIAN HOA 1 FEE	UNIT LISTINGS	12 MONTH UNIT SALES	MONTHS OF SUPPLY	12 MONTH \$ SALES	AVG PRICE PER S.F.	AVG SIZE HOME	PRICE OF AVG SIZE HOME	12 MONTH % CHANGE	MEDIAN DIM	AVG PRICE DISCOUNT
PD	Sun City	Detached	\$398	84	288	3.5	\$158,253,618	\$296.64	1,850	548,786	-4.7%	54	-2.5%
IW	Toscana Country Club	Detached	\$630	11	37	3.6	\$139,490,000	\$879.85	4,000	3,519,388	-4.4%	61	-3.9%
LQ	The Hideaway	Detached	\$800	3	26	1.4	\$138,875,000	\$1,067.23	4,775	5,096,012	3.5%	50	-4.3%
PD	Bighorn Golf Club	Detached	\$1,357	20	22	10.9	\$119,985,000	\$1,072.88	5,925	6,356,802	15.4%	48	-5.0%
LQ	The Madison	Detached	\$6,300	8	7	13.7	\$106,850,000	\$1,635.86	7,975	13,046,014	12.3%	53	-8.1%
LQ	La Quinta Cove	Detached	\$0	57	189	3.6	\$106,262,331	\$356.41	1,600	570,251	-4.8%	55	-2.3%
LQ	Rancho La Quinta CC	Detached	\$1,135	14	56	3.0	\$103,136,671	\$584.49	3,075	1,797,295	6.1%	38	-5.1%
IN	Sun City Shadow Hills	Detached	\$369	63	192	3.9	\$101,423,972	\$286.66	1,825	523,149	-1.5%	69	-2.1%
LQ	Andalusia at CM	Detached	\$1,222	12	26	5.5	\$79,415,000	\$792.43	3,950	3,130,107	2.4%	52	-3.6%
LQ	Tradition Golf Club	Detached	\$615	12	13	11.1	\$71,762,000	\$1,070.37	4,675	5,003,963	20.7%	94	-3.8%
IW	El Dorado Country Club	Detached	\$7,924	3	11	3.3	\$63,485,000	\$1,222.56	4,600	5,623,757	7.5%	11	-1.2%
RM	Del Webb RM	Detached	\$445	23	74	3.7	\$62,824,527	\$432.81	2,125	919,716	-4.3%	45	-2.2%
PS	Old Las Palmas	Detached	\$620	14	17	9.9	\$61,855,000	\$1,016.73	4,100	4,168,607	8.7%	26	-0.9%
LQ	Trilogy	Detached	\$595	25	80	3.8	\$57,420,334	\$355.21	2,000	710,420	-3.8%	71	-3.1%
RM	The Springs Country Club	Detached	\$1,709	42	52	9.7	\$56,505,750	\$368.47	2,975	1,096,210	-7.6%	45	-4.4%
IW	The Reserve	Detached	\$1,384	5	14	4.3	\$55,912,500	\$851.20	4,750	4,043,208	-3.0%	63	-5.9%
PD	Indian Ridge	Detached	\$594	16	29	6.6	\$51,056,340	\$567.82	3,075	1,746,046	7.3%	45	-3.9%
LQ	The Citrus	Detached	\$615	8	30	3.2	\$50,831,500	\$495.60	3,450	1,709,813	5.6%	27	-3.6%
LQ	PGA Legends	Detached	\$566	3	25	1.4	\$50,788,000	\$551.43	3,525	1,943,779	12.4%	33	-3.7%
IN	Trilogy Polo Club	Detached	\$245	35	65	6.5	\$47,287,055	\$374.15	1,950	729,600	-0.9%	84	-2.8%
PS	Indian Canyons	Detached	\$976	12	20	7.2	\$46,361,500	\$738.57	3,000	2,215,713	-1.9%	42	-4.5%
RM	Thunderbird Heights	Detached	\$8,063	7	13	6.5	\$43,869,000	\$710.60	4,750	3,375,353	-22.7%	42	-4.7%
LQ	Griffin Ranch	Detached	\$590	4	19	2.5	\$42,524,000	\$560.88	4,100	2,299,596	9.4%	31	-3.0%
PS	Vista Las Palmas	Detached	\$0	8	16	6.0	\$42,365,500	\$1,000.41	2,400	2,400,993	-2.4%	36	-4.4%
PS	Escena	Detached	\$240	19	33	6.9	\$42,266,900	\$523.42	2,400	1,256,203	-0.6%	58	-4.0%
PS	Desert Park Estates	Detached	\$0	46	54	10.2	\$40,251,100	\$437.38	1,775	776,355	-8.7%	71	-3.7%
LQ	Mountain View Country Club	Detached	\$545	13	24	6.5	\$39,737,850	\$525.58	3,250	1,708,133	-5.8%	70	-6.0%
IN	Terra Lago	Detached	\$289	29	57	6.1	\$39,325,130	\$296.88	2,025	601,180	-3.8%	65	-3.4%
LQ	PGA Nicklaus Private	Detached	\$993	2	24	1.0	\$38,715,500	\$527.37	2,950	1,555,746	6.8%	30	-0.9%
PD	Palm Desert Country Club	Detached	\$33	20	79	3.0	\$38,482,075	\$330.26	1,425	470,618	-4.4%	49	-1.9%
IW	Indian Wells Country Club	Detached	\$65	13	21	7.4	\$36,912,000	\$544.66	3,350	1,824,614	-2.1%	49	-3.7%
RM	Tamarisk Country Club	Detached	\$0	1	11	1.1	\$36,008,000	\$702.80	3,875	2,723,362	24.3%	32	-5.0%
RM	Morningside Country	Detached	\$1,450	8	18	5.3	\$35,825,500	\$500.62	4,075	2,040,043	0.4%	26	-6.4%
IN	Indian Palms	Detached	\$250	31	65	5.7	\$35,157,259	\$284.19	1,850	525,755	0.5%	69	-2.1%
PS	Ruth Hardy Park/Movie Colon / East	Detached	\$155	9	30	3.6	\$34,899,620	\$594.54	1,800	1,070,181	-2.0%	61	-5.6%
PS	Los Compadres	Detached	\$85	6	27	2.7	\$32,344,000	\$586.09	1,900	1,113,572	6.0%	41	-2.9%
PS	Andreas Hills	Detached	\$326	5	12	5.0	\$30,735,000	\$592.22	4,375	2,590,947	-10.4%	103	-5.9%
PS	Sunrise Park	Detached	\$0	8	26	3.7	\$30,685,100	\$579.38	1,825	1,057,363	-12.5%	48	-2.3%
PS	Tahquitz River Estates	Detached	\$0	10	21	5.7	\$30,300,600	\$704.02	1,825	1,284,834	4.1%	62	-3.9%
PD	Ironwood Country Club	Detached	\$906	19	10	22.8	\$29,187,000	\$681.97	3,800	2,591,497	6.5%	50	-4.6%

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COACHELLA VALLEY Top 40 Attached

Subdivision Summary Ranked top to bottom by dollar sales

CITY*	SUB DIVISION	HOUSING TYPE	MEDIAN HOA 1 FEE	UNIT LISTINGS	12 MONTH UNIT SALES	MONTHS OF SUPPLY	12 MONTH \$ SALES	AVG PRICE PER S.F.	AVG SIZE HOME	PRICE OF AVG SIZE HOME	12 MONTH % CHANGE	MEDIAN DIM	AVG PRICE DISCOUNT
PD	Ironwood Country Club	Attached	\$835	18	46	4.7	\$37,894,500	\$456.41	1,525	696,019	-8.6%	69	-2.4%
PD	The Lakes Country Club	Attached	\$1,877	29	53	6.6	\$36,104,900	\$333.37	2,075	691,737	-2.1%	41	-3.7%
PD	Palm Valley Country Club	Attached	\$775	35	56	7.5	\$35,397,000	\$364.90	1,675	611,209	-7.0%	65	-4.1%
LQ	PGA Palmer Private	Attached	\$774	14	43	3.9	\$32,758,600	\$395.61	1,850	731,882	1.8%	42	-4.0%
LQ	PGA Stadium	Attached	\$947	14	37	4.5	\$32,385,899	\$387.45	2,425	939,561	6.8%	41	-3.6%
PD	Monterey Country Club	Attached	\$764	20	49	4.9	\$28,754,164	\$350.22	1,675	586,616	-3.0%	77	-3.6%
PS	Seven Lakes Country Club	Attached	\$1,654	19	32	7.1	\$28,730,000	\$482.27	1,900	916,305	6.7%	60	-6.6%
PD	Desert Falls Country Club	Attached	\$849	44	60	8.8	\$27,243,900	\$301.76	1,550	467,733	4.0%	73	-3.4%
RM	Mission Hills Country Club	Attached	\$853	40	42	11.4	\$22,762,040	\$264.17	2,075	548,156	-1.5%	64	-4.9%
CC	Cathedral Canyon CC	Attached	\$575	32	55	7.0	\$21,678,049	\$255.07	1,925	491,006	-5.7%	62	-2.9%
IW	Indian Wells Country Club	Attached	\$778	10	25	4.8	\$21,062,700	\$390.20	2,200	858,451	-7.4%	46	-2.9%
RM	Sunrise Country Club	Attached	\$743	21	40	6.3	\$20,743,000	\$357.13	1,425	508,916	1.5%	42	-3.2%
PD	Chaparral Country Club	Attached	\$750	20	34	7.1	\$19,636,400	\$298.26	1,950	581,601	3.4%	59	-2.5%
PD	Indian Ridge	Attached	\$1,077	15	17	10.6	\$18,353,574	\$454.66	2,200	1,000,258	-2.3%	49	-4.4%
PD	Oasis Country Club	Attached	\$897	21	38	6.6	\$17,474,300	\$321.32	1,325	425,751	-0.6%	58	-2.7%
RM	Mission Hills E/Deane Homes	Attached	\$900	13	23	6.8	\$16,742,850	\$349.71	2,000	699,423	-5.9%	45	-3.5%
PD	Sandpiper Palm Desert	Attached	\$813	5	20	3.0	\$16,282,000	\$467.92	1,800	842,250	-10.0%	26	-2.1%
PD	Palm Desert Resort CC	Attached	\$845	32	40	9.6	\$15,794,400	\$336.80	1,125	378,898	-1.6%	33	-2.6%
RM	Rancho Las Palmas CC	Attached	\$722	17	25	8.2	\$14,286,750	\$354.09	1,625	575,394	-13.3%	42	-2.9%
PD	Villa Portofino	Attached	\$945	16	26	7.4	\$13,184,400	\$292.11	1,525	445,475	-4.5%	67	-2.5%
IW	Vintage Country Club	Attached	\$916	7	6	14.0	\$13,060,000	\$811.93	2,500	2,029,828	2.8%	150	-4.9%
RM	Rancho Mirage Country Club	Attached	\$950	11	19	6.9	\$12,003,700	\$280.44	2,900	813,276	5.5%	35	-4.1%
CC	Desert Princess	Attached	\$954	34	42	9.7	\$11,986,250	\$245.34	1,725	423,209	-10.7%	67	-5.9%
PS	Mesquite Country Club	Attached	\$507	10	32	3.8	\$11,688,000	\$333.69	1,075	358,722	4.9%	54	-2.8%
RM	Desert Island	Attached	\$1,638	13	13	12.0	\$11,563,341	\$380.94	2,075	790,447	19.4%	46	-3.7%
LQ	Legacy Villas	Attached	\$835	5	13	4.6	\$11,499,000	\$478.19	1,700	812,926	-10.8%	48	-3.6%
RM	Lake Mirage Racquet Club	Attached	\$962	4	15	3.2	\$10,601,888	\$335.19	2,025	678,765	-0.3%	66	-4.0%
PD	Spanish Walk	Attached	\$320	9	24	4.5	\$10,350,500	\$250.58	1,450	363,338	-5.2%	60	-2.6%
LQ	Santa Rosa Cove Coun	Attached	\$730	5	11	5.5	\$10,191,000	\$532.34	1,900	1,011,439	3.2%	51	-5.3%
IW	Mountain Cove	Attached	\$453	10	21	5.7	\$9,573,400	\$415.59	1,050	436,371	-1.8%	63	-3.4%
PS	Canyon View Estates	Attached	\$489	2	11	2.2	\$9,275,000	\$543.83	1,550	842,939	5.1%	24	0.1%
PD	Woodhaven Country Club	Attached	\$725	19	21	10.9	\$8,472,000	\$271.96	2,325	401,137	-7.2%	55	-5.3%
PD	The Retreat at Desert Willow	Attached	\$640	4	8	6.0	\$8,320,000	\$417.78	2,200	971,349	1.7%	70	-3.0%
PD	Marrakesh Country Club	Attached	\$1,270	3	6	6.0	\$8,171,000	\$571.64	2,400	1,257,605	6.9%	36	-1.4%
PS	Canyon Sands	Attached	\$630	10	18	6.7	\$8,114,800	\$374.08	1,200	448,897	-5.9%	48	-3.1%
IN	Indian Palms	Attached	\$380	17	26	7.8	\$7,796,400	\$286.10	1,075	307,559	-3.2%	85	-2.8%
PS	Deauville	Attached	\$515	4	20	2.4	\$7,642,400	\$444.98	775	344,858	0.9%	29	-1.2%
PS	Canyon Estates	Attached	\$938	6	7	10.3	\$7,334,000	\$432.69	2,650	1,146,638	-5.4%	22	-1.4%
PS	Andreas Hills	Attached	\$820	0	8	0.0	\$6,863,000	\$318.89	2,200	701,549	-11.1%	82	-5.2%
PS	Riviera Gardens	Attached	\$417	7	20	4.2	\$6,515,999	\$346.25	800	277,000	-4.0%	76	-3.3%

RANCHO MIRAGE

Subdivision Analysis ranked top to bottom by dollar sales

SUB DIVISION	HOUSING TYPE	MEDIAN HOA FEE	UNIT LISTINGS	12 MONTH UNIT SALES	MONTHS OF SUPPLY	12 MONTH \$ SALES	AVG PRICE PER S.F.	AVG SIZE HOME	PRICE OF AVG SIZE HOME	12 MONTH % CHANGE	MEDIAN DIM	AVG PRICE DISCOUNT
Del Webb RM	Detached	\$445	23	74	3.7	\$62,824,527	\$433	2,125	\$919,716	-4.3%	45	-2.2%
The Springs Country Club	Detached	\$1,709	42	52	9.7	\$56,505,750	\$368	2,975	\$1,096,210	-7.6%	45	-4.4%
Thunderbird Heights	Detached	\$8,063	7	13	6.5	\$43,869,000	\$711	4,750	\$3,375,353	-22.7%	42	-4.7%
Tamarisk Country Club	Detached	\$0	1	11	1.1	\$36,008,000	\$703	3,875	\$2,723,362	24.3%	32	-5.0%
Morningside Country	Detached	\$1,450	8	18	5.3	\$35,825,500	\$501	4,075	\$2,040,043	0.4%	26	-6.4%
Mission Hills/Legacy-Oakhurst	Detached	\$825	2	18	1.3	\$28,410,850	\$540	3,275	\$1,768,196	6.8%	45	-3.2%
Mission Hills Country Club	Attached	\$853	40	42	11.4	\$22,762,040	\$264	2,075	\$548,156	-1.5%	64	-4.9%
Sunrise Country Club	Attached	\$743	21	40	6.3	\$20,743,000	\$357	1,425	\$508,916	1.5%	42	-3.2%
Mira Vista	Detached	\$399	10	19	6.3	\$19,339,000	\$374	3,075	\$1,150,509	-4.1%	82	-3.4%
Magnesia Falls Cove	Detached	\$0	13	16	9.8	\$19,235,500	\$619	2,250	\$1,392,726	-5.9%	43	-0.1%
Victoria Falls	Detached	\$383	3	15	2.4	\$18,544,000	\$342	3,450	\$1,178,226	4.6%	59	-4.1%
Mission Hills East/Deane Homes	Attached	\$900	13	23	6.8	\$16,742,850	\$350	2,000	\$699,423	-5.9%	45	-3.5%
Rancho Las Palmas Country Club	Attached	\$722	17	25	8.2	\$14,286,750	\$354	1,625	\$575,394	-13.3%	42	-2.9%
Rancho Mirage Country Club	Attached	\$950	11	19	6.9	\$12,003,700	\$280	2,900	\$813,276	5.5%	35	-4.1%
Versailles	Detached	\$270	2	12	2.0	\$11,901,000	\$330	3,275	\$1,081,078	-1.8%	66	-4.6%
Desert Island	Attached	\$1,638	13	13	12.0	\$11,563,341	\$381	2,075	\$790,447	19.4%	46	-3.7%
St. Augustine	Detached	\$400	5	8	7.5	\$10,735,000	\$418	3,150	\$1,317,079	10.3%	52	-3.7%
Lake Mirage Racquet Club	Attached	\$962	4	15	3.2	\$10,601,888	\$335	2,025	\$678,765	-0.3%	66	-4.0%
Mission Hills Country Club	Detached	\$470	4	5	9.6	\$9,760,000	\$468	4,825	\$2,258,929	32.0%	82	-8.8%
Santo Tomas	Detached	\$350	5	7	8.6	\$8,358,000	\$466	2,575	\$1,199,004	-5.9%	44	-4.3%
Thunderbird Country Club	Detached	\$6,022	3	3	12.0	\$7,949,000	\$679	3,450	\$2,342,164	13.3%	36	-0.6%
Mission Shores	Detached	\$380	6	9	8.0	\$7,185,000	\$369	2,150	\$793,918	-16.4%	90	-3.7%
Tuscany	Detached	\$230	5	9	6.7	\$6,591,900	\$312	2,700	\$842,092	-10.5%	26	-1.6%
The Estates at RM	Detached	\$340	0	7	0.0	\$5,420,500	\$351	1,975	\$693,032	-2.1%	22	-2.7%
Versailles	Attached	\$628	0	10	0.0	\$4,809,000	\$328	1,300	\$426,019	-0.7%	59	-1.9%
Tamarisk Heights	Detached	\$0	4	4	12.0	\$4,607,000	\$572	1,975	\$1,129,074	12.8%	79	-2.4%
Mountain View Villas	Attached	\$555	4	13	3.7	\$3,815,340	\$274	1,000	\$273,833	0.0%	61	-3.4%

PALM SPRINGS

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SUB DIVISION	HOUSING TYPE	MEDIAN HOA 1 FEE	UNIT LISTINGS	12 MONTH UNIT SALES	MONTHS OF SUPPLY	12 MONTH \$ SALES	AVG PRICE PER S.F.	AVG SIZE HOME	PRICE OF AVG SIZE HOME	12 MONTH % CHANGE	MEDIAN DIM	AVG PRICE DISCOUNT
Old Las Palmas	Detached	\$620	14	17	9.9	\$61,855,000	\$1,017	4,100	\$4,168,607	8.7%	26	-0.9%
Indian Canyons	Detached	\$976	12	20	7.2	\$46,361,500	\$739	3,000	\$2,215,713	-1.9%	42	-4.5%
Vista Las Palmas	Detached	\$0	8	16	6.0	\$42,365,500	\$1,000	2,400	\$2,400,993	-2.4%	36	-4.4%
Escena	Detached	\$240	19	33	6.9	\$42,266,900	\$523	2,400	\$1,256,203	-0.6%	58	-4.0%
Desert Park Estates	Detached	\$0	46	54	10.2	\$40,251,100	\$437	1,775	\$776,355	-8.7%	71	-3.7%
Ruth Hardy Park/Movie Colony East	Detached	\$155	9	30	3.6	\$34,899,620	\$595	1,800	\$1,070,181	-2.0%	61	-5.6%
Los Compadres	Detached	\$85	6	27	2.7	\$32,344,000	\$586	1,900	\$1,113,572	6.0%	41	-2.9%
Andreas Hills	Detached	\$326	5	12	5.0	\$30,735,000	\$592	4,375	\$2,590,947	-10.4%	103	-5.9%
Sunrise Park	Detached	\$0	8	26	3.7	\$30,685,100	\$579	1,825	\$1,057,363	-12.5%	48	-2.3%
Tahquitz River Estates	Detached	\$0	10	21	5.7	\$30,300,600	\$704	1,825	\$1,284,834	4.1%	62	-3.9%
Seven Lakes Country Club	Attached	\$1,654	19	32	7.1	\$28,730,000	\$482	1,900	\$916,305	6.7%	60	-6.6%
The Mesa	Detached	\$0	5	16	3.8	\$26,696,500	\$685	2,975	\$2,037,481	-14.6%	28	-4.7%
Deepwell	Detached	\$0	8	13	7.4	\$23,538,000	\$664	2,300	\$1,526,957	-9.9%	76	-4.6%
Tahquitz Creek Golf	Detached	\$0	6	18	4.0	\$22,080,888	\$582	1,950	\$1,135,550	-9.5%	28	-3.7%
Racquet Club East	Detached	\$0	17	22	9.3	\$21,569,900	\$669	1,425	\$953,319	3.1%	56	-3.7%
Victoria Park/Vista Norte	Detached	\$0	15	25	7.2	\$18,781,400	\$504	1,400	\$705,887	-13.2%	54	-3.6%
Monte Sereno	Detached	\$400	1	6	2.0	\$18,547,000	\$883	3,950	\$3,486,307	1.5%	35	-1.8%
Movie Colony	Detached	\$0	3	8	4.5	\$16,736,000	\$837	3,025	\$2,531,475	20.4%	48	-3.0%
Demuth Park	Detached	\$0	19	24	9.5	\$16,594,500	\$480	1,400	\$671,404	0.7%	38	-2.3%
Twin Palms	Detached	\$0	7	9	9.3	\$16,420,000	\$954	2,325	\$2,218,599	24.3%	34	-7.9%
Four Seasons	Detached	\$450	8	25	3.8	\$14,874,000	\$263	2,300	\$604,433	-3.0%	79	-2.8%
Chino Canyon	Detached	\$0	11	10	13.2	\$14,110,000	\$633	2,050	\$1,298,159	-0.5%	79	-2.1%
Warm Sands	Detached	\$0	6	12	6.0	\$13,412,550	\$675	2,275	\$1,536,198	-2.5%	73	-2.9%
Mountain Gate	Detached	\$160	12	20	7.2	\$13,138,000	\$363	1,925	\$698,325	-1.3%	72	-2.8%
Mesquite Country Club	Attached	\$507	10	32	3.8	\$11,688,000	\$334	1,075	\$358,722	4.9%	54	-2.8%
Araby	Detached	\$0	3	7	5.1	\$11,460,000	\$721	2,025	\$1,460,180	8.1%	25	-5.5%
Movie Colony East	Detached	\$0	10	9	13.3	\$10,529,485	\$624	1,950	\$1,217,517	-4.8%	76	-5.3%
Canyon View Estates	Attached	\$489	2	11	2.2	\$9,275,000	\$544	1,550	\$842,939	5.1%	24	0.1%
Desert Highland Gateway	Detached	\$0	10	17	7.1	\$8,622,600	\$385	1,300	\$499,861	-16.0%	40	-4.5%
Racquet Club West	Detached	\$0	5	8	7.5	\$8,331,900	\$411	2,000	\$822,175	-29.9%	32	-4.8%
Canyon Sands	Attached	\$630	10	18	6.7	\$8,114,800	\$374	1,200	\$448,897	-5.9%	48	-3.1%
Parc Andreas	Detached	\$235	3	4	9.0	\$7,785,000	\$490	3,675	\$1,800,652	-56.4%	31	-2.6%
Deauville	Attached	\$515	4	20	2.4	\$7,642,400	\$445	775	\$344,858	0.9%	29	-1.2%
Canyon Estates	Attached	\$938	6	7	10.3	\$7,334,000	\$433	2,650	\$1,146,638	-5.4%	22	-1.4%
Summor	Detached	\$0	2	7	3.4	\$7,245,000	\$634	1,700	\$1,077,137	-9.7%	81	-4.8%
Andreas Hills	Attached	\$820	0	8	0.0	\$6,863,000	\$319	2,200	\$701,549	-11.1%	82	-5.2%
Riviera Gardens	Attached	\$417	7	20	4.2	\$6,515,999	\$346	800	\$277,000	-4.0%	76	-3.3%
Sunrise Palms	Attached	\$487	15	21	8.6	\$6,072,900	\$353	850	\$300,424	-8.2%	55	-4.2%
El Mirador	Detached	\$0	3	3	12.0	\$5,950,000	\$678	2,425	\$1,644,754	10.7%	5	-1.5%
Biltmore Colony	Attached	\$470	0	12	0.0	\$5,920,925	\$447	1,150	\$513,958	6.6%	51	-1.9%

PALM DESERT

Subdivision Analysis ranked top to bottom by dollar sales

SUB DIVISION	HOUSING TYPE	MEDIAN HOA 1 FEE	UNIT LISTINGS	12 MONTH UNIT SALES	MONTHS OF SUPPLY	12 MONTH \$ SALES	AVG PRICE PER S.F.	AVG SIZE HOME	PRICE OF AVG SIZE HOME	12 MONTH % CHANGE	MEDIAN DIM	AVG PRICE DISCOUNT
Sun City	Detached	\$398	84	288	3.5	\$158,253,618	\$297	1,850	\$548,786	-4.7%	54	-2.5%
Bighorn Golf Club	Detached	\$1,357	20	22	10.9	\$119,985,000	\$1,073	5,925	\$6,356,802	15.4%	48	-5.0%
Indian Ridge	Detached	\$594	16	29	6.6	\$51,056,340	\$568	3,075	\$1,746,046	7.3%	45	-3.9%
Palm Desert Country Club	Detached	\$33	20	79	3.0	\$38,482,075	\$330	1,425	\$470,618	-4.4%	49	-1.9%
Ironwood Country Club	Attached	\$835	18	46	4.7	\$37,894,500	\$456	1,525	\$696,019	-8.6%	69	-2.4%
The Lakes Country Club	Attached	\$1,877	29	53	6.6	\$36,104,900	\$333	2,075	\$691,737	-2.1%	41	-3.7%
Palm Valley Country Club	Attached	\$775	35	56	7.5	\$35,397,000	\$365	1,675	\$611,209	-7.0%	65	-4.1%
Ironwood Country Club	Detached	\$906	19	10	22.8	\$29,187,000	\$682	3,800	\$2,591,497	6.5%	50	-4.6%
Monterey Country Club	Attached	\$764	20	49	4.9	\$28,754,164	\$350	1,675	\$586,616	-3.0%	77	-3.6%
Desert Falls Country Club	Attached	\$849	44	60	8.8	\$27,243,900	\$302	1,550	\$467,733	4.0%	73	-3.4%
Chaparral Country Club	Attached	\$750	20	34	7.1	\$19,636,400	\$298	1,950	\$581,601	3.4%	59	-2.5%
Indian Ridge	Attached	\$1,077	15	17	10.6	\$18,353,574	\$455	2,200	\$1,000,258	-2.3%	49	-4.4%
Oasis Country Club	Attached	\$897	21	38	6.6	\$17,474,300	\$321	1,325	\$425,751	-0.6%	58	-2.7%
Sandpiper Palm Desert	Attached	\$813	5	20	3.0	\$16,282,000	\$468	1,800	\$842,250	-10.0%	26	-2.1%
Palm Desert Resort Country Club	Attached	\$845	32	40	9.6	\$15,794,400	\$337	1,125	\$378,898	-1.6%	33	-2.6%
Villa Portofino	Attached	\$945	16	26	7.4	\$13,184,400	\$292	1,525	\$445,475	-4.5%	67	-2.5%
Silver Spur Ranch	Detached	\$225	5	12	5.0	\$11,801,000	\$544	2,400	\$1,305,835	6.8%	24	-3.0%
Marrakesh Country Club	Detached	\$1,370	13	11	14.2	\$11,087,000	\$451	2,125	\$959,192	1.1%	112	-5.2%
Spanish Walk	Attached	\$320	9	24	4.5	\$10,350,500	\$251	1,450	\$363,338	-5.2%	60	-2.6%
Avondale Country Club	Detached	\$518	17	11	18.5	\$9,823,500	\$311	2,825	\$879,028	7.9%	45	-3.0%
Summit	Detached	\$126	3	5	7.2	\$9,055,000	\$483	1,475	\$1,364,731	8.6%	38	-5.3%
Woodhaven Country Club	Attached	\$725	19	21	10.9	\$8,472,000	\$272	2,325	\$401,137	-7.2%	55	-5.3%
The Retreat at Desert Willow	Attached	\$640	4	8	6.0	\$8,320,000	\$418	2,200	\$971,349	1.7%	70	-3.0%
Marrakesh Country Club	Attached	\$1,270	3	6	6.0	\$8,171,000	\$572	2,400	\$1,257,605	6.9%	36	-1.4%
Whitehawk	Detached	\$175	4	11	4.4	\$7,276,875	\$289	2,250	\$694,395	-2.3%	74	-2.2%
Genesis	Detached	\$204	2	8	3.0	\$6,044,000	\$349	1,475	\$784,767	-5.7%	106	-1.9%
Sommerset South Palm Desert	Attached	\$550	4	14	3.4	\$6,018,550	\$296	2,525	\$436,375	-2.0%	52	-3.3%
The Gallery	Detached	\$170	11	7	18.9	\$5,900,000	\$342	1,450	\$863,204	-4.2%	42	-3.2%
Desert Breezes	Attached	\$435	2	14	1.7	\$5,730,000	\$275	1,375	\$399,178	-7.1%	65	-4.3%
Silver Sands RC	Attached	\$879	9	11	9.8	\$5,190,900	\$360	1,325	\$495,295	-10.9%	25	-4.2%
Golden Sun Estates	Detached	\$180	4	10	4.8	\$4,202,400	\$308	1,675	\$407,583	-6.6%	46	-2.9%
Desert Breezes	Detached	\$435	6	8	9.0	\$4,057,000	\$295	1,175	\$493,699	-10.4%	79	-1.9%
Deep Canyon Tennis Club	Attached	\$740	12	11	13.1	\$4,040,000	\$321	1,550	\$377,749	6.7%	69	-3.8%
Casablanca	Attached	\$590	6	8	9.0	\$3,323,000	\$290	850	\$449,923	-11.1%	76	-4.6%
Indian Creek Villas	Attached	\$399	4	13	3.7	\$3,288,950	\$299	2,825	\$254,214	-4.2%	59	-3.6%
Sunterrace	Detached	\$185	3	3	12.0	\$3,185,000	\$375	1,325	\$1,059,639	-2.9%	56	-2.7%
Park Palms	Attached	\$710	4	4	12.0	\$1,685,000	\$313	2,075	\$414,284	-3.3%	53	-2.3%

LA QUINTA

Subdivision Analysis ranked top to bottom by dollar sales

SUB DIVISION	HOUSING TYPE	MEDIAN HOA 1 FEE	UNIT LISTINGS	12 MONTH UNIT SALES	MONTHS OF SUPPLY	12 MONTH \$ SALES	AVG PRICE PER S.F.	AVG SIZE HOME	PRICE OF AVG SIZE HOME	12 MONTH % CHANGE	MEDIAN DIM	AVG PRICE DISCOUNT
The Hideaway	Detached	\$800	3	26	1.4	\$138,875,000	\$1,067.23	4,775	\$5,096,012	3.5%	50	-4.3%
The Madison	Detached	\$6,300	8	7	13.7	\$106,850,000	\$1,635.86	7,975	\$13,046,014	12.3%	53	-8.1%
La Quinta Cove	Detached	\$0	57	189	3.6	\$106,262,331	\$356.41	1,600	\$570,251	-4.8%	55	-2.3%
Rancho La Quinta CC	Detached	\$1,135	14	56	3.0	\$103,136,671	\$584.49	3,075	\$1,797,295	6.1%	38	-5.1%
Andalusia at CM	Detached	\$1,222	12	26	5.5	\$79,415,000	\$792.43	3,950	\$3,130,107	2.4%	52	-3.6%
Tradition Golf Club	Detached	\$615	12	13	11.1	\$71,762,000	\$1,070.37	4,675	\$5,003,963	20.7%	94	-3.8%
Trilogy	Detached	\$595	25	80	3.8	\$57,420,334	\$355.21	2,000	\$710,420	-3.8%	71	-3.1%
The Citrus	Detached	\$615	8	30	3.2	\$50,831,500	\$495.60	3,450	\$1,709,813	5.6%	27	-3.6%
PGA Legends	Detached	\$566	3	25	1.4	\$50,788,000	\$551.43	3,525	\$1,943,779	12.4%	33	-3.7%
Griffin Ranch	Detached	\$590	4	19	2.5	\$42,524,000	\$560.88	4,100	\$2,299,596	9.4%	31	-3.0%
Mountain View Country Club	Detached	\$545	13	24	6.5	\$39,737,850	\$525.58	3,250	\$1,708,133	-5.8%	70	-6.0%
PGA Nicklaus Private	Detached	\$993	2	24	1.0	\$38,715,500	\$527.37	2,950	\$1,555,746	6.8%	30	-0.9%
PGA Palmer Private	Attached	\$774	14	43	3.9	\$32,758,600	\$395.61	1,850	\$731,882	1.8%	42	-4.0%
PGA Stadium	Attached	\$947	14	37	4.5	\$32,385,899	\$387.45	2,425	\$939,561	6.8%	41	-3.6%
Palmilla	Detached	\$880	5	18	3.3	\$25,834,000	\$396.80	4,000	\$1,587,181	-5.9%	81	-5.8%
PGA Greg Norman	Detached	\$766	9	11	9.8	\$21,845,000	\$517.04	3,875	\$2,003,529	2.3%	47	-3.8%
Lake La Quinta	Detached	\$493	11	21	6.3	\$21,671,900	\$383.92	2,775	\$1,065,390	1.9%	47	-2.5%
PGA Nicklaus Tournament	Detached	\$932	1	14	0.9	\$21,504,200	\$483.08	3,525	\$1,702,861	2.1%	28	-3.3%
Laguna De La Paz	Detached	\$730	6	27	2.7	\$15,321,290	\$303.79	1,925	\$584,790	-6.2%	47	-3.0%
PGA Weiskopf	Detached	\$827	1	6	2.0	\$13,411,000	\$541.85	2,800	\$1,517,193	-14.9%	26	-3.9%
LQCC Golf Estates	Detached	\$300	3	10	3.6	\$12,962,750	\$454.50	2,850	\$1,295,339	-0.2%	36	-8.1%
La Quinta Fairways	Detached	\$396	7	14	6.0	\$12,384,999	\$389.43	2,250	\$876,208	-4.2%	58	-3.2%
Rancho Santana	Detached	\$223	7	12	7.0	\$12,279,690	\$319.18	2,875	\$917,641	-16.1%	57	-2.9%
Legacy Villas	Attached	\$835	5	13	4.6	\$11,499,000	\$478.19	1,700	\$812,926	-10.8%	48	-3.6%
Esplanade	Detached	\$196	6	15	4.8	\$11,297,000	\$316.98	2,525	\$800,385	-2.7%	54	-1.4%
Santa Rosa Cove Coun	Attached	\$730	5	11	5.5	\$10,191,000	\$532.34	1,900	\$1,011,439	3.2%	51	-5.3%
PGA Palmer Private	Detached	\$922	0	8	0.0	\$9,804,750	\$425.07	1,850	\$786,373	2.1%	26	-3.1%
PGA Stadium	Detached	\$601	2	5	4.8	\$8,172,000	\$444.33	4,100	\$1,821,765	16.8%	19	-3.2%
Cactus Flower	Detached	\$0	1	13	0.9	\$7,613,500	\$322.79	1,700	\$548,745	-3.7%	48	-2.0%
Desert Club Estates	Detached	\$0	3	8	4.5	\$6,804,500	\$395.69	2,400	\$949,662	7.7%	51	-3.5%
PGA Nicklaus Private	Attached	\$935	1	7	1.7	\$5,510,000	\$313.81	2,775	\$870,827	9.5%	33	-4.0%
Puerta Azul	Detached	\$405	5	9	6.7	\$5,038,000	\$380.15	1,550	\$589,233	-7.6%	98	-3.5%
La Quinta Del Oro	Detached	\$215	3	6	6.0	\$4,830,000	\$284.59	3,100	\$882,240	1.0%	54	-1.0%
Desert Pride	Detached	\$0	1	8	1.5	\$4,687,000	\$332.68	1,775	\$590,510	-2.4%	33	-1.5%
Sonrisa	Detached	\$92	1	7	1.7	\$4,595,799	\$305.23	2,175	\$663,886	-4.0%	32	-1.4%
PGA Nicklaus Tournament	Attached	\$795	5	10	6.0	\$4,567,900	\$293.43	1,650	\$484,159	-0.5%	58	-3.0%
Bella Vista	Detached	\$130	4	7	6.9	\$4,257,500	\$283.23	2,175	\$616,024	-6.1%	30	-1.3%
Monticello	Detached	\$125	1	7	1.7	\$4,250,000	\$302.83	2,375	\$719,219	-18.7%	42	-2.5%
Palm Royale	Attached	\$575	18	12	18.0	\$4,007,000	\$399.94	825	\$329,948	-1.4%	59	-4.5%
Hidden Canyon	Detached	\$294	2	3	8.0	\$3,892,500	\$490.62	3,150	\$1,545,443	4.8%	80	-6.5%

INDIO

Subdivision Analysis ranked top to bottom by dollar sales

SUB DIVISION	HOUSING TYPE	MEDIAN HOA 1 FEE	UNIT LISTINGS	12 MONTH UNIT SALES	MONTHS OF SUPPLY	12 MONTH \$ SALES	AVG PRICE PER S.F.	AVG SIZE HOME	PRICE OF AVG SIZE HOME	12 MONTH % CHANGE	MEDIAN DIM	AVG PRICE DISCOUNT
Sun City Shadow Hills	Detached	\$369	63	192	3.9	\$101,423,972	\$286.66	1,825	\$523,149	-1.5%	69	-2.1%
Trilogy Polo Club	Detached	\$245	35	65	6.5	\$47,287,055	\$374.15	1,950	\$729,600	-0.9%	84	-2.8%
Terra Lago	Detached	\$289	29	57	6.1	\$39,325,130	\$296.88	2,025	\$601,180	-3.8%	65	-3.4%
Indian Palms	Detached	\$250	31	65	5.7	\$35,157,259	\$284.19	1,850	\$525,755	0.5%	69	-2.1%
Montage at Santa Rosa	Detached	\$210	9	16	6.8	\$28,592,500	\$526.23	3,150	\$1,657,637	4.4%	33	-4.2%
Heritage Palms Country Club	Detached	\$525	30	52	6.9	\$26,408,188	\$275.44	1,850	\$509,557	-6.7%	86	-4.3%
Four Seasons at Terra Lago	Detached	\$300	18	36	6.0	\$17,739,049	\$258.66	2,150	\$556,121	1.5%	81	-1.9%
Indian Springs	Detached	\$388	7	22	3.8	\$13,687,627	\$310.39	1,925	\$597,495	-5.6%	84	-1.7%
Indian Palms	Attached	\$380	17	26	7.8	\$7,796,400	\$286.10	1,075	\$307,559	-3.2%	85	-2.8%
Sonora Wells	Detached	\$224	3	10	3.6	\$5,858,000	\$230.66	2,550	\$588,194	8.7%	36	-0.4%
Foxstone	Detached	\$133	3	10	3.6	\$5,584,900	\$249.84	2,100	\$524,656	-2.8%	41	-1.0%
North Indio Ranchos	Detached	\$0	2	10	2.4	\$4,004,500	\$333.62	1,250	\$417,022	8.2%	53	-1.2%
Las Brisas North	Detached	\$106	3	7	5.1	\$3,955,000	\$250.28	2,075	\$519,324	-5.9%	43	-0.7%
Shadow Ranch	Detached	\$162	2	6	4.0	\$3,799,900	\$220.48	3,100	\$683,478	-12.8%	48	-1.6%
Villa Montego	Detached	\$0	1	6	2.0	\$3,485,000	\$296.52	1,750	\$518,912	-17.9%	67	-1.3%
Palazzo	Detached	\$125	4	5	9.6	\$3,109,900	\$240.90	2,800	\$674,520	-3.4%	32	1.8%
Haciendas	Detached	\$125	2	5	4.8	\$2,994,999	\$232.72	2,250	\$523,628	1.7%	69	-1.2%
The Orchard	Detached	\$225	3	3	12.0	\$2,790,000	\$318.69	3,250	\$1,035,741	-8.4%	62	-9.7%
Desert River Estates	Detached	\$250	9	2	54.0	\$2,750,000	\$386.91	3,300	\$1,276,787	3.3%	73	-3.5%
Desert Collection	Detached	\$129	4	5	9.6	\$2,744,900	\$298.75	2,250	\$672,197	1.8%	72	-0.4%
Bridge at Jefferson	Detached	\$170	4	3	16.0	\$2,274,400	\$288.72	2,675	\$772,326	2.2%	25	-1.1%
Summer Breeze	Attached	\$379	2	3	8.0	\$787,000	\$267.68	1,125	\$301,142	4.2%	88	-11.6%
Shields Ranch	Detached	\$0	1	1	12.0	\$473,000	\$385.49	1,425	\$549,328	16.8%	32	-3.3%

INDIAN WELLS

Subdivision Analysis ranked top to bottom by dollar sales

SUB DIVISION	HOUSING TYPE	MEDIAN HOA 1 FEE	UNIT LISTINGS	12 MONTH UNIT SALES	MONTHS OF SUPPLY	12 MONTH \$ SALES	AVG PRICE PER S.F.	AVG SIZE HOME	PRICE OF AVG SIZE HOME	12 MONTH % CHANGE	MEDIAN DIM	AVG PRICE DISCOUNT
Toscana Country Club	Detached	\$630	11	37	3.6	\$139,490,000	\$879.85	4,000	\$3,519,388	-4.4%	61	-3.9%
El Dorado Country Club	Detached	\$7,924	3	11	3.3	\$63,485,000	\$1,222.56	4,600	\$5,623,757	7.5%	11	-1.2%
The Reserve	Detached	\$1,384	5	14	4.3	\$55,912,500	\$851.20	4,750	\$4,043,208	-3.0%	63	-5.9%
Indian Wells Country Club	Detached	\$65	13	21	7.4	\$36,912,000	\$544.66	3,350	\$1,824,614	-2.1%	49	-3.7%
Desert Horizons County Club	Detached	\$1,633	22	21	12.6	\$28,623,500	\$442.58	2,775	\$1,228,160	5.2%	30	-3.7%
Vintage Country Club	Detached	\$916	3	5	7.2	\$26,910,000	\$766.85	6,175	\$4,735,289	4.9%	153	-8.5%
Indian Wells Country Club	Attached	\$778	10	25	4.8	\$21,062,700	\$390.20	2,200	\$858,451	-7.4%	46	-2.9%
Vintage Country Club	Attached	\$916	7	6	14.0	\$13,060,000	\$811.93	2,500	\$2,029,828	2.8%	150	-4.9%
Mountain Cove	Attached	\$453	10	21	5.7	\$9,573,400	\$415.59	1,050	\$436,371	-1.8%	63	-3.4%
Dorado Villas	Attached	\$800	3	3	12.0	\$2,134,000	\$292.70	2,450	\$717,109	-10.5%	41	-1.6%

CATHEDRAL CITY

Subdivision Analysis ranked top to bottom by dollar sales

SUB DIVISION	HOUSING TYPE	MEDIAN HOA 1 FEE	UNIT LISTINGS	12 MONTH UNIT SALES	MONTHS OF SUPPLY	12 MONTH \$ SALES	AVG PRICE PER S.F.	AVG SIZE HOME	PRICE OF AVG SIZE HOME	12 MONTH % CHANGE	MEDIAN DIM	AVG PRICE DISCOUNT
Cathedral City Cove	Detached	\$0	13	41	3.8	\$27,588,900	\$367.64	1,625	\$597,422	-18.3%	48	-3.9%
Panorama	Detached	\$0	21	51	4.9	\$27,130,397	\$305.58	1,875	\$572,960	2.3%	51	-0.7%
Cathedral Canyon Country Club	Attached	\$575	32	55	7.0	\$21,678,049	\$255.07	1,925	\$491,006	-5.7%	62	-2.9%
Upper Outpost	Detached	\$0	5	38	1.6	\$20,294,600	\$318.88	1,675	\$534,125	-0.4%	40	-1.8%
Rio Vista	Detached	\$0	6	31	2.3	\$15,301,677	\$313.21	1,475	\$461,980	1.6%	45	-1.1%
Desert Princess	Detached	\$954	23	24	11.5	\$14,416,900	\$329.40	1,675	\$551,746	-4.5%	73	-2.9%
Century Park	Detached	\$0	4	26	1.8	\$14,001,000	\$326.58	1,625	\$530,693	0.6%	50	-1.9%
Desert Princess	Attached	\$954	34	42	9.7	\$11,986,250	\$245.34	1,725	\$423,209	-10.7%	67	-5.9%
Rio Del Sol	Detached	\$238	3	16	2.3	\$9,673,360	\$348.53	1,675	\$583,791	-5.2%	52	-2.0%
Montage	Detached	\$340	3	9	4.0	\$9,407,000	\$408.22	1,825	\$745,003	14.4%	40	-4.2%
Verano	Detached	\$208	3	17	2.1	\$8,720,470	\$285.02	1,475	\$420,400	-3.8%	44	-1.2%
Cimarron Cove	Detached	\$220	1	10	1.2	\$6,196,000	\$320.29	1,800	\$576,514	-5.4%	42	-0.7%
Canyon Shores	Attached	\$570	2	14	1.7	\$4,143,500	\$219.86	1,125	\$247,338	-5.2%	90	-4.3%
Cathedral Springs	Attached	\$486	6	13	5.5	\$3,700,000	\$264.83	2,625	\$695,185	-6.9%	66	-2.2%
Rich Sands Estates	Detached	\$0	4	6	8.0	\$2,774,999	\$345.95	1,850	\$640,004	6.4%	42	-0.3%
Rancho Ramon	Detached	\$0	0	2	0.0	\$1,033,000	\$340.66	1,350	\$459,890	2.8%	40	-1.7%

DESERT HOT SPRINGS

Subdivision Analysis ranked top to bottom by dollar sales

SUB DIVISION	HOUSING TYPE	MEDIAN HOA 1 FEE	UNIT LISTINGS	12 MONTH UNIT SALES	MONTHS OF SUPPLY	12 MONTH \$ SALES	AVG PRICE PER S.F.	AVG SIZE HOME	PRICE OF AVG SIZE HOME	12 MONTH % CHANGE	MEDIAN DIM	AVG PRICE DISCOUNT
Mission Lakes	Detached	\$465	37	40	11.1	\$15,938,175	\$212.37	1,775	\$376,958	-5.6%	48	-4.1%
Skyborne	Detached	\$153	6	31	2.3	\$13,488,096	\$242.29	1,800	\$436,117	0.4%	31	1.0%
Mountain View Country Estates	Detached	\$142	4	19	2.5	\$8,256,500	\$238.36	1,900	\$452,877	-5.1%	52	-0.5%
Vista Del Valle	Detached	\$0	5	12	5.0	\$4,948,000	\$257.29	1,650	\$424,524	-4.7%	44	-1.7%
Hacienda Heights	Detached	\$0	3	10	3.6	\$4,279,800	\$257.50	1,900	\$489,254	11.0%	47	-0.3%
Ranch Del Oro	Detached	\$0	3	7	5.1	\$3,382,416	\$324.73	1,550	\$503,324	12.6%	54	0.7%
Mission Lakes	Attached	\$465	12	16	9.0	\$1,766,064	\$179.36	625	\$112,101	-4.4%	33	-5.6%

COACHELLA

SUB DIVISION	HOUSING TYPE	MEDIAN HOA 1 FEE	UNIT LISTINGS	12 MONTH UNIT SALES	MONTHS OF SUPPLY	12 MONTH \$ SALES	AVG PRICE PER S.F.	AVG SIZE HOME	PRICE OF AVG SIZE HOME	12 MONTH % CHANGE	MEDIAN DIM	AVG PRICE DISCOUNT
La Paloma - 641	Detached	\$0	5	7	8.6	\$4,546,000	\$297.89	2,000	\$595,774	-4.7%	54	-2.3%
Prado	Detached	\$153	1	3	4.0	\$1,600,000	\$228.61	2,050	\$468,640	-14.6%	135	-3.0%

FRANKLIN LOAN CENTER
MARKET WATCH 

TOP
40 

*Analysis of the
TOP 40 Subdivisions
in the Coachella Valley
March 2026*

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