

November 2021

# Non-Primary Residences by Location of Owner



# Overview

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The analysis was originally based on **73,458** Coachella Valley property data entries compiled by Visit Greater Palm Springs. The entries represented non-primary residence properties, identified as those reporting their home as non-owner occupied in the Riverside County property database.

The data was then converted into an SPSS statistical format by the Coachella Valley Economic Partnership (CVEP) to calculate and develop tables. After reviewing the entries, **4,012** were eliminated that lacked classification data or with the same property and mailing address. The result is a net sample of **69,446** Coachella Valley properties, identified as both single family and condo properties (many in both categories with multiple owners).

The database included **42,973 (58.5%)** single family and **30,485 (41.5%)** condo properties. (Although owners may retain a post office box locally, there is no data to support that percentage.)

## Key Findings



There are **73,458** total properties (**69,446** net sample properties after exclusions) in the nine cities of Greater Palm Springs



**42,973** are single-family properties; **30,485** are multi-family condos



**92%** of properties are owned by U.S. residents, **7%** are owned by Canadians and **less than 1%** are owned by residents of other countries



**For California ownership:** Coachella Valley has the most owners (**32.1%**), followed by the Greater Southern California Region (Other Southern California, excluding Los Angeles) (**28.4%**), then Los Angeles County (**27.5%**), then Northern California (**9.9%**), followed by Central California (**2.1%**)

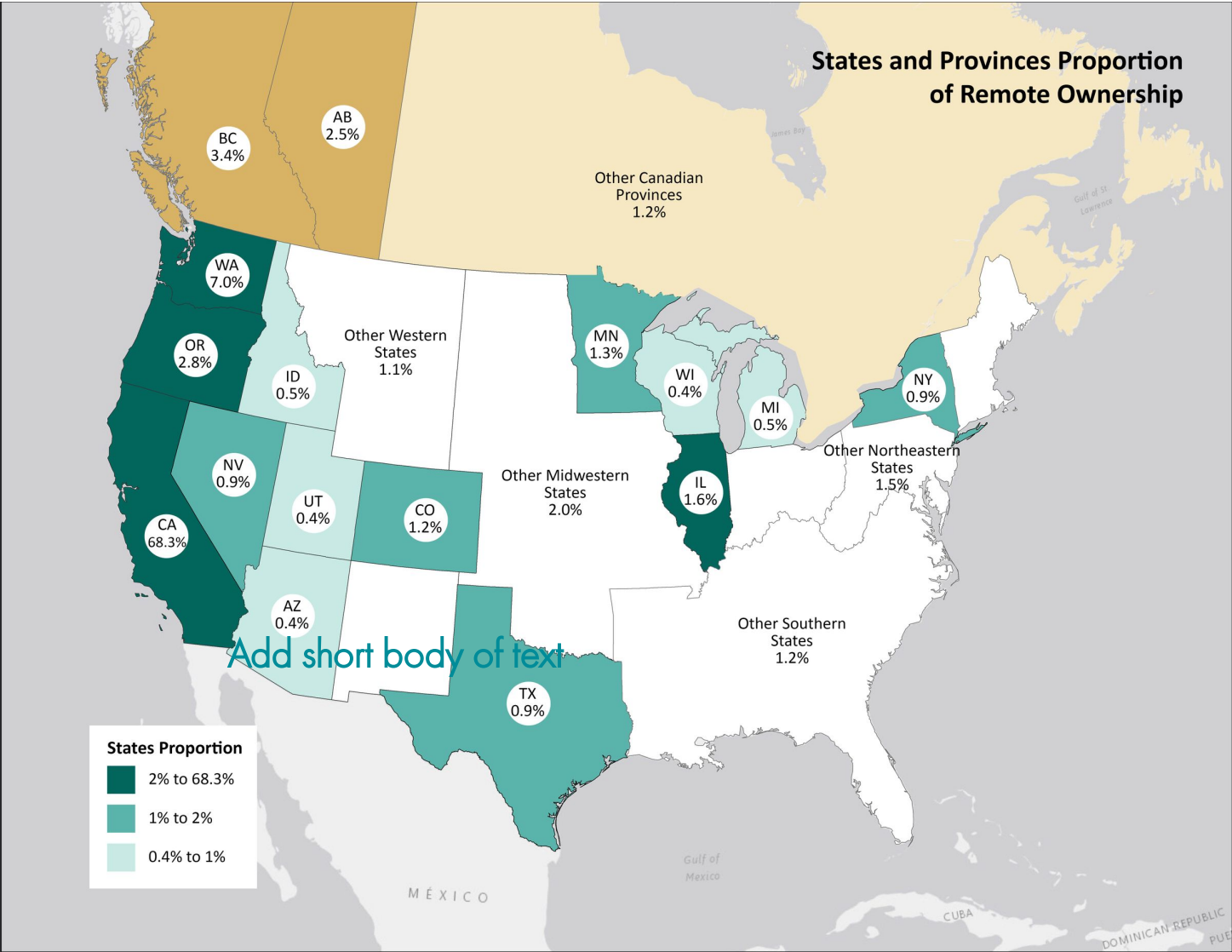


Non-primary residences by city show that **60%** are in **three cities**: Palm Desert (**23%**), Palm Springs (**22%**), and La Quinta (**15%**).



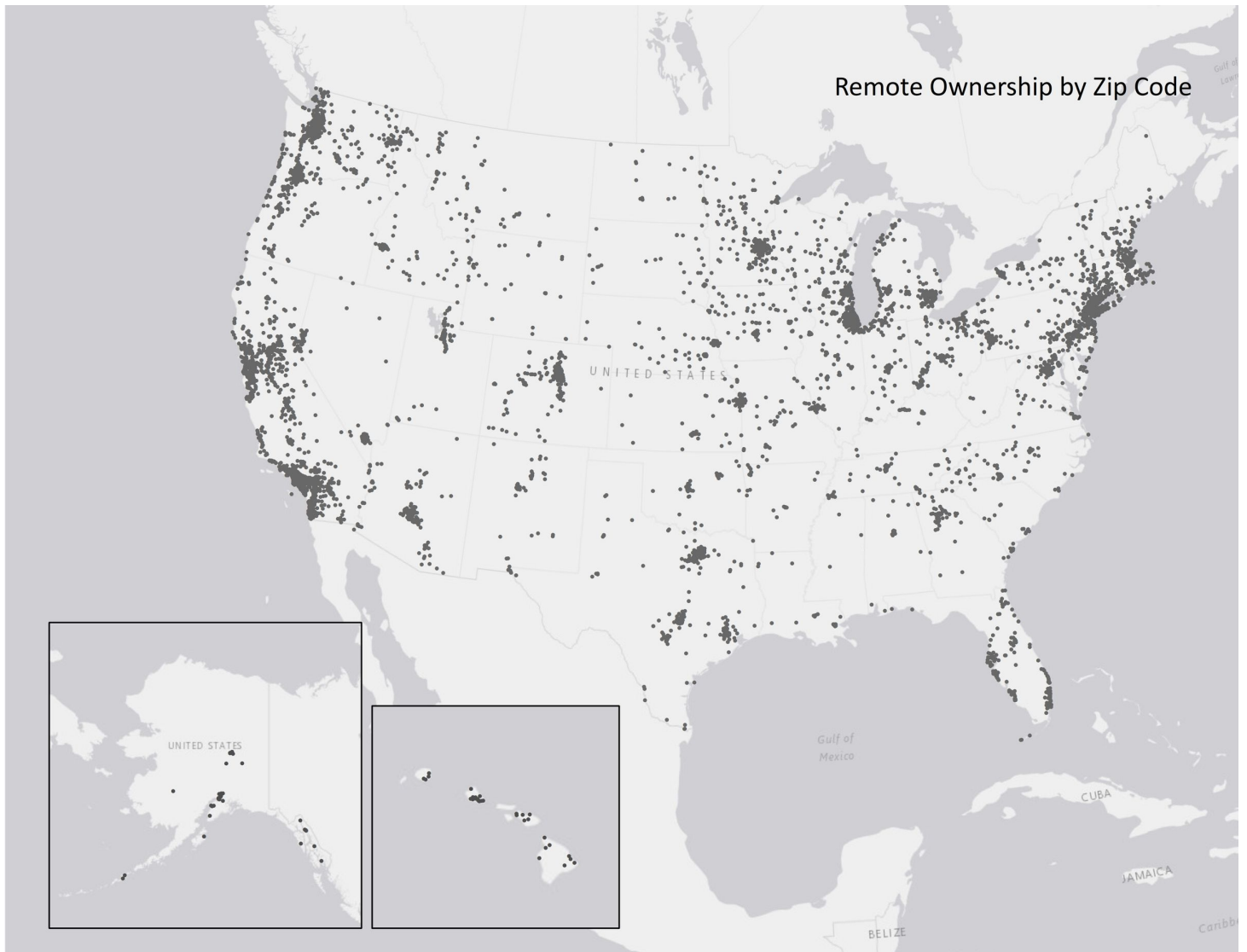
# Exhibit 1

## States and Provinces Proportion of Remote Ownership



# Exhibit 2

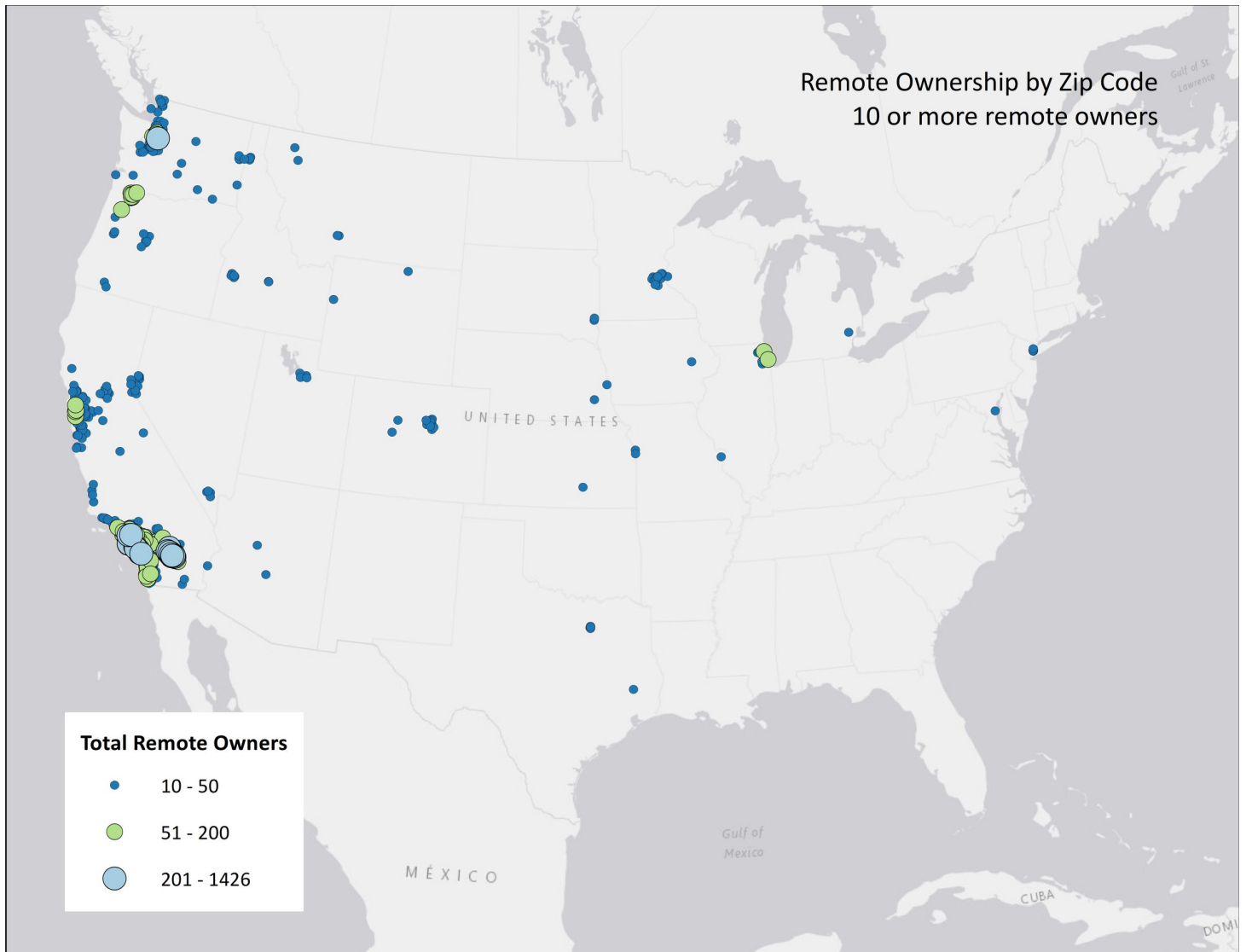
## Remote Ownership by Zip Code



# Exhibit 3

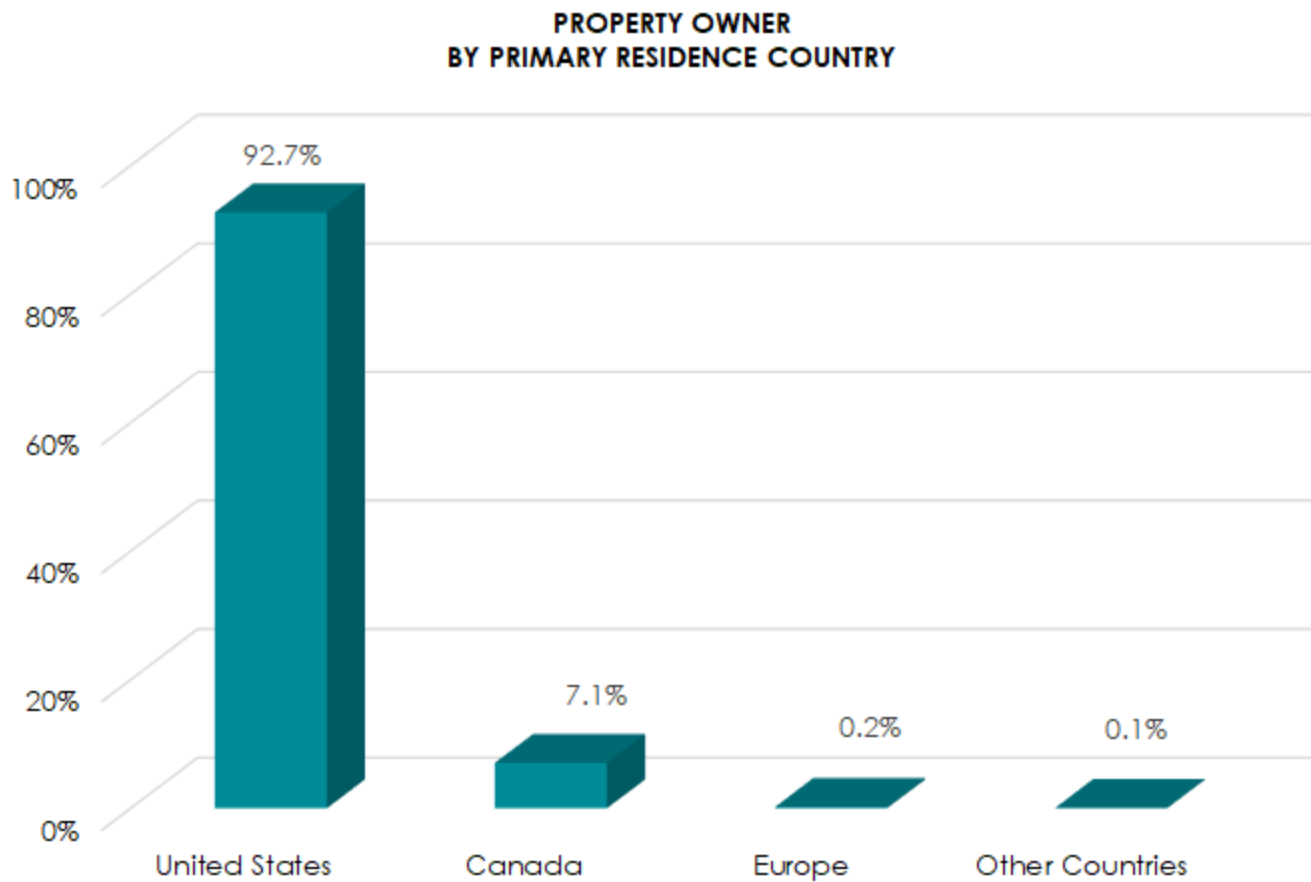
## Remote Ownership by Zip Code 10 or More Remote Owners

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## Property Ownership by Primary Residence Country

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**CONCLUSION:** It's estimated that over 92% of non-primary properties are owned by US residents, while 7% are owned by Canadians, with less than 1% of owners being European or from other countries.

## Ownership by Counties and Property City

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### Number of Properties by City

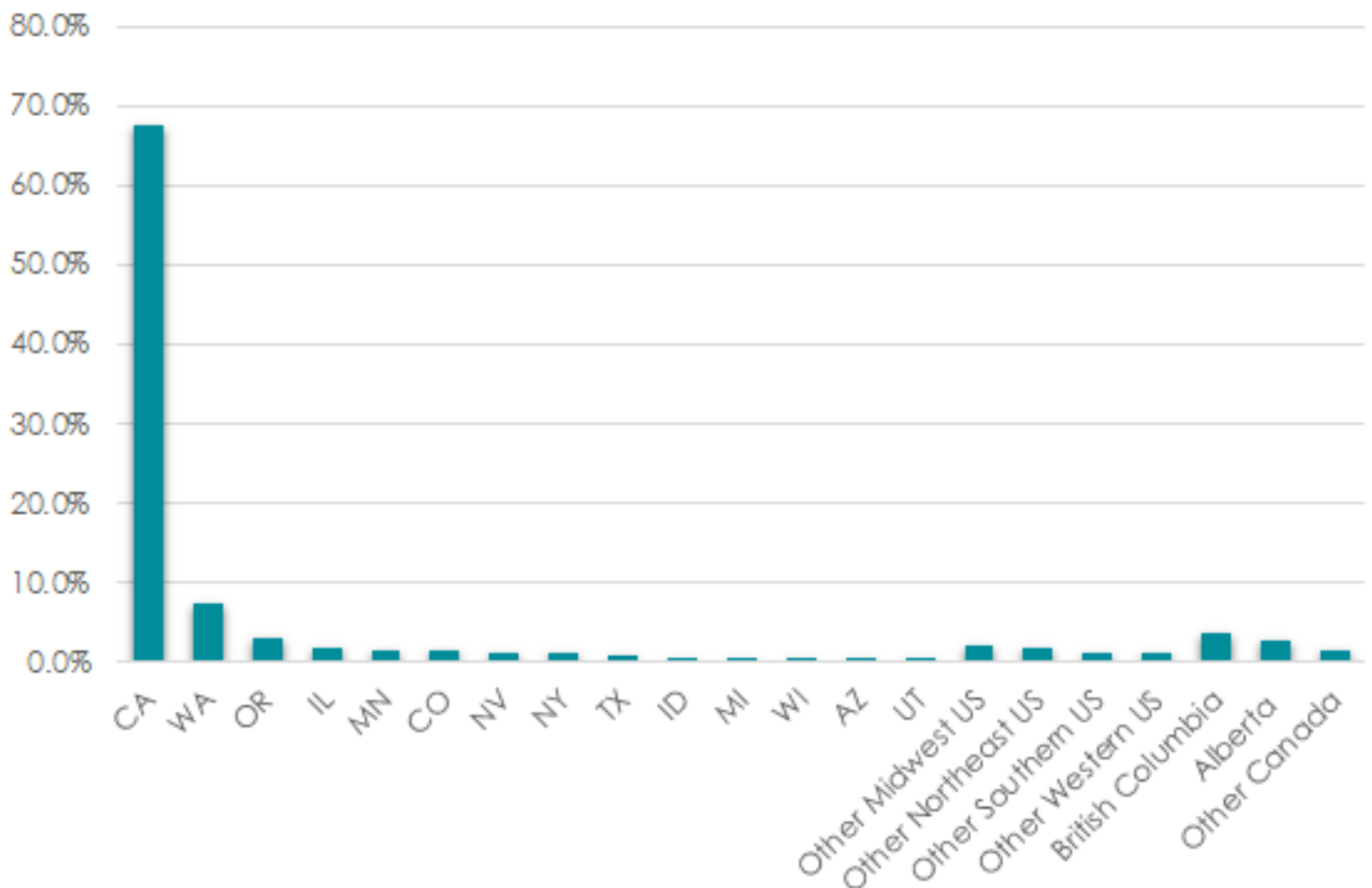
	United States	Canada	Europe	Other Countries
Cathedral City	4,620	391	11	5
Coachella	1,241	4	0	0
Desert Hot Springs	4,094	53	3	1
Indian Wells	2,829	241	4	1
Indio	6,358	620	4	1
La Quinta	10,267	776	9	3
Palm Desert	14,471	1,511	32	11
Palm Springs	14,352	772	54	17
Rancho Mirage	6,037	631	21	1
	<b>64,269</b>	<b>4,999</b>	<b>138</b>	<b>40</b>

### Number of Properties by City (%)

	United States	Canada	Europe	Other Countries
Cathedral City	91.9%	7.8%	0.2%	0.1%
Coachella	99.7%	0.3%	0.0%	0.0%
Desert Hot Springs	98.6%	1.3%	0.1%	0.0%
Indian Wells	92.0%	7.8%	0.1%	0.0%
Indio	91.0%	8.9%	0.1%	0.0%
La Quinta	92.9%	7.0%	0.1%	0.0%
Palm Desert	90.3%	9.4%	0.2%	0.1%
Palm Springs	94.5%	5.1%	0.4%	0.1%
Rancho Mirage	90.2%	9.4%	0.3%	0.0%



## Ownership by State & Canadian Province



**CONCLUSION:** While California owners comprise an estimated 68% of total ownership, another 7% are estimated to live in Washington state and 3% in Oregon. Of the 7.2% of Canadian owners, an estimated 3.5% are from British Columbia and 2.5% from Alberta, the top Canadian areas.

## Ownership by State & Canadian Province (%)

Owner's State/Province	Total	Cathedral City	Coachella	Desert Hot Springs	Indian Wells	Indio	La Quinta	Palm Desert	Palm Springs	Rancho Mirage
Base: All Properties (US & Canada)	70,681	5,104	1,388	4,267	3,102	7,238	11,215	16,221	15,436	6,710
<b>Subtotal: U.S.</b>	<b>92.2%</b>	<b>92.2%</b>	<b>99.7%</b>	<b>98.7%</b>	<b>92.1%</b>	<b>91.1%</b>	<b>93.0%</b>	<b>90.5%</b>	<b>94.9%</b>	<b>90.5%</b>
CA	67.7%	76.9%	96.9%	89.9%	51.0%	75.4%	63.8%	62.2%	67.7%	60.4%
WA	7.2%	4.1%	0.4%	2.0%	10.6%	5.1%	8.5%	9.3%	6.9%	7.9%
OR	2.8%	1.5%	0.1%	0.9%	4.2%	1.7%	3.5%	3.7%	2.8%	2.9%
IL	1.7%	0.8%	0.2%	0.2%	3.0%	0.4%	1.8%	1.7%	2.1%	2.9%
MN	1.3%	0.8%	-	0.2%	1.4%	0.8%	1.5%	1.3%	1.5%	2.1%
CO	1.2%	0.4%	0.1%	0.5%	3.7%	0.7%	1.6%	1.2%	1.0%	1.4%
NV	0.9%	0.5%	0.3%	0.4%	1.5%	0.7%	1.3%	1.2%	0.7%	0.9%
NY	0.9%	0.7%	0.1%	0.2%	0.8%	0.3%	0.6%	0.6%	2.0%	0.9%
TX	0.9%	0.6%	0.3%	0.5%	3.6%	0.5%	0.9%	0.7%	0.9%	0.9%
ID	0.6%	0.2%	-	0.3%	1.2%	0.5%	0.9%	0.7%	0.3%	0.6%
MI	0.5%	0.4%	-	0.2%	0.5%	0.3%	0.5%	0.5%	0.8%	0.7%
WI	0.4%	0.2%	-	0.2%	0.4%	0.3%	0.6%	0.5%	0.5%	0.6%
AZ	0.4%	0.7%	0.2%	0.4%	0.2%	0.6%	0.3%	0.4%	0.4%	0.4%
UT	0.4%	0.1%	0.0%	0.1%	0.6%	0.2%	0.5%	0.6%	0.4%	0.7%
Other Midwest US	2.1%	1.3%	0.1%	0.7%	4.8%	1.2%	2.9%	2.1%	1.6%	3.0%
Other Northeast US	1.5%	1.1%	-	0.6%	2.1%	0.6%	1.6%	1.4%	2.4%	1.7%
Other Southern US	1.2%	1.0%	0.9%	0.7%	0.9%	0.7%	1.2%	1.0%	1.8%	1.3%
Other Western US	1.1%	1.1%	0.1%	0.7%	1.9%	1.1%	1.1%	1.2%	0.9%	1.3%
<b>Subtotal: Canada</b>	<b>7.2%</b>	<b>7.8%</b>	<b>0.3%</b>	<b>1.3%</b>	<b>7.9%</b>	<b>8.9%</b>	<b>7.0%</b>	<b>9.5%</b>	<b>5.1%</b>	<b>9.5%</b>
British Columbia	3.5%	3.1%	0.3%	0.6%	4.2%	3.8%	3.4%	5.1%	2.4%	4.3%
Alberta	2.5%	2.8%	-	0.6%	2.8%	3.7%	2.5%	3.0%	1.3%	3.9%
Other Canada	1.2%	1.9%	-	0.0%	0.9%	1.3%	1.2%	1.3%	1.4%	1.3%

# Ownership by City, California

Owner's Location in California	Property Location									
	Total	Cathedral City	Coachella	Desert Hot Springs	Indian Wells	Indio	La Quinta	Palm Desert	Palm Springs	Rancho Mirage
Base: All Properties (California)	45,602	3,755	1,187	3,549	1,528	5,120	6,860	9,695	9,980	3,928
<b>Subtotal: Coachella Valley</b>	<b>14,640</b>	<b>1,619</b>	<b>902</b>	<b>1,624</b>	<b>280</b>	<b>2,697</b>	<b>1,761</b>	<b>2,628</b>	<b>2,255</b>	<b>874</b>
Palm Desert	3,046	140	25	129	99	303	254	1,622	119	116
Palm Springs	2,897	355	3	161	11	42	20	112	1,787	95
Indio	2,438	54	267	79	14	1,416	204	107	24	13
La Quinta	2,037	36	49	34	58	403	1,043	194	26	22
Rancho Mirage	1,412	160	4	81	17	80	66	326	104	532
Cathedral City	1,397	787	10	214	2	40	22	45	135	49
Desert Hot Springs	1,091	40	13	823	1	24	7	24	32	8
Coachella	769	4	403	19	1	159	23	16		1
Indian Wells	365	9	3	8	68	38	52	117	9	29
Other Coachella Valley	599	34	125	76	9	192	70	65	19	9
<b>Subtotal: LA County</b>	<b>12,561</b>	<b>1,028</b>	<b>118</b>	<b>802</b>	<b>410</b>	<b>768</b>	<b>1,699</b>	<b>2,642</b>	<b>3,654</b>	<b>1,440</b>
Central Los Angeles/Westside	3,416	230	7	143	135	142	367	574	1,402	416
South Los Angeles	4,057	323	31	250	134	267	660	1,013	977	402
San Fernando Valley/Santa Clarita	2,988	249	56	238	79	232	417	650	711	356
Pasadena Area	1,378	185	7	106	46	57	185	256	389	147
San Gabriel and Pomona Valleys	722	41	17	65	16	70	70	149	175	119
<b>Subtotal: Other Southern California</b>	<b>12,940</b>	<b>825</b>	<b>127</b>	<b>985</b>	<b>566</b>	<b>1,265</b>	<b>2,331</b>	<b>3,173</b>	<b>2,560</b>	<b>1,108</b>
Orange County	6,209	344	39	357	335	534	1,267	1,634	1,107	592
San Diego County	3,115	163	29	184	148	345	507	744	748	247
San Bernardino/Riverside/Temecula	2,644	262	50	400	51	293	354	532	521	181
Ventura/Santa Barbara Counties	889	50	5	36	31	76	180	248	177	86
East Desert/Imperial Valley	83	6	4	8	1	17	23	15	7	2
<b>Subtotal: Northern California</b>	<b>4,500</b>	<b>228</b>	<b>24</b>	<b>106</b>	<b>220</b>	<b>300</b>	<b>826</b>	<b>1,005</b>	<b>1,352</b>	<b>439</b>
San Francisco/San Jose	2,186	124	7	46	109	101	364	390	841	204
Oakland/East Bay/North Bay	1,282	49	1	20	61	99	244	329	339	140
Sacramento Area	410	19	1	15	25	45	87	120	63	35
Other Northern California	622	36	15	25	25	55	131	166	109	60
<b>Subtotal: Central California</b>	<b>961</b>	<b>55</b>	<b>16</b>	<b>32</b>	<b>52</b>	<b>90</b>	<b>243</b>	<b>247</b>	<b>159</b>	<b>67</b>
Central Coast	416	14	6	4	14	36	108	121	77	36
San Joaquin Valley/Mojave/Stockton	545	41	10	28	38	54	135	126	82	31

## CONCLUSION:

- Beyond local ownership, estimated ownership by city is statewide, mainly Southern California.
- Coachella Valley is estimated to lead with 32.1% of properties owned, 6.7% in Palm Desert and 6.4% in Palm Springs, with less than 6% in other area cities.
- Other Southern California (excluding Los Angeles) is next with an estimated 28.4%, 13.6% who reside in Orange County and 6.8% in San Diego.
- Greater Los Angeles represents an estimated 27.5% of ownership of properties, of which 7.5% is in Central/West Los Angeles and 8.9% in southern LA County areas.

## Ownership, by City, California (%)

Owner's Location in California	Property Location									
	Total	Cathedral City	Coachella	Desert Hot Springs	Indian Wells	Indio	La Quinta	Palm Desert	Palm Springs	Rancho Mirage
<i>Base: All Properties (California)</i>	45,602	3,755	1,187	3,549	1,528	5,120	6,860	9,695	9,980	3,928
<b>Subtotal: Coachella Valley</b>	<b>32.1%</b>	<b>43.1%</b>	<b>76.0%</b>	<b>45.8%</b>	<b>18.3%</b>	<b>52.7%</b>	<b>25.7%</b>	<b>27.1%</b>	<b>22.6%</b>	<b>22.3%</b>
Palm Desert	6.2%	3.7%	2.1%	3.6%	6.5%	5.9%	3.7%	16.7%	1.2%	3.0%
Palm Springs	5.7%	9.5%	0.3%	4.5%	0.7%	0.8%	0.3%	1.2%	17.9%	2.4%
Indio	4.8%	1.4%	22.5%	2.2%	0.9%	27.7%	3.0%	1.1%	0.2%	0.3%
La Quinta	4.1%	1.0%	4.1%	1.0%	3.8%	7.9%	15.2%	2.0%	0.3%	0.6%
Rancho Mirage	3.0%	4.3%	0.3%	2.3%	1.1%	1.6%	1.0%	3.4%	1.0%	13.5%
Cathedral City	2.9%	21.0%	0.8%	6.0%	0.1%	0.8%	0.3%	0.5%	1.4%	1.2%
Desert Hot Springs	2.1%	1.1%	1.1%	23.2%	0.1%	0.5%	0.1%	0.2%	0.3%	0.2%
Coachella	1.4%	0.1%	34.0%	0.5%	0.1%	3.1%	0.3%	0.2%	0.0%	0.0%
Indian Wells	0.7%	0.2%	0.3%	0.2%	4.5%	0.7%	0.8%	1.2%	0.1%	0.7%
Other Coachella Valley	1.3%	0.9%	10.5%	2.1%	0.6%	3.8%	1.0%	0.7%	0.2%	0.2%
<b>Subtotal: LA County</b>	<b>27.5%</b>	<b>27.4%</b>	<b>9.9%</b>	<b>22.6%</b>	<b>26.8%</b>	<b>15.0%</b>	<b>24.8%</b>	<b>27.3%</b>	<b>36.6%</b>	<b>36.7%</b>
Central Los Angeles/Westside	7.5%	6.1%	0.6%	4.0%	8.8%	2.8%	5.3%	5.9%	14.0%	10.6%
South Los Angeles	8.9%	8.6%	2.6%	7.0%	8.8%	5.2%	9.6%	10.4%	9.8%	10.2%
San Fernando Valley/Santa Clarita	6.6%	6.6%	4.7%	6.7%	5.2%	4.5%	6.1%	6.7%	7.1%	9.1%
Pasadena Area	3.0%	4.9%	0.6%	3.0%	3.0%	1.1%	2.7%	2.6%	3.9%	3.7%
San Gabriel and Pomona Valleys	1.6%	1.1%	1.4%	1.8%	1.0%	1.4%	1.0%	1.5%	1.8%	3.0%
<b>Subtotal: Other Southern California</b>	<b>28.4%</b>	<b>22.0%</b>	<b>10.7%</b>	<b>27.8%</b>	<b>37.0%</b>	<b>24.7%</b>	<b>34.0%</b>	<b>32.7%</b>	<b>25.7%</b>	<b>28.2%</b>
Orange County	13.6%	9.2%	3.3%	10.1%	21.9%	10.4%	18.5%	16.9%	11.1%	15.1%
San Diego County	6.8%	4.3%	2.4%	5.2%	9.7%	6.7%	7.4%	7.7%	7.5%	6.3%
San Bernardino/Riverside/Temecula	5.8%	7.0%	4.2%	11.3%	3.3%	5.7%	5.2%	5.5%	5.2%	4.6%
Ventura/Santa Barbara Counties	1.9%	1.3%	0.4%	1.0%	2.0%	1.5%	2.6%	2.6%	1.8%	2.2%
East Desert/Imperial Valley	0.2%	0.2%	0.3%	0.2%	0.1%	0.3%	0.3%	0.2%	0.1%	0.1%
<b>Subtotal: Northern California</b>	<b>9.9%</b>	<b>6.1%</b>	<b>2.0%</b>	<b>3.0%</b>	<b>14.4%</b>	<b>5.9%</b>	<b>12.0%</b>	<b>10.4%</b>	<b>13.5%</b>	<b>11.2%</b>
San Francisco/San Jose	4.8%	3.3%	0.6%	1.3%	7.1%	2.0%	5.3%	4.0%	8.4%	5.2%
Oakland/East Bay/North Bay	2.8%	1.3%	0.1%	0.6%	4.0%	1.9%	3.6%	3.4%	3.4%	3.6%
Sacramento Area	0.9%	0.5%	0.1%	0.4%	1.6%	0.9%	1.3%	1.2%	0.6%	0.9%
Other Northern California	1.4%	1.0%	1.3%	0.7%	1.6%	1.1%	1.9%	1.7%	1.1%	1.5%
<b>Subtotal: Central California</b>	<b>2.1%</b>	<b>1.5%</b>	<b>1.3%</b>	<b>0.9%</b>	<b>3.4%</b>	<b>1.8%</b>	<b>3.5%</b>	<b>2.5%</b>	<b>1.6%</b>	<b>1.7%</b>
Central Coast	0.9%	0.4%	0.5%	0.1%	0.9%	0.7%	1.6%	1.2%	0.8%	0.9%
San Joaquin Valley/Mojave/Stockton	1.2%	1.1%	0.8%	0.8%	2.5%	1.1%	2.0%	1.3%	0.8%	0.8%

## Ownership by Coachella Valley, City

### Number of Properties

