

MANSION | DESERT LIVING

RICH ZIPS | A LOOK AT SOME OF THE MOST EXPENSIVE ZIP CODES IN THE U.S.

Indian Wells, CA, 92210

By JESSICA FLINT

ABOUT TWO HOURS east of Los Angeles in the Sonoran Desert is Coachella Valley, home to nine cities that make up the greater Palm Springs area. On the western end is Palm Springs, known for its old Hollywood glamour and significant architecture. But more mid-to-east valley, about

30 minutes from Palm Springs, is Indian Wells, which has the area's priciest residential real estate as ranked by median listing price, according to Realtor.com. (News Corp, owner of The Wall Street Journal, also operates Realtor.com under license from the National Association of Realtors.) It also has some of the most expensive desert real estate in the U.S. "To say you live in Indian Wells has cachet," says Scott Ehrens, a Compass real-estate agent.

NOTABLE STOPS AND SHOPS
The Pink Cabana

Inspired by Palm Springs' Midcentury tennis and racquet clubs, this



The Pink Cabana serves breakfast, lunch and dinner in a colorful interior.

\$1.68 MILLION
Median List Price
(down 23.64% year-to-year)

74
Median days on market

\$502
Median price per square foot

60
Active Listings, (up 120% year-to-year)

All data is from January 2023. Source: Realtor.com



The high-end real-estate market is driven by country clubs with residential properties.

breakfast; lunch and dinner spot has a colorful interior: Think pink banquettes and palm leaf wallpaper. It's in the Sands Hotel & Spa and serves Mediterranean cuisine with Moroccan flair.

The Living Desert Zoo and Gardens

Founded in 1970, this zoo focuses on the deserts of the world and is home to more than 600 animals, representing over 170 species. The Rhino Savanna with 12 African species—including two black rhinos—is a highlight. Don't miss feeding a giraffe.

El Paseo

About 10 minutes west of Indian Wells in Palm Desert is this shopping, dining and entertaining hub. It has high-end shops, restaurants, day spas, fitness studios, art galleries and more.

Old Town La Quinta

Roughly 10 minutes south of Indian Wells is the city of La Quinta, whose Main Street is filled with cafes and shops. Despite its name, Old Town first opened in 2003.

4,757
Population of Indian Wells, according to census data. It grows to about 10,000 with second homeowners. Still, Indian Wells is the smallest Coachella Valley city.

EVENT OF THE YEAR

The annual BNP Paribas Open tennis tournament held at the Indian Wells Tennis Garden draws the sport's biggest names: Roger Federer, Rafael Nadal and Serena Williams have all won here. The event is typically held in March. Locals love it. There's even a Nobu restaurant on the grounds.

MEMBERSHIP TO HAVE

"Indian Wells's high-end real-estate market is driven by country clubs with residential properties: The Vintage Club, The Reserve Club and Eldorado Country Club,"



Mr. Ehrens says. "There is also the newer Toscana Country Club."

ADVICE FOR THE BUYER

While Mr. Ehrens notes that the country clubs have prime real estate, he says, "There is also a gorgeous Midcentury neighborhood with important architecture by Charles Du Bois and Donald Wexler, which people might not associate with Indian Wells."

LISTINGS



\$13.995 Million

5 bedrooms, 7 bathrooms

This 9,872-square-foot estate is in the Toscana Country Club. Built in 2013, it's on 0.72 acre, one of the club's largest lots. There is an infinity pool and outdoor kitchen. Agent: Ginger Glass, Compass and Toscana Country Club Team.



\$10.8 Million

3 bedrooms, 6 bathrooms

Built in 2021, this 5,500-square-foot modern house on 0.38 acre seamlessly blends indoor-outdoor living. There is a primary bedroom in both the east wing and the west wing and a 65-foot pool outdoors. Agent: Ryan Bragg, Compass.



\$4.995 Million

5 bedrooms, 6 bathrooms

In The Reserve Club, this 5,822-square-foot house on 0.46 acre sits on a ridge. Built in 2003, it has an open floor plan. There is also a pool, spa and outdoor fireplace. Agent: Tom Cullinan and Sandy Walton, Reserve Realty.

CLOCKWISE FROM LEFT: NATASHA LEE FOR THE WALL STREET JOURNAL (2); TOTAL AGENT; TRENT TEIGEN; SCOTT AVRA; SANNA MANDER (MAP); SYD WEILER (ICON)