



Palm Desert Condos

Sales Comparables - August 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	425 Tava Ln	991	\$ 312.00	2	2	8/1/2023	\$ 310,000.00	2178	0.05	632-330-077
Palm Desert	42521 Saladin Dr	1787	\$ 307.00	2	1.75	8/1/2023	\$ 550,000.00	2178	0.05	634-212-024
Palm Desert	42606 Saladin Dr	1787	\$ 288.00	2	1.75	8/1/2023	\$ 515,000.00	2178	0.05	634-212-030
Palm Desert	76251 Poppy Ln	1549	\$ 390.00	2	1.75	8/1/2023	\$ 605,000.00	1778	0.04	626-193-048
Palm Desert	73153 Ajo Ln	1585	\$ 391.00	2	1.75	8/2/2023	\$ 620,000.00	4356	0.1	655-140-020
Palm Desert	42757 Turqueries Ave	1384	\$ 357.00	2	1.75	8/2/2023	\$ 495,000.00	1371	0.03	634-192-013
Palm Desert	156 White Horse Trl	2430	\$ 373.00	3	3	8/2/2023	\$ 908,000.00	3049	0.07	632-471-076
Palm Desert	237 Santa Barbara Cir	1584	\$ 489.00	2	1.75	8/2/2023	\$ 775,000.00	1533	0.04	622-084-013
Palm Desert	74800 Sheryl Ave	825	\$ 358.00	2	1.75	8/3/2023	\$ 296,000.00	885	0.02	624-243-041
Palm Desert	76668 Kybar Rd	1384	\$ 306.00	2	1.75	8/4/2023	\$ 424,500.00	2178	0.05	634-251-033
Palm Desert	2407 Via Calderia	1278	\$ 223.00	2	3.5	8/4/2023	\$ 285,000.00	1253	0.03	622-024-045
Palm Desert	73610 Golf Course Ln	1737	\$ 363.00	2	1.75	8/4/2023	\$ 631,000.00	3485	0.08	009-614-893
Palm Desert	77755 Cape Verde Dr	1839	\$ 301.00	2	2	8/4/2023	\$ 554,500.00	6534	0.15	637-460-006
Palm Desert	69 Verde Way	1070	\$ 457.00	2	2	8/4/2023	\$ 490,000.00	3920	0.09	624-260-071
Palm Desert	508 Desert Holly Dr	2182	\$ 625.00	3	3	8/4/2023	\$ 1,365,000.00	2715	0.06	632-515-011
Palm Desert	42268 Casbah Way	1295	\$ 312.00	1	1.75	8/7/2023	\$ 405,000.00	3484	0.08	634-102-009
Palm Desert	78807 Fortuna Pl					8/7/2023	\$ 504,000.00	4356	0.1	748-460-021
Palm Desert	73484 Shadow Mountain Dr	1392	\$ 287.00	2	1.75	8/7/2023	\$ 400,000.00	994	0.02	627-253-008
Palm Desert	73495 Foxtail Ln	1426	\$ 308.00	2	1.75	8/7/2023	\$ 440,000.00	1702	0.04	655-350-026
Palm Desert	76345 Oxford Ln					8/7/2023	\$ 504,000.00	3092	0.07	694-620-044
Palm Desert	73499 Foxtail Ln	1737	\$ 402.00	3	2.75	8/8/2023	\$ 699,000.00	1706	0.04	655-350-028
Palm Desert	76333 Oxford Ln					8/8/2023	\$ 481,000.00	3105	0.07	694-620-045
Palm Desert	76988 Kybar Rd	1384	\$ 379.00	2	1.75	8/9/2023	\$ 525,000.00	1866	0.04	634-193-019
Palm Desert	41017 Preston Trl	1301	\$ 249.00	2	1.75	8/9/2023	\$ 325,000.00	2613	0.06	632-120-014
Palm Desert	76336 Oxford Ln					8/10/2023	\$ 502,000.00	3070	0.07	694-620-057
Palm Desert	76315 Vanderbilt Ln					8/10/2023	\$ 503,500.00			694-612-051
Palm Desert	775 Box Canyon Trl	1903	\$ 367.00	3	1.75	8/11/2023	\$ 700,000.00	1726	0.04	632-501-003
Palm Desert	141 Villa Ct	1330	\$ 334.00	2	2	8/11/2023	\$ 445,000.00	2504	0.06	626-264-045
Palm Desert	76290 Poppy Ln	1918	\$ 331.00	2	1.75	8/11/2023	\$ 636,500.00	1847	0.04	626-193-078
Palm Desert	273 Desert Holly Dr	2508	\$ 572.00	3	3	8/11/2023	\$ 1,435,000.00	3044	0.07	632-514-007



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Palm Desert	35473 Bains Ave					8/14/2023	\$ 530,000.00	4791	0.11	694-140-056
Palm Desert	746 Vista Lago Dr N	1814	\$ 262.00	2	2.5	8/14/2023	\$ 477,000.00	4511	0.1	626-361-026
Palm Desert	78824 Fortuna Pl					8/14/2023	\$ 498,500.00	4791	0.11	748-460-027
Palm Desert	380 Red River Rd	2764	\$ 276.00	3	3.25	8/14/2023	\$ 765,000.00	2712	0.06	632-292-049
Palm Desert	214 Paseo Gusto	1888	\$ 255.00	3	2.5	8/15/2023	\$ 482,500.00	1598	0.04	694-521-036
Palm Desert	76312 Vanderbilt Ln					8/15/2023	\$ 485,000.00			694-612-056
Palm Desert	35445 Bains Ave					8/16/2023	\$ 546,000.00	4356	0.1	694-140-058
Palm Desert	125 Bouquet Canyon Dr	1661	\$ 270.00	1	1.75	8/16/2023	\$ 450,000.00	1622	0.04	632-281-023
Palm Desert	72871 Shadow Mountain Dr	1216	\$ 328.00	2	1.75	8/17/2023	\$ 399,000.00	1306	0.03	628-250-002
Palm Desert	76324 Vanderbilt Ln					8/17/2023	\$ 441,000.00			694-612-055
Palm Desert	76327 Vanderbilt Ln					8/17/2023	\$ 462,500.00			694-612-052
Palm Desert	76321 Trojan Dr					8/17/2023	\$ 448,000.00			694-612-059
Palm Desert	35459 Bains Ave					8/17/2023	\$ 598,500.00	4791	0.11	694-140-057
Palm Desert	74800 Sheryl Ave	817	\$ 380.00	2	1.75	8/18/2023	\$ 311,000.00	905	0.02	624-243-003
Palm Desert	73331 Oriole Ct	1253	\$ 477.00	2	2	8/18/2023	\$ 598,000.00	5227	0.12	655-130-030
Palm Desert	860 Deer Haven Cir	2392	\$ 418.00	3	2.5	8/18/2023	\$ 1,000,000.00	2377	0.05	632-512-033
Palm Desert	72710 Sage Ct	1554	\$ 308.00	2	1.75	8/21/2023	\$ 480,000.00	1479	0.03	628-261-010
Palm Desert	41 Joya Dr	2051	\$ 336.00	3	2.5	8/21/2023	\$ 690,000.00	3484	0.08	622-221-021
Palm Desert	252 Calle Del Verano	2055	\$ 282.00	2	1.75	8/21/2023	\$ 580,000.00	1827	0.04	622-142-021
Palm Desert	443 Desert Holly Dr	2182	\$ 357.00	3	3	8/22/2023	\$ 779,000.00	2904	0.07	632-513-038
Palm Desert	41461 Preston Trl	1245	\$ 376.00	2	1.75	8/22/2023	\$ 468,500.00	2613	0.06	632-110-039
Palm Desert	73231 Mariposa Dr	2439	\$ 606.00	2	2.5	8/22/2023	\$ 1,480,000.00	5662	0.13	655-310-007
Palm Desert	46 Presidio Pl	1950	\$ 252.00	3	2	8/23/2023	\$ 493,000.00	3484	0.08	622-132-044
Palm Desert	86 Conejo Cir	2056	\$ 60.00	3	2.75	8/24/2023	\$ 125,000.00	3484	0.08	622-230-027
Palm Desert	225 Paseo Animado	1771	\$ 283.00	3	2.5	8/24/2023	\$ 502,000.00	1658	0.04	694-521-047
Palm Desert	42525 Edessa St	1787	\$ 237.00	2	1.75	8/24/2023	\$ 425,000.00	2178	0.05	634-212-013
Palm Desert	46967 Highway 74	840	\$ 339.00	2	1	8/24/2023	\$ 285,000.00	429	0.01	628-232-008
Palm Desert	73593 El Hasson Cir	2111	\$ 521.00	2	1.75	8/25/2023	\$ 1,100,000.00	3920	0.09	630-400-016
Palm Desert	43376 Cook St	1005	\$ 333.00	2	1.75	8/25/2023	\$ 335,000.00	1172	0.03	634-043-003
Palm Desert	221 Camino Arroyo N	2056	\$ 299.00	3	2.75	8/25/2023	\$ 615,000.00	3484	0.08	622-211-037



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Palm Desert	74122 Santa Rosa Cir	1547	\$ 248.00	3	2	8/28/2023	\$ 385,000.00	2613	0.06	625-022-035
Palm Desert	42085 Turqueries Ave	1384	\$ 390.00	2	1.75	8/28/2023	\$ 540,000.00	2178	0.05	634-191-030
Palm Desert	345 Paseo Gusto	1596	\$ 281.00	3	2.5	8/28/2023	\$ 450,000.00	1560	0.04	694-521-071
Palm Desert	250 Paseo Bravo	1465	\$ 269.00	2	1.75	8/28/2023	\$ 395,000.00	552	0.01	694-173-032
Palm Desert	43376 Cook St	1005	\$ 348.00	2	1	8/29/2023	\$ 350,000.00	1185	0.03	634-042-060
Palm Desert	38750 Wisteria Dr	1918	\$ 372.00	2	2.5	8/30/2023	\$ 715,000.00	1719	0.04	626-221-031
Palm Desert	35 Maximo Way	1759	\$ 229.00	3	2	8/30/2023	\$ 403,500.00	3484	0.08	622-212-018
Palm Desert	244 Paseo Gregario	1465	\$ 279.00	2	1.75	8/31/2023	\$ 410,000.00	548	0.01	694-173-025
Palm Desert	46123 Highway 74	1279	\$ 218.00	2	1.75	8/31/2023	\$ 280,000.00	2613	0.06	628-070-023
Palm Desert	38873 Wisteria Dr	1673	\$ 314.00	3	2.5	8/31/2023	\$ 525,500.00	1660	0.04	626-224-002
Palm Desert	41583 Woodhaven Dr W	1808	\$ 273.00	2	3	8/31/2023	\$ 495,000.00	1286	0.03	632-107-058
Palm Desert	164 Wimbledon Ct	1650	\$ 266.00	2	1.75	8/31/2023	\$ 440,000.00	2613	0.06	622-281-061

Total Sales:	72
Average Sales Price:	\$549,548.61
Average Square Feet:	1645

Deemed reliable but not guaranteed

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