



Palm Desert

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	74228 Becker St	2465	\$ 324.00	5	4.25	8/1/2025	\$ 800,500.00	4578	0.11	694-562-016
Palm Desert	77613 Burrus Ct	2220	\$ 310.00	3	2.5	8/1/2025	\$ 690,000.00	7840	0.18	632-380-029
Palm Desert	75473 Orange Blossom Ln	1100	\$ 217.00	3	2	8/1/2025	\$ 239,000.00	3920	0.09	634-061-031
Palm Desert	73285 Tamarisk St	1876	\$ 791.00	3	1.75	8/1/2025	\$ 1,485,000.00	13503	0.31	630-090-022
Palm Desert	73765 Catalina Way	1036	\$ 418.00	2	1.75	8/4/2025	\$ 434,000.00	7840	0.18	627-132-002
Palm Desert	48600 Paisano Rd	7080	\$ 353.00	4	4.75	8/5/2025	\$ 2,500,000.00	72745	1.67	628-360-011
Palm Desert	78863 Iron Bark Dr	1366	\$ 329.00	2	1.75	8/6/2025	\$ 450,000.00	5662	0.13	752-140-068
Palm Desert	296 Paseo Vista Cir	2531	\$ 264.00	4	2.5	8/6/2025	\$ 670,000.00	4356	0.1	640-380-054
Palm Desert	74255 Velardo Dr	1040	\$ 226.00	2	1.75	8/6/2025	\$ 236,000.00	8276	0.19	624-204-010
Palm Desert	74240 Becker St	2750	\$ 328.00	5	4	8/7/2025	\$ 904,500.00	4643	0.11	694-562-017
Palm Desert	72640 Hedgehog St	1585	\$ 406.00	3	1.75	8/7/2025	\$ 645,000.00	7405	0.17	640-281-027
Palm Desert	78723 Sunrise Mountain Vw	2042	\$ 259.00	3	2	8/8/2025	\$ 530,000.00	6969	0.16	752-210-022
Palm Desert	33 Via Amormio	2941	\$ 331.00	5	3.25	8/8/2025	\$ 975,000.00	8712	0.2	624-380-070
Palm Desert	40308 Eastwood Ln	2220	\$ 258.00	3	2.5	8/11/2025	\$ 573,500.00	8276	0.19	632-380-067
Palm Desert	630 Hawk Hill Trl	2464	\$ 474.00	4	3.25	8/11/2025	\$ 1,170,000.00	6969	0.16	632-680-004
Palm Desert	35831 Raphael Dr	2754	\$ 299.00	4	3.25	8/11/2025	\$ 825,500.00	10454	0.24	694-250-027
Palm Desert	78496 Sterling Ln	2395	\$ 250.00	4	2.5	8/11/2025	\$ 600,000.00	7840	0.18	748-340-012
Palm Desert	78688 Sunrise Canyon Ave	2156	\$ 271.00	3	2.75	8/11/2025	\$ 585,000.00	6969	0.16	752-140-087
Palm Desert	43705 Warner Trl	1548	\$ 287.00	3	2	8/11/2025	\$ 445,000.00	5662	0.13	637-282-012
Palm Desert	73112 Bel Air Rd	2781	\$ 449.00	4	2.75	8/14/2025	\$ 1,250,000.00	10890	0.25	630-451-015
Palm Desert	73430 Buckboard Trl	2239	\$ 366.00	3	1.75	8/14/2025	\$ 820,000.00	11325	0.26	655-041-002
Palm Desert	35815 Lasuen St	1992	\$ 408.00	3	2	8/14/2025	\$ 814,000.00	5532	0.13	694-550-007
Palm Desert	40670 Posada Ct	1847	\$ 297.00	3	2	8/14/2025	\$ 550,000.00	8276	0.19	622-311-014
Palm Desert	866 Andreas Canyon Dr	6969	\$ 1,381.00	4	4	8/15/2025	\$ 9,625,000.00	26571	0.61	652-360-007
Palm Desert	74353 Andrews Dr	2925	\$ 323.00	3	2.75	8/15/2025	\$ 945,000.00	6534	0.15	694-573-033
Palm Desert	77722 Carinda Ct	1941	\$ 342.00	3	2.5	8/15/2025	\$ 665,000.00	8712	0.2	632-380-053
Palm Desert	4 Hillcrest Dr	3063	\$ 310.00	4	3.25	8/15/2025	\$ 950,000.00	10018	0.23	620-355-001
Palm Desert	74387 Peppergrass St	1152	\$ 585.00	2	1.75	8/15/2025	\$ 675,000.00	7840	0.18	625-213-008
Palm Desert	78335 Silent Dr	1050	\$ 323.00	1	1.75	8/15/2025	\$ 340,000.00	3920	0.09	748-120-040
Palm Desert	39575 Manorgate Rd	1764	\$ 294.00	2	1.75	8/19/2025	\$ 520,000.00	6534	0.15	748-350-005



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Palm Desert	77061 New York Ave	1818	\$ 328.00	2	2.5	8/19/2025	\$ 597,500.00	5227	0.12	637-115-005
Palm Desert	74073 Rutledge Way	1170	\$ 341.00	2	1.75	8/19/2025	\$ 400,000.00	9147	0.21	624-190-006
Palm Desert	42667 Cardiff St	1916	\$ 263.00	4	2	8/20/2025	\$ 505,000.00	8712	0.2	637-170-038
Palm Desert	77315 Colorado St	1818	\$ 312.00	3	2.75	8/20/2025	\$ 568,000.00	4791	0.11	637-470-003
Palm Desert	72645 Skyward Way	2575	\$ 329.00	3	2.25	8/20/2025	\$ 849,000.00	9583	0.22	628-163-002
Palm Desert	172 Wikil Pl	3611	\$ 1,059.00	4	3.75	8/20/2025	\$ 3,825,000.00	8712	0.2	771-290-035
Palm Desert	78754 Falsetto Dr	2102	\$ 237.00	2	2	8/21/2025	\$ 499,000.00	6534	0.15	752-360-084
Palm Desert	36698 Fan Palm Way	2102	\$ 242.00	2	1.75	8/21/2025	\$ 510,000.00	7405	0.17	752-190-059
Palm Desert	78611 Blooming Ct	2062	\$ 310.00	3	2.5	8/25/2025	\$ 640,000.00	13503	0.31	748-082-023
Palm Desert	37388 Medjool Ave	1582	\$ 296.00	3	2.75	8/25/2025	\$ 469,000.00	5662	0.13	748-140-052
Palm Desert	78300 Willowrich Dr	1527	\$ 360.00	2	1.75	8/25/2025	\$ 551,000.00	6098	0.14	748-101-022
Palm Desert	40180 Eastwood Ln	2220	\$ 238.00	3	2.5	8/26/2025	\$ 530,000.00	7840	0.18	632-370-035
Palm Desert	73300 Willow St	2837	\$ 415.00	4	2.5	8/26/2025	\$ 1,180,000.00	17859	0.41	630-071-017
Palm Desert	76733 California Dr	1561	\$ 370.00	3	1.75	8/27/2025	\$ 579,000.00	5662	0.13	637-424-001
Palm Desert	74246 Storke Dr	2465	\$ 305.00	5	4.25	8/27/2025	\$ 752,000.00	4356	0.1	694-561-018
Palm Desert	43135 Tennessee Ave	1400	\$ 367.00	3	1.75	8/27/2025	\$ 515,000.00	5662	0.13	637-402-014
Palm Desert	72 Rocio Ct	3322	\$ 135.00	4	3.5	8/28/2025	\$ 450,000.00	8712	0.2	624-400-044
Palm Desert	78459 Yucca Blossom Dr	1548	\$ 261.00	2	1.75	8/28/2025	\$ 405,000.00	6098	0.14	748-091-054
Palm Desert	35935 Hinksey St	2318	\$ 303.00	4	1.75	8/29/2025	\$ 704,000.00	3571	0.08	694-570-015
Palm Desert	78291 Hollister Dr	1622	\$ 302.00	2	1.75	8/29/2025	\$ 490,000.00	6534	0.15	752-040-028
Palm Desert	36029 Palomino Way	1680	\$ 268.00	3	1.75	8/29/2025	\$ 451,000.00	5662	0.13	752-300-031
Palm Desert	78944 Quiet Springs Dr	1128	\$ 328.00	2	1.75	8/29/2025	\$ 370,000.00	7405	0.17	748-190-059
Palm Desert	39770 Saint Michael Pl	2081	\$ 264.00	2	2.5	8/29/2025	\$ 550,000.00	12196	0.28	626-250-052
Palm Desert	78420 Willowrich Dr	1548	\$ 411.00	2	1.75	8/29/2025	\$ 637,500.00	4791	0.11	748-091-009



Lawyers Title

Palm Desert

Sales Comparables - August 2025

<i>Total Sales:</i>	54
<i>Average Sales Price:</i>	\$906,277.78
<i>Average Square Feet:</i>	2209