



Palm Desert Condos

Sales Comparables - December 2025

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|-------------|--------------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|-------------|
| Palm Desert | 73879 Club Circle Dr | 1449 | \$ 486.00 | 3 | 3 | 12/1/2025 | \$ 705,000.00 | 1350 | 0.03 | 627-432-005 |
| Palm Desert | 304 Desert Falls Dr E | 1330 | \$ 255.00 | 2 | 2 | 12/1/2025 | \$ 340,000.00 | 2480 | 0.06 | 626-021-041 |
| Palm Desert | 111 Juan Cir | 1303 | \$ 421.00 | 2 | 1.75 | 12/1/2025 | \$ 549,000.00 | 1151 | 0.03 | 622-121-006 |
| Palm Desert | 47466 Maroc Cir | 2482 | \$ 151.00 | 3 | 2.75 | 12/1/2025 | \$ 375,000.00 | 4356 | 0.1 | 630-260-003 |
| Palm Desert | 703 Retreat Cir | 2590 | \$ 594.00 | 2 | 2.25 | 12/1/2025 | \$ 1,540,000.00 | 2523 | 0.06 | 620-471-028 |
| Palm Desert | 322 Sundance Cir | 2294 | \$ 326.00 | 2 | 2.5 | 12/1/2025 | \$ 750,000.00 | 2271 | 0.05 | 632-312-038 |
| Palm Desert | 38312 Zinnia Ln E | 2489 | \$ 416.00 | 3 | 3 | 12/1/2025 | \$ 1,037,500.00 | 2435 | 0.06 | 626-232-079 |
| Palm Desert | 428 S Sierra Madre | 1800 | \$ 271.00 | 2 | 1.75 | 12/2/2025 | \$ 488,000.00 | 1683 | 0.04 | 622-074-019 |
| Palm Desert | 72670 Thrush Rd | 924 | \$ 266.00 | 2 | 1 | 12/2/2025 | \$ 246,000.00 | 896 | 0.02 | 628-242-010 |
| Palm Desert | 74042 Catalina Way | 1312 | \$ 296.00 | 2 | 1.75 | 12/3/2025 | \$ 389,000.00 | 3049 | 0.07 | 625-371-004 |
| Palm Desert | 239 Vista Royale Cir E | 1814 | \$ 248.00 | 2 | 2.5 | 12/4/2025 | \$ 450,000.00 | 4376 | 0.1 | 626-342-064 |
| Palm Desert | 42588 Edessa St | 1384 | \$ 317.00 | 2 | 1.75 | 12/5/2025 | \$ 440,000.00 | 2178 | 0.05 | 634-212-041 |
| Palm Desert | 41927 Preston Trl | 1245 | \$ 353.00 | 2 | 1.75 | 12/5/2025 | \$ 440,000.00 | 2613 | 0.06 | 632-230-036 |
| Palm Desert | 455 Desert Holly Dr | 2182 | \$ 396.00 | 3 | 3 | 12/8/2025 | \$ 865,000.00 | 2718 | 0.06 | 632-515-022 |
| Palm Desert | 472 Sandpiper St | 1089 | \$ 550.00 | 1 | 1.75 | 12/8/2025 | \$ 600,000.00 | 1742 | 0.04 | 640-230-013 |
| Palm Desert | 40462 Bay Hill Way | 1177 | \$ 314.00 | 2 | 2 | 12/10/2025 | \$ 370,000.00 | 2613 | 0.06 | 632-132-031 |
| Palm Desert | 132 Running Springs Dr | 2184 | \$ 354.00 | 2 | 3 | 12/10/2025 | \$ 775,000.00 | 1953 | 0.04 | 632-302-007 |
| Palm Desert | 41773 Aventine Ct | 1537 | \$ 318.00 | 3 | 1.75 | 12/11/2025 | \$ 489,000.00 | 3049 | 0.07 | 622-051-060 |
| Palm Desert | 73367 Oriole Ct | 2284 | \$ 374.00 | 3 | 2.75 | 12/11/2025 | \$ 855,000.00 | 6098 | 0.14 | 655-120-013 |
| Palm Desert | 41550 Palmetto Ln | 1245 | \$ 326.00 | 2 | 1.75 | 12/11/2025 | \$ 406,000.00 | 2613 | 0.06 | 632-110-022 |
| Palm Desert | 73468 Shadow Mountain Dr | 1667 | \$ 293.00 | 2 | 2.5 | 12/11/2025 | \$ 490,000.00 | 2130 | 0.05 | 627-253-011 |
| Palm Desert | 76477 Sweet Pea Way | 1627 | \$ 491.00 | 2 | 1.75 | 12/11/2025 | \$ 800,000.00 | 1742 | 0.04 | 626-192-050 |
| Palm Desert | 76167 Impatiens Cir | 1650 | \$ 415.00 | 2 | 2.5 | 12/12/2025 | \$ 685,000.00 | 1532 | 0.04 | 626-211-024 |
| Palm Desert | 73005 Pancho Segura Ln | 1136 | \$ 347.00 | 2 | 1.75 | 12/12/2025 | \$ 395,000.00 | 1085 | 0.02 | 628-154-032 |
| Palm Desert | 76948 Scimitar Way | 1585 | \$ 315.00 | 3 | 1.75 | 12/12/2025 | \$ 500,000.00 | 1582 | 0.04 | 634-171-085 |
| Palm Desert | 77689 Woodhaven Dr N | 1808 | \$ 259.00 | 2 | 3 | 12/12/2025 | \$ 470,000.00 | 1201 | 0.03 | 632-103-039 |
| Palm Desert | 76669 Begonia Ln | 1549 | \$ 367.00 | 2 | 1.75 | 12/15/2025 | \$ 570,000.00 | 1522 | 0.03 | 626-204-046 |
| Palm Desert | 141 Camino Arroyo N | 1533 | \$ 358.00 | 2 | 2 | 12/15/2025 | \$ 549,000.00 | 3049 | 0.07 | 622-101-015 |
| Palm Desert | 312 Castellana S | 1670 | \$ 305.00 | 3 | 1.75 | 12/15/2025 | \$ 510,000.00 | 1648 | 0.04 | 622-141-072 |
| Palm Desert | 76658 Daffodil Dr | 1549 | \$ 435.00 | 2 | 1.75 | 12/15/2025 | \$ 675,000.00 | 1633 | 0.04 | 626-203-002 |

Deemed reliable but not guaranteed

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|-------------|------------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|-------------|
| Palm Desert | 101 Desert Falls Dr | 2019 | \$ 264.00 | 3 | 2.5 | 12/15/2025 | \$ 534,000.00 | 3484 | 0.08 | 626-180-051 |
| Palm Desert | 73416 Irontree Dr | 1737 | \$ 321.00 | 3 | 2.75 | 12/15/2025 | \$ 558,000.00 | 1737 | 0.04 | 655-340-008 |
| Palm Desert | 47457 Maroc Cir | 2566 | \$ 818.00 | 3 | 2.75 | 12/15/2025 | \$ 2,100,000.00 | 4356 | 0.1 | 630-260-006 |
| Palm Desert | 42558 Sand Dune Dr | 1576 | \$ 266.00 | 2 | 2.5 | 12/15/2025 | \$ 420,000.00 | 3920 | 0.09 | 634-110-078 |
| Palm Desert | 72302 Blueridge Ct | 1320 | \$ 276.00 | 2 | 2 | 12/16/2025 | \$ 365,000.00 | 3049 | 0.07 | 652-190-009 |
| Palm Desert | 44149 Chamonix Ct | 1584 | \$ 264.00 | 3 | 1.75 | 12/16/2025 | \$ 419,000.00 | 4356 | 0.1 | 625-381-025 |
| Palm Desert | 43376 Cook St | 1005 | \$ 278.00 | 2 | 1 | 12/16/2025 | \$ 280,000.00 | 1219 | 0.03 | 634-041-084 |
| Palm Desert | 144 Desert Falls Cir | 1814 | \$ 282.00 | 3 | 2.5 | 12/16/2025 | \$ 512,000.00 | 3249 | 0.07 | 626-261-032 |
| Palm Desert | 48902 Desert Flower Dr | 1207 | \$ 265.00 | 2 | 1.75 | 12/16/2025 | \$ 320,000.00 | 871 | 0.02 | 652-210-029 |
| Palm Desert | 73417 Foxtail Ln | 1737 | \$ 316.00 | 3 | 2.75 | 12/16/2025 | \$ 550,000.00 | 1715 | 0.04 | 655-340-040 |
| Palm Desert | 355 San Remo St | 1584 | \$ 432.00 | 2 | 1.75 | 12/16/2025 | \$ 685,000.00 | 1566 | 0.04 | 622-075-045 |
| Palm Desert | 38306 Gazania Cir | 1918 | \$ 484.00 | 2 | 2.5 | 12/17/2025 | \$ 930,000.00 | 1914 | 0.04 | 626-233-012 |
| Palm Desert | 105 Brandigo Cir | 1609 | \$ 326.00 | 2 | 1.75 | 12/18/2025 | \$ 525,000.00 | 3920 | 0.09 | 626-170-055 |
| Palm Desert | 76546 Begonia Ln | 2489 | \$ 323.00 | 3 | 3 | 12/19/2025 | \$ 805,000.00 | 2512 | 0.06 | 626-204-021 |
| Palm Desert | 73411 Dalea Ln | 2039 | \$ 328.00 | 3 | 3.75 | 12/19/2025 | \$ 670,000.00 | 2178 | 0.05 | 655-195-003 |
| Palm Desert | 47186 El Agadir | 2426 | \$ 494.00 | 3 | 2.75 | 12/19/2025 | \$ 1,200,000.00 | 3484 | 0.08 | 630-320-009 |
| Palm Desert | 76251 Poppy Ln | 1549 | \$ 361.00 | 2 | 1.75 | 12/19/2025 | \$ 560,000.00 | 1778 | 0.04 | 626-193-048 |
| Palm Desert | 406 Red River Rd | 3202 | \$ 306.00 | 3 | 3.25 | 12/19/2025 | \$ 980,000.00 | 4356 | 0.1 | 632-292-060 |
| Palm Desert | 712 Sandpiper St | 1566 | \$ 478.00 | 2 | 1.75 | 12/19/2025 | \$ 750,000.00 | 2178 | 0.05 | 640-220-012 |
| Palm Desert | 72869 Don Larson Ln | 1191 | \$ 352.00 | 3 | 1.75 | 12/22/2025 | \$ 420,000.00 | 1001 | 0.02 | 628-155-007 |
| Palm Desert | 73850 Fairway Dr | 423 | \$ 520.00 | 1 | 1 | 12/22/2025 | \$ 220,000.00 | 551 | 0.01 | 627-420-039 |
| Palm Desert | 220 Green Mountain Dr | 1746 | \$ 257.00 | 2 | 1.75 | 12/22/2025 | \$ 449,000.00 | 1670 | 0.04 | 632-304-010 |
| Palm Desert | 41823 Preston Trl | 1245 | \$ 297.00 | 2 | 1.75 | 12/22/2025 | \$ 370,000.00 | 2613 | 0.06 | 632-222-027 |
| Palm Desert | 73850 Fairway Dr | 571 | \$ 471.00 | 1 | 1 | 12/23/2025 | \$ 269,000.00 | 579 | 0.01 | 627-420-032 |
| Palm Desert | 77751 Woodhaven Dr N | 1617 | \$ 291.00 | 2 | 2.5 | 12/23/2025 | \$ 471,000.00 | 1260 | 0.03 | 632-103-029 |
| Palm Desert | 122 Camino Arroyo S | 1950 | \$ 310.00 | 3 | 2 | 12/24/2025 | \$ 605,000.00 | 3484 | 0.08 | 622-132-023 |
| Palm Desert | 45324 Driftwood Dr | 1550 | \$ 248.00 | 2 | 1.75 | 12/24/2025 | \$ 385,000.00 | 1742 | 0.04 | 625-430-038 |
| Palm Desert | 73256 Foxtail Ln | 1629 | \$ 429.00 | 2 | 1.75 | 12/24/2025 | \$ 700,000.00 | 4356 | 0.1 | 655-280-011 |
| Palm Desert | 58 Ponderosa Cir | 2764 | \$ 397.00 | 3 | 4.25 | 12/24/2025 | \$ 1,100,000.00 | 2694 | 0.06 | 632-293-044 |
| Palm Desert | 1701 Retreat Cir | 2034 | \$ 378.00 | 2 | 2.25 | 12/24/2025 | \$ 770,000.00 | | | 620-472-031 |

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|-------------|------------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|-------------|
| Palm Desert | 243 San Remo St | 1670 | \$ 317.00 | 2 | 1.75 | 12/24/2025 | \$ 530,000.00 | 1714 | 0.04 | 622-065-016 |
| Palm Desert | 333 Sandpiper St | 2105 | \$ 332.00 | 2 | 1.75 | 12/24/2025 | \$ 700,000.00 | 3920 | 0.09 | 640-260-011 |
| Palm Desert | 2108 Via Calderia | 1183 | \$ 269.00 | 1 | 2.25 | 12/24/2025 | \$ 319,000.00 | 1139 | 0.03 | 622-024-063 |
| Palm Desert | 4150 Via Cararra | 2344 | \$ 319.00 | 2 | 2.25 | 12/24/2025 | \$ 750,000.00 | 2291 | 0.05 | 622-371-047 |
| Palm Desert | 265 Calle Del Verano | 1303 | \$ 283.00 | 2 | 1.75 | 12/29/2025 | \$ 370,000.00 | 1215 | 0.03 | 622-143-042 |
| Palm Desert | 48668 Desert Flower Dr | 1207 | \$ 298.00 | 2 | 2 | 12/29/2025 | \$ 360,000.00 | 871 | 0.02 | 652-200-051 |
| Palm Desert | 44269 Portofino Ct | 1728 | \$ 314.00 | 3 | 1.75 | 12/29/2025 | \$ 544,000.00 | 4791 | 0.11 | 625-390-013 |
| Palm Desert | 72516 Sandstone Ln | 1654 | \$ 312.00 | 3 | 2 | 12/29/2025 | \$ 517,000.00 | 3049 | 0.07 | 652-170-026 |
| Palm Desert | 40165 Baltusrol Cir | 1177 | \$ 322.00 | 2 | 3.5 | 12/30/2025 | \$ 380,000.00 | 2613 | 0.06 | 632-171-024 |
| Palm Desert | 38354 Crocus Ln | 2489 | \$ 265.00 | 3 | 3 | 12/30/2025 | \$ 660,000.00 | 2524 | 0.06 | 626-223-053 |
| Palm Desert | 73493 Foxtail Ln | 1525 | \$ 278.00 | 2 | 2.75 | 12/30/2025 | \$ 425,000.00 | 1160 | 0.03 | 655-350-025 |
| Palm Desert | 75 Laredo Ln | 1725 | \$ 315.00 | 1 | 1.75 | 12/30/2025 | \$ 545,000.00 | 1456 | 0.03 | 632-301-030 |
| Palm Desert | 47425 Medina Dr W | 2466 | \$ 506.00 | 3 | 2.75 | 12/30/2025 | \$ 1,250,000.00 | 4356 | 0.1 | 630-280-020 |
| Palm Desert | 42215 Sultan Ave | 1432 | \$ 244.00 | 2 | 1.75 | 12/30/2025 | \$ 350,000.00 | 3049 | 0.07 | 634-102-038 |
| Palm Desert | 43902 Via Palma | 1650 | \$ 242.00 | 2 | 1.75 | 12/30/2025 | \$ 400,000.00 | 4356 | 0.1 | 637-440-040 |
| Palm Desert | 73231 Mariposa Dr | 2439 | \$ 603.00 | 2 | 2.5 | 12/31/2025 | \$ 1,472,500.00 | 5662 | 0.13 | 655-310-007 |
| Palm Desert | 43349 Martini Ct | 1154 | \$ 339.00 | 3 | 1.75 | 12/31/2025 | \$ 392,000.00 | 1098 | 0.03 | 622-171-044 |



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Sales Comparables - December 2025

| | |
|------------------------------------|---------------------|
| <i>Total Sales:</i> | 77 |
| <i>Average Sales Price:</i> | \$605,714.29 |
| <i>Average Square Feet:</i> | 1699 |