



## Palm Desert

### 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	34761 Blake Dr	2156	\$ 308.00	3	2.75	12/1/2025	\$ 665,000.00	7405	0.17	752-370-085
Palm Desert	1102 Lake Vis	3314	\$ 1,139.00	4	3.75	12/1/2025	\$ 3,775,000.00	14810	0.34	652-110-004
Palm Desert	36574 Royal Sage Ct	1213	\$ 331.00	2	1.75	12/1/2025	\$ 402,500.00	6098	0.14	752-250-092
Palm Desert	78855 Fortuna Pl	1732	\$ 265.00	2	1.75	12/2/2025	\$ 460,000.00	4791	0.11	748-440-071
Palm Desert	78698 Rockwell Cir	1172	\$ 351.00	2	1.75	12/2/2025	\$ 412,500.00	4791	0.11	748-410-086
Palm Desert	78772 Amare Way	1592	\$ 285.00	2	2.25	12/3/2025	\$ 455,000.00	4791	0.11	748-450-023
Palm Desert	73880 Grapevine St	2680	\$ 520.00	3	2.25	12/3/2025	\$ 1,395,000.00	11761	0.27	630-141-027
Palm Desert	40399 Corte Placitas	2781	\$ 305.00	4	3.25	12/4/2025	\$ 850,000.00	9583	0.22	622-300-040
Palm Desert	43880 Primrose Dr	1353	\$ 326.00	3	1.75	12/4/2025	\$ 442,000.00	8712	0.2	624-201-022
Palm Desert	44586 San Jose Ave	1655	\$ 383.00	3	1.5	12/4/2025	\$ 635,000.00	9147	0.21	627-164-004
Palm Desert	76817 Manor Ln	2793	\$ 286.00	4	3.5	12/5/2025	\$ 799,000.00	12196	0.28	626-250-044
Palm Desert	48125 Anita Cir	2020	\$ 346.00	2	2.5	12/8/2025	\$ 699,000.00	10454	0.24	652-052-002
Palm Desert	38608 Bent Palm Dr	1576	\$ 307.00	2	2	12/8/2025	\$ 485,000.00	6534	0.15	748-210-022
Palm Desert	48651 Shady View Dr	3330	\$ 645.00	3	3.5	12/8/2025	\$ 2,150,000.00	13068	0.3	652-141-010
Palm Desert	126 Vista Monte	2923	\$ 390.00	4	3.25	12/8/2025	\$ 1,140,000.00	12196	0.28	628-410-034
Palm Desert	78571 Glastonbury Way	1160	\$ 336.00	2	1.75	12/9/2025	\$ 390,000.00	4356	0.1	748-420-030
Palm Desert	74048 Via Vittorio	2774	\$ 335.00	3	3.25	12/9/2025	\$ 930,000.00	9583	0.22	624-410-015
Palm Desert	43412 Amaryllis Way	2183	\$ 347.00	4	3.5	12/10/2025	\$ 759,000.00	8712	0.2	624-351-004
Palm Desert	74183 Aster Dr	1353	\$ 406.00	3	1.75	12/10/2025	\$ 550,000.00	8276	0.19	624-201-016
Palm Desert	38786 Brandywine Ave	1045	\$ 339.00	2	1.75	12/10/2025	\$ 355,000.00	5662	0.13	748-190-047
Palm Desert	75483 La Cresta Dr	1793	\$ 384.00	3	2.5	12/10/2025	\$ 690,000.00	9147	0.21	634-130-061
Palm Desert	78610 Sunrise Mountain Vw	1922	\$ 335.00	3	2.5	12/10/2025	\$ 645,000.00	6969	0.16	752-220-016
Palm Desert	43541 Virginia Ave	1400	\$ 267.00	4	1.75	12/10/2025	\$ 374,696.00	6969	0.16	637-381-008
Palm Desert	38995 Brandywine Ave	2032	\$ 290.00	2	1.75	12/11/2025	\$ 590,000.00	6098	0.14	748-240-002
Palm Desert	37953 Grand Oaks Ave	1576	\$ 333.00	2	2	12/11/2025	\$ 525,000.00	6098	0.14	748-160-001
Palm Desert	78259 Kistler Way	2142	\$ 240.00	2	1.75	12/11/2025	\$ 516,000.00	7405	0.17	752-130-018
Palm Desert	74761 Leslie Ave	1592	\$ 307.00	4	2.75	12/11/2025	\$ 490,000.00	6534	0.15	624-240-001
Palm Desert	632 Pinnacle Crst	9152	\$ 1,038.00	6	5.75	12/11/2025	\$ 9,500,000.00	61855	1.42	771-510-006
Palm Desert	134 Vista Valle	2790	\$ 403.00	3	3	12/11/2025	\$ 1,127,000.00	15681	0.36	628-421-016
Palm Desert	38767 Burgundy Ln	1238	\$ 343.00	2	1.75	12/12/2025	\$ 425,000.00	5227	0.12	748-190-039



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Palm Desert	77405 Colorado St	1755	\$ 321.00	3	2.5	12/12/2025	\$ 565,000.00	4791	0.11	637-470-012
Palm Desert	74225 Fairway Dr	1120	\$ 343.00	3	1.75	12/12/2025	\$ 385,000.00	7405	0.17	625-185-017
Palm Desert	78289 Kistler Way	1931	\$ 235.00	3	1.75	12/12/2025	\$ 455,000.00	6969	0.16	752-130-020
Palm Desert	73086 Monterra Cir N	3225	\$ 403.00	3	3.25	12/12/2025	\$ 1,300,000.00	14810	0.34	655-020-024
Palm Desert	45416 Panorama Dr	1819	\$ 406.00	2	1.75	12/12/2025	\$ 740,000.00	5662	0.13	625-142-010
Palm Desert	74115 Portola Pointe Ln	3416	\$ 229.00	4	3	12/12/2025	\$ 785,000.00	10890	0.25	694-222-004
Palm Desert	78350 Prairie Flower Dr	1045	\$ 325.00	2	1.5	12/12/2025	\$ 340,000.00	4791	0.11	748-092-023
Palm Desert	78743 Stansbury Ct	1578	\$ 345.00	2	1.75	12/12/2025	\$ 545,000.00	5227	0.12	752-360-023
Palm Desert	30 Via Cielo Azul	2309	\$ 324.00	3	2.5	12/12/2025	\$ 750,000.00	7840	0.18	624-380-044
Palm Desert	74560 Moss Rose Dr	1868	\$ 390.00	4	1.75	12/15/2025	\$ 729,000.00	9583	0.22	624-352-036
Palm Desert	44558 Santa Ynez Ave	3259	\$ 524.00	5	3.75	12/15/2025	\$ 1,710,000.00	18730	0.43	625-071-003
Palm Desert	72885 Calle De La Silla	4434	\$ 631.00	4	3.75	12/16/2025	\$ 2,800,000.00	23522	0.54	655-170-010
Palm Desert	77645 Mountain Vw	3200	\$ 453.00	7	2.75	12/16/2025	\$ 1,450,000.00	45302	1.04	637-300-032
Palm Desert	78665 Sunrise Canyon Ave	3232	\$ 320.00	2	2.5	12/16/2025	\$ 1,037,000.00	8276	0.19	752-140-001
Palm Desert	48335 Alan Cir	3019	\$ 420.00	4	2.75	12/17/2025	\$ 1,270,000.00	12196	0.28	652-052-010
Palm Desert	840 Hawk Hill Trl	2742	\$ 532.00	3	3.5	12/17/2025	\$ 1,460,000.00	7405	0.17	632-690-004
Palm Desert	73117 Haystack Rd	2904	\$ 334.00	5	2.5	12/17/2025	\$ 970,000.00	11761	0.27	630-190-034
Palm Desert	78589 Rainswept Way	2156	\$ 310.00	3	2.75	12/17/2025	\$ 670,000.00	6534	0.15	752-440-025
Palm Desert	74425 Zeppelin Dr	2541	\$ 393.00	3	2.25	12/17/2025	\$ 1,000,000.00	17424	0.4	694-480-054
Palm Desert	78301 Bovee Cir	1380	\$ 369.00	2	1.75	12/18/2025	\$ 510,000.00	6098	0.14	752-260-031
Palm Desert	1024 Cahuilla Fls	8925	\$ 915.00	4	4.5	12/18/2025	\$ 8,170,000.00	27007	0.62	652-330-006
Palm Desert	74619 Fairway Dr	2976	\$ 403.00	5	2.75	12/18/2025	\$ 1,200,000.00	23958	0.55	625-245-006
Palm Desert	35875 Lasuen St	2453	\$ 387.00	3	2.5	12/18/2025	\$ 950,000.00	7021	0.16	694-550-003
Palm Desert	43685 Warner Trl	1538	\$ 312.00	3	1.75	12/18/2025	\$ 480,000.00	6098	0.14	637-282-011
Palm Desert	72930 Willow St	2304	\$ 759.00	3	2.5	12/18/2025	\$ 1,750,000.00	13503	0.31	628-101-015
Palm Desert	40346 Barington Dr	2660	\$ 281.00	4	2.75	12/19/2025	\$ 749,000.00	9147	0.21	632-380-048
Palm Desert	42700 Iowa St	1436	\$ 286.00	2	1.75	12/19/2025	\$ 411,500.00	6098	0.14	637-123-008
Palm Desert	78675 Iron Bark Dr	1616	\$ 275.00	2	1.75	12/19/2025	\$ 445,000.00	5227	0.12	752-320-057
Palm Desert	78629 Rockwell Cir	1128	\$ 301.00	2	1.75	12/19/2025	\$ 340,000.00	4356	0.1	748-410-015
Palm Desert	78302 Silver Sage Dr	1647	\$ 236.00	2	1.75	12/19/2025	\$ 390,000.00	5662	0.13	748-110-056



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Palm Desert	78378 Desert Willow Dr	1548	\$ 287.00	2	1.75	12/22/2025	\$ 445,000.00	5227	0.12	748-091-063
Palm Desert	74060 Setting Sun Trl	1466	\$ 477.00	2	2	12/22/2025	\$ 700,000.00	12196	0.28	625-271-002
Palm Desert	43725 Texas Ave	1494	\$ 394.00	3	1.75	12/22/2025	\$ 590,000.00	6098	0.14	637-281-016
Palm Desert	76375 Cambridge Dr	1754	\$ 290.00	3	2.25	12/23/2025	\$ 510,000.00	3066	0.07	694-620-063
Palm Desert	35238 Flute Ave	2142	\$ 235.00	2	1.75	12/23/2025	\$ 505,000.00	6969	0.16	752-460-058
Palm Desert	52 Payson Cir	1816	\$ 470.00	3	2	12/23/2025	\$ 855,000.00	9583	0.22	637-330-043
Palm Desert	74450 Peppergrass St	1408	\$ 351.00	3	1.75	12/23/2025	\$ 495,500.00	9147	0.21	625-215-006
Palm Desert	72811 White Dr	3733	\$ 723.00	4	3.75	12/26/2025	\$ 2,700,000.00	11761	0.27	652-052-014
Palm Desert	35536 Bains Ave	1705	\$ 337.00		1.5	12/29/2025	\$ 575,000.00	5662	0.13	694-150-079
Palm Desert	155 Bellini Way	2814	\$ 325.00	4	2.75	12/29/2025	\$ 915,000.00	15245	0.35	626-470-058
Palm Desert	44220 Grand Canyon Ln	2453	\$ 326.00	3	2.5	12/29/2025	\$ 800,000.00	8276	0.19	625-562-008
Palm Desert	49260 Jfk Trl	4832	\$ 739.00	4	4.5	12/29/2025	\$ 3,575,000.00	30056	0.69	655-300-016
Palm Desert	76786 Oklahoma Ave	1400	\$ 325.00	3	1.75	12/29/2025	\$ 455,000.00	6534	0.15	637-392-031
Palm Desert	35401 Staccato St	1632	\$ 309.00	2	1.75	12/29/2025	\$ 505,000.00	5662	0.13	752-430-086
Palm Desert	78904 Alliance Way	2032	\$ 238.00	2	1.75	12/30/2025	\$ 485,000.00	6969	0.16	752-430-027
Palm Desert	74755 Del Coronado Dr	1335	\$ 715.00	1	2.25	12/30/2025	\$ 955,500.00	10454	0.24	625-253-026
Palm Desert	74596 Peppertree Dr	1518	\$ 510.00	3	1.75	12/30/2025	\$ 775,000.00	9147	0.21	625-221-032
Palm Desert	78625 Sunrise Canyon Ave	2169	\$ 322.00	2	2.5	12/30/2025	\$ 700,000.00	8276	0.19	752-160-020
Palm Desert	37762 Drexell Dr	1724	\$ 313.00	4	2	12/31/2025	\$ 540,000.00	7405	0.17	694-362-002
Palm Desert	73447 Travers St	2464	\$ 235.00	3	3.5	12/31/2025	\$ 580,000.00	4356	0.1	694-150-012



***Palm Desert***  
Sales Comparables - December 2025

<b><i>Total Sales:</i></b>	80
<b><i>Average Sales Price:</i></b>	\$1,058,114.95
<b><i>Average Square Feet:</i></b>	2294