



Palm Desert Condos

Sales Comparables - February 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	307 Appaloosa Way	1819	\$192.00	2	2.25	2/2/2026	\$350,000.00	1677	0.04	632-312-004
Palm Desert	74236 Catalina Way	1344	\$241.00	3	1.75	2/2/2026	\$325,000.00	2613	0.06	625-371-048
Palm Desert	450 Desert Falls Dr N	1330	\$309.00	2	2	2/2/2026	\$412,000.00	2613	0.06	626-281-012
Palm Desert	48724 Desert Flower Dr	1207	\$259.00	2	2	2/3/2026	\$313,500.00	871	0.02	652-200-034
Palm Desert	2102 Via Calderia	1183	\$316.00	1	2.25	2/3/2026	\$375,000.00	1253	0.03	622-024-055
Palm Desert	44049 Vigo Ct	1345	\$314.00	2	1.75	2/4/2026	\$422,500.00	4791	0.11	625-381-018
Palm Desert	76756 Chrysanthemum Way	1540	\$422.00	2	1.75	2/5/2026	\$650,000.00	1645	0.04	626-202-029
Palm Desert	76130 Honeysuckle Dr	1627	\$430.00	2	1.75	2/5/2026	\$700,000.00	1551	0.04	626-191-038
Palm Desert	139 Villa Ct	1330	\$278.00	2	2	2/5/2026	\$370,000.00	2504	0.06	626-264-044
Palm Desert	41809 Preston Trl	1245	\$333.00	2	1.75	2/9/2026	\$415,000.00	2613	0.06	632-222-023
Palm Desert	551 Red Arrow Trl	3562	\$471.00	4	3.75	2/9/2026	\$1,680,000.00	4144	0.1	632-492-007
Palm Desert	592 Calle Vibrante	2348	\$236.00	3	2.5	2/10/2026	\$556,000.00	2757	0.06	694-174-008
Palm Desert	13 Camino Arroyo S	1821	\$286.00	3	2	2/10/2026	\$522,500.00	3049	0.07	622-130-006
Palm Desert	49006 Foxtail Ln	2827	\$725.00	3	3.25	2/10/2026	\$2,050,000.00	6534	0.15	655-260-033
Palm Desert	72644 Raven Rd	840	\$300.00	2	1	2/10/2026	\$252,500.00	432	0.01	628-232-063
Palm Desert	112 Sarona Cir	1044	\$454.00	2	1.75	2/10/2026	\$475,000.00	3484	0.08	626-161-019
Palm Desert	73689 Mesquite Ct	1272	\$330.00	3	1.75	2/11/2026	\$420,000.00	2178	0.05	630-311-030
Palm Desert	73464 Shadow Mountain Dr	1392	\$280.00	2	1.75	2/11/2026	\$390,000.00	945	0.02	627-253-013
Palm Desert	41351 Kansas St	1360	\$284.00	2	1.75	2/13/2026	\$387,000.00	2613	0.06	632-260-055
Palm Desert	310 Running Springs Dr	3144	\$349.00	3	4	2/13/2026	\$1,100,000.00	4356	0.1	632-311-009
Palm Desert	714 Sandpiper St	2239	\$334.00	4	2.5	2/13/2026	\$750,000.00	3484	0.08	640-220-014
Palm Desert	816 Sandpiper St	1566	\$532.00	2	1.75	2/13/2026	\$833,500.00	2178	0.05	640-220-033
Palm Desert	46177 Highway 74	1104	\$317.00	2	1.75	2/17/2026	\$350,000.00	182080	4.18	009-615-691
Palm Desert	41681 Kansas St	1245	\$345.00	2	1.75	2/17/2026	\$430,000.00	2613	0.06	632-260-007
Palm Desert	38399 Nasturtium Way	1598	\$267.00	3	1.75	2/17/2026	\$428,000.00	2613	0.06	626-222-008
Palm Desert	40 Presidio Pl	1821	\$274.00	3	2	2/17/2026	\$499,000.00	3484	0.08	622-132-042
Palm Desert	29 Rawhide Cir	2764	\$352.00	3	3.25	2/17/2026	\$975,000.00	2596	0.06	632-294-031
Palm Desert	42535 Saladin Dr	1384	\$346.00	2	1.75	2/17/2026	\$480,000.00	2178	0.05	634-212-023
Palm Desert	283 San Vicente Cir	1670	\$134.00	2	1.75	2/17/2026	\$225,000.00	1668	0.04	622-111-031
Palm Desert	40925 Sandy Gale Ln	925	\$259.00	2	2	2/17/2026	\$240,000.00	870	0.02	632-081-080

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Palm Desert	42831 Scirocco Rd	775	\$451.00	1	1	2/17/2026	\$350,000.00	4356	0.1	634-081-034
Palm Desert	42405 Turqueries Ave	1384	\$317.00	2	1.75	2/17/2026	\$440,000.00	1419	0.03	634-191-010
Palm Desert	215 Via Reneca	1042	\$316.00	2	1.75	2/17/2026	\$330,000.00	1088	0.02	624-121-022
Palm Desert	48841 Cassia Pl	2116	\$661.00	3	2.75	2/18/2026	\$1,400,000.00	3920	0.09	655-210-013
Palm Desert	49 Maximo Way	1533	\$277.00	2	1.75	2/18/2026	\$425,000.00	3484	0.08	622-212-025
Palm Desert	48590 Oakwood Way	1428	\$297.00	2	2	2/18/2026	\$425,000.00	2613	0.06	652-180-006
Palm Desert	73851 Ocotillo Ct	1141	\$219.00	2	2	2/18/2026	\$250,000.00	1742	0.04	630-330-003
Palm Desert	314 S Sierra Madre	1584	\$268.00	2	1.75	2/18/2026	\$425,000.00	1571	0.04	622-073-008
Palm Desert	2301 Via Calderia	1492	\$276.00	2	3.5	2/18/2026	\$412,000.00	1471	0.03	622-024-030
Palm Desert	73268 Azure Rain	1624	\$252.00	2	2.5	2/19/2026	\$410,000.00	913	0.02	694-425-014
Palm Desert	549 Desert Falls Dr E	1330	\$259.00	2	2	2/19/2026	\$345,000.00	4103	0.09	626-341-011
Palm Desert	512 Desert Falls Dr N	1814	\$242.00	2	2.5	2/19/2026	\$440,000.00	4467	0.1	626-291-001
Palm Desert	48860 Mariposa Dr	1921	\$832.00	2	2	2/19/2026	\$1,600,000.00	4791	0.11	655-202-014
Palm Desert	340 Vista Royale Dr	1814	\$263.00	2	2.5	2/19/2026	\$477,500.00	4320	0.1	626-341-019
Palm Desert	350 Bright Rock Dr	2712	\$661.00	3	3	2/20/2026	\$1,795,000.00	3329	0.08	632-472-035
Palm Desert	76022 Honeysuckle Dr	1540	\$293.00	2	1.75	2/20/2026	\$452,000.00	1551	0.04	626-191-053
Palm Desert	41650 Kansas St	1091	\$357.00	2	1.75	2/20/2026	\$390,000.00	1742	0.04	632-260-028
Palm Desert	73307 Phoebe Ct	1253	\$634.00	2	2	2/20/2026	\$795,000.00	5227	0.12	655-130-024
Palm Desert	323 Red River Rd	1819	\$428.00	2	2.25	2/20/2026	\$779,000.00	1668	0.04	632-291-062
Palm Desert	45 Verde Way	1080	\$342.00	2	2	2/20/2026	\$370,000.00	3920	0.09	624-022-029
Palm Desert	103 Verde Way	1212	\$288.00	2	1.75	2/20/2026	\$350,000.00	3920	0.09	624-281-014
Palm Desert	3136 Via Giorna	2278	\$283.00	2	2.75	2/20/2026	\$645,000.00	1107	0.03	620-461-043
Palm Desert	6324 Via Stasera	1961	\$321.00	2	2	2/20/2026	\$629,500.00	1478	0.03	620-462-053
Palm Desert	126 Avellino Cir	1044	\$500.00	2	1.75	2/23/2026	\$523,000.00	3920	0.09	626-161-066
Palm Desert	52 Ponderosa Cir	2184	\$325.00	2	3	2/23/2026	\$710,000.00	2067	0.05	632-293-041
Palm Desert	2010 Via San Martino	1559	\$256.00	2	2	2/23/2026	\$400,000.00	1626	0.04	622-023-042
Palm Desert	38410 Zinnia Ln E	2489	\$391.00	3	3	2/23/2026	\$975,000.00	2292	0.05	626-232-090
Palm Desert	34 Camino Arroyo Pl	1950	\$241.00	3	2	2/24/2026	\$470,000.00	3484	0.08	622-102-008
Palm Desert	296 Castellana S	1303	\$326.00	2	1.75	2/24/2026	\$425,000.00	1120	0.03	622-141-064
Palm Desert	72580 Moonridge Ln	1548	\$302.00	3	1.75	2/24/2026	\$468,000.00	3484	0.08	652-221-041

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Palm Desert	271 Paseo Gregario	1602	\$230.00	2	1.75	2/24/2026	\$370,000.00	1323	0.03	694-173-081
Palm Desert	43818 Via Granada	1441	\$343.00	2	1.75	2/24/2026	\$495,000.00	6534	0.15	637-440-079
Palm Desert	105 Avellino Cir	1874	\$349.00	2	2.75	2/25/2026	\$655,000.00	3484	0.08	626-161-084
Palm Desert	243 Bouquet Canyon Dr	1368	\$292.00	2	1.75	2/25/2026	\$400,000.00	1237	0.03	632-281-073
Palm Desert	38488 Gazania Cir	1863	\$399.00	2	1.75	2/25/2026	\$745,000.00	1726	0.04	626-233-001
Palm Desert	41387 Princeville Ln	1245	\$333.00	2	1.75	2/25/2026	\$415,000.00	2613	0.06	632-250-014
Palm Desert	903 Red Arrow Trl	2682	\$503.00	3	3	2/25/2026	\$1,350,000.00	2412	0.06	632-502-037
Palm Desert	148 Verde Way	1070	\$392.00	2	2	2/25/2026	\$420,000.00	4356	0.1	624-281-051
Palm Desert	44220 Anacapa Way	1459	\$298.00	2	2	2/26/2026	\$435,000.00	2613	0.06	625-022-025
Palm Desert	217 Desert Falls Cir	1814	\$275.00	3	2.5	2/26/2026	\$500,000.00	3126	0.07	626-263-036
Palm Desert	114 Desert Falls Dr E	1061	\$273.00	1	1.5	2/26/2026	\$290,000.00	2304	0.05	626-261-007
Palm Desert	38960 Gladiolus Ln	1627	\$411.00	2	1.75	2/26/2026	\$670,000.00	1494	0.03	626-213-021
Palm Desert	341 Gran Via	1670	\$547.00	2	1.75	2/26/2026	\$915,000.00	1765	0.04	622-087-038
Palm Desert	73457 Irontree Dr	1980	\$446.00	2	2	2/26/2026	\$885,000.00	4791	0.11	655-321-015
Palm Desert	84 Lookout Dr	2679	\$242.00	2	3	2/26/2026	\$650,000.00	2885	0.07	632-292-017
Palm Desert	73261 Mariposa Dr	2361	\$603.00	2	3	2/26/2026	\$1,425,000.00	5662	0.13	655-310-010
Palm Desert	76911 Ascalon Ave	1410	\$417.00	2	1.75	2/27/2026	\$589,000.00	1307	0.03	634-171-054
Palm Desert	87 Camino Arroyo N	1950	\$348.00	3	2	2/27/2026	\$680,000.00	3049	0.07	622-100-029
Palm Desert	299 Cordoba Way	2055	\$308.00	3	1.75	2/27/2026	\$634,000.00	1990	0.05	622-066-015
Palm Desert	45301 Deep Canyon Rd	981	\$360.00	2	2	2/27/2026	\$354,000.00	1250	0.03	625-360-021
Palm Desert	38849 Palm Valley Dr	2125	\$358.00	3	3	2/27/2026	\$762,500.00	2038	0.05	626-212-033
Palm Desert	96 Presidio Pl	2051	\$238.00	3	2.75	2/27/2026	\$489,000.00	3049	0.07	622-130-036
Palm Desert	803 Retreat Cir	2590	\$349.00	2	2.25	2/27/2026	\$905,000.00	2548	0.06	620-471-038

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<i>Total Sales:</i>	83
<i>Average Sales Price:</i>	\$606,216.87
<i>Average Square Feet:</i>	1673