



Palm Desert

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	101 Azzuro Dr	2688	\$271.00	4	3.25	2/2/2026	\$730,000.00	10454	0.24	626-470-059
Palm Desert	74622 Gary Ave	1232	\$137.00	3	1.75	2/2/2026	\$170,000.00	6534	0.15	624-141-029
Palm Desert	73640 Joshua Tree St	3127	\$519.00	4	2.75	2/2/2026	\$1,625,000.00	13503	0.31	627-311-016
Palm Desert	78111 Bovee Cir	1634	\$347.00	2	1.75	2/3/2026	\$567,500.00	6969	0.16	752-250-007
Palm Desert	77145 Minnesota Ave	1570	\$280.00	4	2.5	2/3/2026	\$440,000.00	6969	0.16	637-095-001
Palm Desert	43255 Silk Tree Ln	1618	\$383.00	4	1.75	2/3/2026	\$620,000.00	9147	0.21	624-171-003
Palm Desert	42900 Tennessee Ave	1400	\$364.00	3	1.75	2/3/2026	\$510,000.00	6098	0.14	637-401-005
Palm Desert	78312 Yucca Blossom Dr	1157	\$319.00	2	1.75	2/4/2026	\$370,000.00	5662	0.13	748-101-050
Palm Desert	78441 Desert Willow Dr	1157	\$341.00	2	1.75	2/5/2026	\$395,000.00	5662	0.13	748-091-074
Palm Desert	35235 Inverness Ave	2142	\$347.00	2	1.75	2/5/2026	\$745,000.00	6969	0.16	752-090-046
Palm Desert	351 Tomahawk Dr	3244	\$574.00	3	3	2/5/2026	\$1,865,000.00	9147	0.21	632-570-006
Palm Desert	73411 Bursera Way	1800	\$461.00	3	1.75	2/6/2026	\$830,000.00	14810	0.34	630-081-018
Palm Desert	78560 Crystal Falls Rd	1304	\$364.00	2	1.75	2/6/2026	\$475,000.00	6098	0.14	748-050-068
Palm Desert	73836 Desert Bloom Trl	3608	\$816.00	4	3.75	2/6/2026	\$2,945,000.00	13939	0.32	655-360-021
Palm Desert	77235 Minnesota Ave	1330	\$338.00	3	1.75	2/6/2026	\$450,000.00	6098	0.14	637-096-006
Palm Desert	76835 Oklahoma Ave	1550	\$318.00	3	1.75	2/6/2026	\$494,000.00	6098	0.14	637-403-001
Palm Desert	72920 Somera Rd	1938	\$536.00	3	1.75	2/6/2026	\$1,040,000.00	10890	0.25	628-171-007
Palm Desert	45715 Verba Santa Dr	2499	\$426.00	4	2.5	2/6/2026	\$1,065,000.00	13939	0.32	627-292-005
Palm Desert	74260 Dexter St	2189	\$301.00	5	3.25	2/9/2026	\$660,000.00	4856	0.11	694-560-008
Palm Desert	36514 Royal Sage Ct	1664	\$270.00	3	1.75	2/9/2026	\$450,000.00	5662	0.13	752-250-089
Palm Desert	78954 Nectarine Dr	1664	\$225.00	3	1.75	2/10/2026	\$375,000.00	6098	0.14	748-260-016
Palm Desert	76809 New York Ave	1974	\$300.00	4	2.5	2/10/2026	\$594,000.00	5662	0.13	637-372-018
Palm Desert	78852 Stansbury Ct	1366	\$322.00	2	1.75	2/10/2026	\$440,000.00	5662	0.13	752-350-038
Palm Desert	48320 Beverly Dr	3046	\$328.00	3	1.75	2/11/2026	\$1,000,000.00	10018	0.23	652-051-010
Palm Desert	606 Mesa Grande Dr	2430	\$545.00	3	3	2/11/2026	\$1,324,500.00	7405	0.17	632-610-037
Palm Desert	73230 Desert Rose Dr	3087	\$461.00	3	2.75	2/13/2026	\$1,425,000.00	13939	0.32	630-434-003
Palm Desert	42585 Iowa St	1064	\$361.00	2	1.75	2/13/2026	\$385,000.00	6534	0.15	637-122-022
Palm Desert	77140 Florida Ave	1486	\$360.00	2	2	2/17/2026	\$535,000.00	6098	0.14	637-262-015
Palm Desert	35637 Meridia Ave	2515	\$288.00	3	2.5	2/17/2026	\$725,000.00	9147	0.21	752-080-030
Palm Desert	963 Mesa Grande Dr	3371	\$720.00	4	3.75	2/17/2026	\$2,430,000.00	10454	0.24	632-630-016



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Palm Desert	47946 Silver Spur Trl	1418	\$705.00	2	1.75	2/17/2026	\$1,000,000.00	7405	0.17	630-233-011
Palm Desert	78560 Sunrise Mountain Vw	1922	\$351.00	3	2.5	2/17/2026	\$675,000.00	6969	0.16	752-220-011
Palm Desert	37503 Wyndham Rd	2432	\$267.00	3	2.5	2/17/2026	\$650,000.00	9583	0.22	748-030-033
Palm Desert	76739 Oklahoma Ave	1400	\$331.00	3	1.75	2/19/2026	\$464,000.00	5662	0.13	637-394-012
Palm Desert	78332 Silver Sage Dr	2128	\$246.00	2	1.75	2/19/2026	\$525,000.00	7405	0.17	748-110-059
Palm Desert	74376 Zeppelin Dr	2467	\$376.00	3	3.25	2/19/2026	\$930,000.00	8276	0.19	694-480-024
Palm Desert	72440 Brushwood Dr	1411	\$283.00	3	1.75	2/20/2026	\$400,000.00	8712	0.2	640-032-005
Palm Desert	44376 Hazel Canyon Ln	2252	\$406.00	3	2.5	2/20/2026	\$916,000.00	8712	0.2	625-561-001
Palm Desert	39369 Regency Way	2320	\$306.00	4	2.5	2/20/2026	\$710,000.00	13068	0.3	626-272-014
Palm Desert	72700 Bel Air Rd	4204	\$475.00	4	3.5	2/23/2026	\$2,000,000.00	14374	0.33	628-181-004
Palm Desert	37650 Drexell Dr	1068	\$458.00	3	2	2/23/2026	\$490,000.00	7405	0.17	694-374-008
Palm Desert	35337 Flute Ave	1865	\$286.00	2	1.75	2/23/2026	\$534,000.00	9147	0.21	752-440-001
Palm Desert	73840 Grapevine St	2927	\$580.00	3	2.5	2/23/2026	\$1,700,000.00	11325	0.26	630-141-025
Palm Desert	73333 Santa Rosa Way	1976	\$334.00	4	2	2/23/2026	\$660,000.00	7405	0.17	627-042-006
Palm Desert	741 Mission Creek Dr	3576	\$538.00	4	3.75	2/24/2026	\$1,924,500.00	9583	0.22	632-720-047
Palm Desert	78634 Falsetto Dr	2354	\$335.00	3	2.5	2/25/2026	\$790,000.00	6969	0.16	752-370-077
Palm Desert	78364 Grape Arbor Ave	2414	\$260.00	3	2.5	2/25/2026	\$630,000.00	6969	0.16	748-130-016
Palm Desert	78252 Kensington Ave	2042	\$261.00	3	2	2/25/2026	\$535,000.00	6534	0.15	752-240-008
Palm Desert	78590 Pleasant Dr	1527	\$281.00	2	1.75	2/25/2026	\$430,000.00	6098	0.14	748-062-048
Palm Desert	22 Via Cielo Azul	2986	\$301.00	5	3.25	2/25/2026	\$900,000.00	9147	0.21	624-380-040
Palm Desert	78900 Champagne Ln	1157	\$318.00	2	1.75	2/26/2026	\$369,000.00	5662	0.13	748-180-073
Palm Desert	35616 Cortesia Way	1547	\$366.00	3	1.75	2/26/2026	\$567,500.00	5227	0.12	694-150-030
Palm Desert	49755 Desert Vista Dr	4960	\$766.00	3	3.25	2/26/2026	\$3,800,000.00	18730	0.43	771-530-014
Palm Desert	580 Elk Clover Cir	3513	\$683.00	3	3.25	2/26/2026	\$2,400,000.00	9583	0.22	632-680-033
Palm Desert	38650 Orangecrest Rd	1647	\$276.00	2	1.75	2/26/2026	\$455,000.00	6098	0.14	748-210-049
Palm Desert	830 Snow Creek Cyn	2430	\$573.00	3	3	2/26/2026	\$1,394,000.00	9583	0.22	632-650-009
Palm Desert	78882 Canyon Vis	1380	\$293.00	2	1.75	2/27/2026	\$405,000.00	5662	0.13	752-140-047
Palm Desert	78347 Gray Hawk Dr	2102	\$321.00	2	1.75	2/27/2026	\$675,000.00	6969	0.16	752-260-059
Palm Desert	44275 Kings Canyon Ln	2825	\$265.00	4	3.5	2/27/2026	\$750,000.00	8276	0.19	625-552-009
Palm Desert	190 Netas Dr	5430	\$966.00	3	4	2/27/2026	\$5,250,000.00	19166	0.44	771-280-040

Deemed reliable but not guaranteed

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Palm Desert	78799 Palm Tree Ave	1213	\$321.00	2	1.75	2/27/2026	\$390,000.00	4791	0.11	748-230-080
Palm Desert	74370 Primrose Dr	1506	\$444.00	4	1.75	2/27/2026	\$670,000.00	10018	0.23	624-181-010
Palm Desert	78433 Sunrise Mountain Vw	2323	\$318.00	4	2.5	2/27/2026	\$739,000.00	8276	0.19	752-280-024

Total Sales:	63
Average Sales Price:	\$958,857.14
Average Square Feet:	2184

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