



Palm Desert Condos

Sales Comparables - July 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	15 Acapulco Dr	1705	\$ 321.00	2	2	7/20/2023	\$ 547,500.00	3920	0.09	624-021-027
Palm Desert	48065 Alamo Dr	1637	\$ 61.00	3	1.75	7/20/2023	\$ 100,000.00	2613	0.06	652-061-007
Palm Desert	266 Avenida Del Sol	2055	\$ 313.00	3	1.75	7/3/2023	\$ 645,000.00	1936	0.04	622-064-033
Palm Desert	41702 Aventine Ct	1514	\$ 297.00	2	1.75	7/10/2023	\$ 450,000.00	3049	0.07	622-051-052
Palm Desert	40145 Baltusrol Cir	1177	\$ 339.00	2	3.5	7/5/2023	\$ 400,000.00	2178	0.05	632-171-028
Palm Desert	40215 Baltusrol Cir	1177	\$ 424.00	2	3.5	7/3/2023	\$ 500,000.00	2178	0.05	632-171-014
Palm Desert	40340 Bay Hill Way	1177	\$ 350.00	2	2	7/5/2023	\$ 412,000.00	2613	0.06	632-160-040
Palm Desert	323 Bouquet Canyon Dr	1368	\$ 296.00	2	1.75	7/28/2023	\$ 405,000.00	1176	0.03	632-294-043
Palm Desert	108 Brandigo Cir	2019	\$ 279.00	3	2.5	7/21/2023	\$ 565,000.00	3484	0.08	626-170-060
Palm Desert	77845 California Dr	750	\$ 318.00	1	1	7/21/2023	\$ 239,000.00	780	0.02	637-063-047
Palm Desert	77592 Calle Las Brisas N	1536	\$ 325.00	2	1.75	7/31/2023	\$ 500,000.00	4356	0.1	637-451-020
Palm Desert	43772 Calle Las Brisas W	1612	\$ 344.00	3	1.75	7/24/2023	\$ 555,000.00	4791	0.11	637-440-060
Palm Desert	633 Calle Vibrante	1624	\$ 258.00	3	2.5	7/27/2023	\$ 420,000.00	1581	0.04	694-172-049
Palm Desert	75 Camino Arroyo Pl	2051	\$ 280.00	3	2.75	7/20/2023	\$ 574,500.00	3484	0.08	622-100-073
Palm Desert	76617 Daffodil Dr	1549	\$ 416.00	2	1.75	7/24/2023	\$ 645,000.00	1681	0.04	626-203-048
Palm Desert	871 Deer Haven Cir	3102	\$ 451.00	3	3	7/24/2023	\$ 1,400,000.00	3099	0.07	632-512-012
Palm Desert	417 Desert Falls Dr N	1330	\$ 337.00	2	2	7/10/2023	\$ 449,000.00	3749	0.09	626-281-033
Palm Desert	450 Desert Falls Dr N	1330	\$ 323.00	2	2	7/13/2023	\$ 430,000.00	2613	0.06	626-281-012
Palm Desert	48792 Desert Flower Dr	1207	\$ 304.00	2	2	7/11/2023	\$ 367,000.00	871	0.02	652-200-015
Palm Desert	72502 Edgehill Dr	840	\$ 320.00	2	1	7/13/2023	\$ 269,000.00	410	0.01	628-241-009
Palm Desert	47171 El Agadir	2293	\$ 361.00	2	1.75	7/17/2023	\$ 830,000.00	3920	0.09	630-320-036
Palm Desert	8 Galicia Ct	1212	\$ 301.00	2	1.75	7/10/2023	\$ 365,000.00	3484	0.08	624-260-005
Palm Desert	40671 Inverness Way	938	\$ 358.00	1	1.75	7/5/2023	\$ 336,500.00	1742	0.04	632-180-039
Palm Desert	4 Joya Dr	1821	\$ 310.00	3	2	7/7/2023	\$ 565,000.00	3484	0.08	622-221-049
Palm Desert	10 Joya Dr	2051	\$ 351.00	3	2.75	7/12/2023	\$ 720,000.00	3484	0.08	622-221-074
Palm Desert	121 Juan Cir	1800	\$ 309.00	3	1.75	7/11/2023	\$ 557,000.00	1608	0.04	622-121-011
Palm Desert	41601 Kansas St	1245	\$ 371.00	2	1.75	7/31/2023	\$ 462,500.00	2613	0.06	632-260-001
Palm Desert	41075 La Costa Cir E	1177	\$ 369.00	2	3.5	7/10/2023	\$ 435,000.00	2178	0.05	632-200-033
Palm Desert	203 La Paz Way	1347	\$ 309.00	2	1.75	7/25/2023	\$ 417,000.00	1594	0.04	622-062-028
Palm Desert	42674 Liolios Dr	1350	\$ 248.00	2	2.25	7/27/2023	\$ 335,000.00	1373	0.03	634-181-044



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Palm Desert	42754 Liolios Dr	1585	\$ 239.00	3	1.75	7/10/2023	\$ 380,000.00	1569	0.04	634-181-039
Palm Desert	38600 Lobelia Cir	1918	\$ 341.00	2	1.75	7/12/2023	\$ 654,500.00	1680	0.04	626-231-045
Palm Desert	38750 Lobelia Cir	1673	\$ 319.00	3	2.5	7/20/2023	\$ 535,000.00	3049	0.07	626-213-072
Palm Desert	3 Maximo Way	1759	\$ 343.00	3	2	7/20/2023	\$ 605,000.00	3484	0.08	622-212-002
Palm Desert	778 Montana Vista Dr	1814	\$ 236.00	2	2.5	7/17/2023	\$ 429,000.00	4409	0.1	626-361-013
Palm Desert	38479 Nasturtium Way	1515	\$ 300.00	2	2.25	7/21/2023	\$ 456,000.00	727	0.02	626-221-075
Palm Desert	38580 Nasturtium Way	1549	\$ 313.00	2	1.75	7/28/2023	\$ 485,000.00	1360	0.03	626-222-088
Palm Desert	38635 Nasturtium Way	1673	\$ 337.00	3	2.5	7/7/2023	\$ 565,000.00	1635	0.04	626-223-044
Palm Desert	38683 Nasturtium Way	1330	\$ 417.00	2	1.75	7/10/2023	\$ 555,000.00	1288	0.03	626-223-036
Palm Desert	44309 Nice Ct	1728	\$ 280.00	3	1.75	7/12/2023	\$ 485,000.00	5662	0.13	625-381-001
Palm Desert	77235 Olympic Way	938	\$ 410.00	1	1.75	7/5/2023	\$ 385,000.00	1742	0.04	632-160-015
Palm Desert	465 Paseo Del Corazon	2348	\$ 223.00	3	2.5	7/5/2023	\$ 525,000.00	2873	0.07	694-174-043
Palm Desert	402 Pebble Creek Ln	1576	\$ 291.00	2	2	7/20/2023	\$ 460,000.00	1306	0.03	622-077-039
Palm Desert	76327 Poppy Ln	1918	\$ 414.00	2	1.75	7/25/2023	\$ 795,000.00	1977	0.05	626-193-062
Palm Desert	77207 Preston Trl	1177	\$ 373.00	2	2	7/17/2023	\$ 440,000.00	2613	0.06	632-150-004
Palm Desert	726 Red Arrow Trl	2182	\$ 410.00	3	3	7/31/2023	\$ 895,000.00	2545	0.06	632-501-038
Palm Desert	761 Red Arrow Trl	3562	\$ 449.00	4	3.75	7/11/2023	\$ 1,600,000.00	3327	0.08	632-501-055
Palm Desert	72417 Rolling Knolls Dr	1548	\$ 226.00	3	1.75	7/5/2023	\$ 350,000.00	3920	0.09	652-221-049
Palm Desert	72878 Roy Emerson Ln	1191	\$ 424.00	3	1.75	7/14/2023	\$ 505,000.00	1099	0.03	628-155-019
Palm Desert	86 Running Springs Dr	1368	\$ 382.00	2	1.75	7/25/2023	\$ 523,000.00	1214	0.03	632-303-018
Palm Desert	74725 San Cristoval Cir	1382	\$ 217.00	2	2	7/28/2023	\$ 300,000.00	2178	0.05	624-250-041
Palm Desert	516 Sandpiper St	1470	\$ 442.00	2	1.75	7/10/2023	\$ 650,000.00	2178	0.05	640-220-050
Palm Desert	246 Santa Barbara Cir	1584	\$ 346.00	2	1.75	7/24/2023	\$ 549,000.00	1455	0.03	622-085-016
Palm Desert	76955 Scimitar Way	1410	\$ 336.00	2	1.75	7/10/2023	\$ 475,000.00	1390	0.03	634-171-066
Palm Desert	76817 Scirocco Rd	1410	\$ 265.00	2	1.75	7/27/2023	\$ 375,000.00	1313	0.03	634-083-018
Palm Desert	439 N Sierra Madre	2055	\$ 296.00	2	1.75	7/18/2023	\$ 610,000.00	1974	0.05	622-075-009
Palm Desert	446 S Sierra Madre	1800	\$ 291.00	2	1.75	7/5/2023	\$ 525,000.00	1708	0.04	622-074-028
Palm Desert	44549 Sorrento Ct	1728	\$ 147.00	3	1.75	7/21/2023	\$ 255,500.00	4791	0.11	625-420-006
Palm Desert	39026 Sweetwater Dr	2091	\$ 358.00	4	2.75	7/24/2023	\$ 750,000.00	7405	0.17	626-242-017
Palm Desert	447 Tava Ln	1288	\$ 294.00	3	2	7/21/2023	\$ 379,500.00	2178	0.05	632-330-066

Deemed reliable but not guaranteed

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Palm Desert	42693 Turqueries Ave	1384	\$ 372.00	2	1.75	7/24/2023	\$ 515,000.00	1417	0.03	634-192-017
Palm Desert	65 Verde Way	1212	\$ 396.00	2	1.75	7/24/2023	\$ 480,000.00	3920	0.09	624-023-013
Palm Desert	2212 Via Calderia	1494	\$ 292.00	2	3.5	7/3/2023	\$ 437,000.00	1490	0.03	622-024-077
Palm Desert	2202 Via Calderia	1278	\$ 293.00	2	3.5	7/14/2023	\$ 374,500.00	1253	0.03	622-024-067
Palm Desert	573 Via De La Paz	2348	\$ 223.00	3	2.5	7/20/2023	\$ 524,000.00	2757	0.06	694-174-020
Palm Desert	702 Vista Lago Cir N	1330	\$ 308.00	2	2	7/6/2023	\$ 410,000.00	4203	0.1	626-023-092
Palm Desert	704 Vista Lago Cir N	1330	\$ 263.00	2	2	7/7/2023	\$ 350,000.00	4203	0.1	626-023-093
Palm Desert	248 Vista Royale Cir W	1330	\$ 312.00	2	2	7/10/2023	\$ 415,000.00	4135	0.09	626-342-048
Palm Desert	253 Vista Royale Cir W	1330	\$ 338.00	2	2	7/20/2023	\$ 450,000.00	4025	0.09	626-342-005
Palm Desert	335 Vista Royale Dr	1330	\$ 334.00	2	2	7/25/2023	\$ 445,000.00	4020	0.09	626-341-044
Palm Desert	41415 Woodhaven Dr E	1348	\$ 341.00	1	1.75	7/31/2023	\$ 460,000.00	1204	0.03	632-101-006
Palm Desert	77871 Woodhaven Dr N	1392	\$ 336.00	2	2	7/25/2023	\$ 469,000.00	1269	0.03	632-103-005
Palm Desert	77717 Woodhaven Dr S	1392	\$ 293.00	2	2	7/28/2023	\$ 408,000.00	1268	0.03	632-106-037
Palm Desert	77891 Woodhaven Dr S	1896	\$ 229.00	2	3	7/17/2023	\$ 435,000.00	1230	0.03	632-104-034

Total Sales:	74
Average Sales Price:	\$507,635.14
Average Square Feet:	1581