



# Palm Springs 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 Springs | 1766 S Araby Dr         | 1426  | \$ 578.00      | 2   | 1.75 | 7/17/2023 | \$ 825,000.00   | 2178      | 0.05   | 510-070-010 |
| Palm Springs | 2812 N Auburn Ct        | 589   | \$ 295.00      | 1   | 1    | 7/7/2023  | \$ 174,000.00   | 698       | 0.02   | 669-375-036 |
| Palm Springs | 2812 N Auburn Ct        | 589   | \$ 325.00      | 1   | 1    | 7/24/2023 | \$ 191,500.00   | 698       | 0.02   | 669-375-032 |
| Palm Springs | 2601 S Broadmoor Dr     | 1417  | \$ 317.00      | 2   | 2    | 7/26/2023 | \$ 450,000.00   | 1718      | 0.04   | 681-171-071 |
| Palm Springs | 360 Cabrillo Rd         | 1408  | \$ 524.00      | 2   | 1    | 7/14/2023 | \$ 738,500.00   | 1742      | 0.04   | 504-131-037 |
| Palm Springs | 382 Cabrillo Rd         | 1726  | \$ 472.00      | 3   | 2.75 | 7/10/2023 | \$ 815,000.00   | 1632      | 0.04   | 504-131-005 |
| Palm Springs | 2830 Calle Loreto       | 1582  | \$ 338.00      | 2   | 1.75 | 7/20/2023 | \$ 535,000.00   | 2614      | 0.06   | 009-610-639 |
| Palm Springs | 2001 E Camino Parocela  | 797   | \$ 350.00      | 1   | 1    | 7/25/2023 | \$ 279,000.00   | 1306      | 0.03   | 502-562-008 |
| Palm Springs | 2247 Casitas Way        | 2104  | \$ 411.00      | 2   | 2.75 | 7/5/2023  | \$ 865,000.00   | 3920      | 0.09   | 502-520-002 |
| Palm Springs | 2067 E Columbar Dr      | 1305  | \$ 268.00      | 2   | 1.75 | 7/11/2023 | \$ 350,000.00   | 1224      | 0.03   | 502-325-042 |
| Palm Springs | 288 Desert Lakes Dr     | 1965  | \$ 371.00      | 2   | 1.75 | 7/31/2023 | \$ 730,000.00   | 3049      | 0.07   | 681-130-008 |
| Palm Springs | 395 Desert Lakes Dr     | 2105  | \$ 434.00      | 3   | 1.75 | 7/31/2023 | \$ 915,000.00   | 3484      | 0.08   | 681-060-004 |
| Palm Springs | 500 S Farrell Dr        | 1175  | \$ 323.00      | 2   | 2    | 7/14/2023 | \$ 380,000.00   | 1306      | 0.03   | 502-581-010 |
| Palm Springs | 505 S Farrell Dr        | 1175  | \$ 331.00      | 2   | 2    | 7/21/2023 | \$ 390,000.00   | 1306      | 0.03   | 502-573-081 |
| Palm Springs | 505 S Farrell Dr        | 1175  | \$ 236.00      | 2   | 2    | 7/26/2023 | \$ 277,500.00   | 1306      | 0.03   | 502-574-002 |
| Palm Springs | 505 S Farrell Dr        | 1175  | \$ 217.00      | 2   | 2    | 7/5/2023  | \$ 255,000.00   | 1306      | 0.03   | 502-573-003 |
| Palm Springs | 2120 N Indian Canyon Dr | 1116  | \$ 309.00      | 3   | 1.5  | 7/27/2023 | \$ 345,000.00   | 1304      | 0.03   | 501-470-017 |
| Palm Springs | 221 E La Verne Way      | 2355  | \$ 296.00      | 2   | 2.75 | 7/25/2023 | \$ 699,000.00   | 1731      | 0.04   | 511-520-004 |
| Palm Springs | 225 E La Verne Way      | 3002  | \$ 265.00      | 3   | 2    | 7/12/2023 | \$ 797,000.00   | 3049      | 0.07   | 511-520-067 |
| Palm Springs | 261 E La Verne Way      | 1345  | \$ 272.00      | 1   | 1.75 | 7/28/2023 | \$ 367,000.00   | 1532      | 0.04   | 511-520-041 |
| Palm Springs | 327 W Mariscal Rd       | 1088  | \$ 339.00      | 2   | 1.75 | 7/19/2023 | \$ 369,000.00   | 563       | 0.01   | 504-302-022 |
| Palm Springs | 2701 E Mesquite Ave     | 1175  | \$ 297.00      | 2   | 2    | 7/24/2023 | \$ 350,000.00   | 1306      | 0.03   | 502-311-016 |
| Palm Springs | 2449 Oakcrest Dr        | 1944  | \$ 479.00      | 3   | 1.75 | 7/7/2023  | \$ 932,000.00   | 3001      | 0.07   | 502-452-046 |
| Palm Springs | 870 E Palm Canyon Dr    | 1116  | \$ 434.00      | 2   | 2    | 7/31/2023 | \$ 485,000.00   | 1227      | 0.03   | 508-371-050 |
| Palm Springs | 970 E Palm Canyon Dr    | 748   | \$ 514.00      | 1   | 1    | 7/10/2023 | \$ 385,000.00   | 779       | 0.02   | 508-372-042 |
| Palm Springs | 1111 E Palm Canyon Dr   | 525   | \$ 666.00      | 1   | 1    | 7/21/2023 | \$ 350,000.00   | 586       | 0.01   | 511-035-056 |
| Palm Springs | 1111 E Palm Canyon Dr   | 525   | \$ 771.00      | 1   | 1    | 7/21/2023 | \$ 405,000.00   | 596       | 0.01   | 511-035-054 |
| Palm Springs | 2180 S Palm Canyon Dr   | 1307  | \$ 286.00      | 3   | 2    | 7/25/2023 | \$ 375,000.00   | 1307      | 0.03   | 009-603-946 |
| Palm Springs | 1941 Paseo Pelota       | 1252  | \$ 351.00      | 2   | 1.75 | 7/17/2023 | \$ 440,000.00   | 2052      | 0.05   | 507-472-010 |
| Palm Springs | 147 E Perlita Cir       | 2434  | \$ 476.00      | 3   | 3    | 7/6/2023  | \$ 1,159,000.00 | 3920      | 0.09   | 512-132-013 |

Deemed reliable but not guaranteed

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|--------------|---------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Palm Springs | 16 Pueblo Vista Dr        | 1125  | \$ 368.00      | 2   | 1    | 7/13/2023 | \$ 415,000.00 | 1130      | 0.03   | 681-420-016 |
| Palm Springs | 1771 E Ramon Rd           | 1199  | \$ 321.00      | 2   | 1.75 | 7/5/2023  | \$ 385,000.00 | 1293      | 0.03   | 502-460-044 |
| Palm Springs | 1871 E Sandalwood Dr      | 1050  | \$ 485.00      | 2   | 1.75 | 7/10/2023 | \$ 510,000.00 | 2295      | 0.05   | 507-422-065 |
| Palm Springs | 2015 E Sandalwood Dr      | 1050  | \$ 542.00      | 2   | 1.75 | 7/12/2023 | \$ 570,000.00 | 2218      | 0.05   | 507-422-053 |
| Palm Springs | 2437 Silver Oak Cir       | 1944  | \$ 403.00      | 3   | 1.75 | 7/12/2023 | \$ 785,000.00 | 2890      | 0.07   | 502-452-003 |
| Palm Springs | 315 E Stevens Rd          | 697   | \$ 143.00      | 1   | 1.5  | 7/5/2023  | \$ 100,000.00 |           |        | 009-000-498 |
| Palm Springs | 984 Sundance Cir S        | 1855  | \$ 412.00      | 2   | 2    | 7/5/2023  | \$ 765,000.00 | 4321      | 0.1    | 501-551-028 |
| Palm Springs | 575 S Sunshine Dr         | 1342  | \$ 383.00      | 3   | 2    | 7/19/2023 | \$ 515,000.00 | 1307      | 0.03   | 009-606-586 |
| Palm Springs | 1133 Tiffany Cir S        | 1724  | \$ 377.00      | 2   | 2.25 | 7/11/2023 | \$ 651,000.00 | 2116      | 0.05   | 508-114-036 |
| Palm Springs | 1129 Trofeo Cir           | 1252  | \$ 438.00      | 2   | 1.75 | 7/21/2023 | \$ 549,000.00 | 2045      | 0.05   | 507-472-046 |
| Palm Springs | 771 N Via Acapulco        | 1052  | \$ 489.00      | 2   | 2    | 7/6/2023  | \$ 515,000.00 | 1306      | 0.03   | 507-401-061 |
| Palm Springs | 1955 N Via Miraleste      | 854   | \$ 374.00      | 1   | 1    | 7/17/2023 | \$ 320,000.00 | 1033      | 0.02   | 501-092-019 |
| Palm Springs | 1955 N Via Miraleste      | 1034  | \$ 314.00      | 2   | 1.75 | 7/6/2023  | \$ 325,000.00 | 1391      | 0.03   | 501-092-016 |
| Palm Springs | 550 N Villa Ct            | 589   | \$ 378.00      | 1   | 1    | 7/10/2023 | \$ 223,000.00 | 624       | 0.01   | 504-043-026 |
| Palm Springs | 550 N Villa Ct            | 589   | \$ 352.00      | 1   | 1    | 7/31/2023 | \$ 207,500.00 | 624       | 0.01   | 504-043-034 |
| Palm Springs | 5245 E Waverly Dr         | 945   | \$ 386.00      | 2   | 1.75 | 7/11/2023 | \$ 365,000.00 | 826       | 0.02   | 681-295-035 |
| Palm Springs | 5301 E Waverly Dr         | 979   | \$ 387.00      | 2   | 1.75 | 7/11/2023 | \$ 379,000.00 | 903       | 0.02   | 681-297-052 |
| Palm Springs | 97 Westlake Cir           | 2132  | \$ 416.00      | 3   | 2.5  | 7/20/2023 | \$ 888,500.00 | 3484      | 0.08   | 681-050-016 |
| Palm Springs | 2616 N Whitewater Club Dr | 1440  | \$ 270.00      | 2   | 1.75 | 7/7/2023  | \$ 390,000.00 | 1284      | 0.03   | 501-500-021 |



**Lawyers Title**

## ***Palm Springs Condos***

Sales Comparables - July 2023

|                                    |                     |
|------------------------------------|---------------------|
| <b><i>Total Sales:</i></b>         | <b>49</b>           |
| <b><i>Average Sales Price:</i></b> | <b>\$499,724.49</b> |
| <b><i>Average Square Feet:</i></b> | <b>1316</b>         |