



Palm Desert Condos

Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	207 Calle Del Verano	2055	\$ 272.00	2	1.75	7/1/2025	\$ 560,000.00	2062	0.05	622-143-013
Palm Desert	72537 Rolling Knolls Dr	1255	\$ 376.00	2	1.75	7/1/2025	\$ 472,000.00	3049	0.07	652-221-058
Palm Desert	207 Desert Falls Cir	1330	\$ 289.00	2	2	7/2/2025	\$ 385,000.00	2527	0.06	626-263-039
Palm Desert	48958 Desert Flower Dr	1207	\$ 265.00	2	1.75	7/2/2025	\$ 320,000.00	871	0.02	652-210-016
Palm Desert	76028 Honeysuckle Dr	1549	\$ 366.00	2	1.75	7/2/2025	\$ 568,000.00	1559	0.04	626-191-052
Palm Desert	82 Conejo Cir	1759	\$ 329.00	3	2	7/3/2025	\$ 580,000.00	3484	0.08	622-230-028
Palm Desert	254 Desert Falls Dr E	1330	\$ 289.00	2	2	7/3/2025	\$ 385,000.00	1560	0.04	626-264-019
Palm Desert	95 Lookout Dr	1858	\$ 349.00	2	1.75	7/3/2025	\$ 650,000.00	1805	0.04	632-291-052
Palm Desert	4005 Via Fragante	1761	\$ 292.00	2	1.75	7/3/2025	\$ 515,000.00	1699	0.04	622-371-001
Palm Desert	109 Juan Cir	1584	\$ 363.00	2	1.75	7/7/2025	\$ 575,000.00	1532	0.04	622-121-005
Palm Desert	42764 Edessa St	1384	\$ 270.00	2	1.75	7/8/2025	\$ 375,000.00	2178	0.05	634-212-052
Palm Desert	41977 Preston Trl	1091	\$ 296.00	2	1.75	7/8/2025	\$ 324,000.00	1742	0.04	632-230-025
Palm Desert	441 Sandpiper St	1075	\$ 511.00	1	1.75	7/9/2025	\$ 549,500.00	1742	0.04	640-230-010
Palm Desert	179 Las Lomas	1670	\$ 269.00	2	1.75	7/10/2025	\$ 450,000.00	1824	0.04	622-063-031
Palm Desert	72310 Merry Vale Way	1786	\$ 335.00	2	2	7/10/2025	\$ 600,000.00	2613	0.06	652-190-041
Palm Desert	240 Vista Royale Cir W	1814	\$ 228.00	2	2.5	7/10/2025	\$ 415,000.00	4508	0.1	626-342-069
Palm Desert	28 Lost River Dr	1746	\$ 315.00	2	1.75	7/11/2025	\$ 550,000.00	1607	0.04	632-281-047
Palm Desert	41075 Largo	1038	\$ 216.00	2	1.75	7/14/2025	\$ 225,000.00	2613	0.06	632-041-057
Palm Desert	45405 Lupine Ln	1420	\$ 385.00	2	2.25	7/14/2025	\$ 547,500.00	676	0.02	627-400-016
Palm Desert	106 Piazza Perrone	2003	\$ 374.00	2	2	7/14/2025	\$ 750,000.00	2510	0.06	622-021-037
Palm Desert	43657 Via Magellan Dr	2062	\$ 324.00	3	2.5	7/14/2025	\$ 670,000.00	5662	0.13	637-460-060
Palm Desert	73629 Amir Dr	2427	\$ 9.00	3	2.75	7/17/2025	\$ 22,500.00	4356	0.1	630-410-016
Palm Desert	573 Via De La Paz	2348	\$ 219.00	3	2.5	7/17/2025	\$ 515,000.00	2757	0.06	694-174-020
Palm Desert	126 Avellino Cir	1044	\$ 311.00	2	1.75	7/18/2025	\$ 325,000.00	3920	0.09	626-161-066
Palm Desert	77805 California Dr	750	\$ 270.00	1	1	7/18/2025	\$ 203,000.00	765	0.02	637-063-009
Palm Desert	75255 Camello Ct N	1184	\$ 379.00	3	1.75	7/18/2025	\$ 449,000.00	2613	0.06	632-041-047
Palm Desert	437 Desert Holly Dr	1903	\$ 380.00	3	1.75	7/18/2025	\$ 725,000.00	2620	0.06	632-513-037
Palm Desert	776 Montana Vista Dr	1330	\$ 353.00	2	2	7/18/2025	\$ 470,000.00	4064	0.09	626-361-041
Palm Desert	41551 Stanford Rd	1945	\$ 285.00	4	3.75	7/18/2025	\$ 555,000.00			694-611-068
Palm Desert	314 Desert Falls Dr E	1330	\$ 334.00	2	2	7/21/2025	\$ 445,000.00	2473	0.06	626-021-034

Deemed reliable but not guaranteed

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Palm Desert	38774 Wisteria Dr	1330	\$ 473.00	2	1.75	7/21/2025	\$ 630,000.00	1148	0.03	626-221-027
Palm Desert	38730 Tandika Trl N	1815	\$ 233.00	2	2	7/22/2025	\$ 424,500.00	4791	0.11	626-050-038
Palm Desert	51 Ponderosa Cir	1756	\$ 347.00	2	1.75	7/23/2025	\$ 610,000.00	1608	0.04	632-293-050
Palm Desert	77601 Woodhaven Dr N	1392	\$ 298.00	2	2	7/23/2025	\$ 415,000.00	1263	0.03	632-105-017
Palm Desert	77845 California Dr	750	\$ 280.00	1	1	7/24/2025	\$ 210,000.00	777	0.02	637-063-037
Palm Desert	143 Desert Falls Cir	1330	\$ 304.00	2	2	7/24/2025	\$ 405,000.00	2530	0.06	626-261-021
Palm Desert	182 Desert Falls Cir	1330	\$ 340.00	2	2	7/24/2025	\$ 453,000.00	2178	0.05	626-262-020
Palm Desert	43768 Via Palma	1612	\$ 369.00	3	1.75	7/24/2025	\$ 595,000.00	6098	0.14	637-440-032
Palm Desert	73555 Encelia Pl	1025	\$ 356.00	1	1	7/25/2025	\$ 365,000.00	2178	0.05	655-201-031
Palm Desert	244 Paseo Bravo	1270	\$ 291.00	2	1.75	7/25/2025	\$ 370,000.00	1339	0.03	694-173-029
Palm Desert	280 Vista Royale Cir W	1330	\$ 268.00	2	2	7/25/2025	\$ 357,000.00	4071	0.09	626-342-045
Palm Desert	73247 Rod Laver Ln	1088	\$ 292.00	3	2.25	7/28/2025	\$ 318,000.00	545	0.01	630-182-046
Palm Desert	154 Wimbledon Ct	1250	\$ 336.00	2	1.75	7/28/2025	\$ 420,000.00	2178	0.05	622-281-056
Palm Desert	72499 Desert Flower Dr	1786	\$ 268.00	2	2	7/29/2025	\$ 480,000.00	2613	0.06	652-170-034
Palm Desert	39199 Sweetwater Dr	1859	\$ 295.00	2	2	7/29/2025	\$ 550,000.00	10018	0.23	626-241-001
Palm Desert	43717 Avenida Alicante	1291	\$ 247.00	1	1.75	7/30/2025	\$ 320,000.00	1221	0.03	637-341-068
Palm Desert	76660 Kybar Rd	1384	\$ 260.00	2	1.75	7/30/2025	\$ 360,000.00	2178	0.05	634-251-032
Palm Desert	44602 Monaco Cir	1584	\$ 269.00	3	1.75	7/30/2025	\$ 426,500.00	4356	0.1	625-420-044
Palm Desert	42197 Turqueries Ave	1384	\$ 339.00	2	1.75	7/30/2025	\$ 470,500.00	1897	0.04	634-191-023
Palm Desert	72681 Eagle Rd	840	\$ 281.00	2	1	7/31/2025	\$ 236,500.00	430	0.01	628-232-082
Palm Desert	73850 Fairway Dr	640	\$ 409.00	1	1	7/31/2025	\$ 262,000.00	627	0.01	627-432-021
Palm Desert	46173 Highway 74	1104	\$ 362.00	2	1.75	7/31/2025	\$ 400,000.00	182080	4.18	009-615-686
Palm Desert	41471 Kansas St	1091	\$ 291.00	2	1.75	7/31/2025	\$ 318,000.00	1742	0.04	632-260-064
Palm Desert	205 Lakecrest Ln	1576	\$ 253.00	2	2	7/31/2025	\$ 400,000.00	1330	0.03	622-075-068
Palm Desert	213 Las Lomas	1800	\$ 280.00	2	1.75	7/31/2025	\$ 505,500.00	1818	0.04	622-063-014
Palm Desert	45418 Lupine Ln	1392	\$ 59.00	2	1.75	7/31/2025	\$ 83,500.00	1250	0.03	627-253-019
Palm Desert	448 Via De La Paz	1390	\$ 287.00	2	2.5	7/31/2025	\$ 400,000.00	1370	0.03	694-175-042



Palm Desert Condos

Sales Comparables - July 2025

<i>Total Sales:</i>	57
<i>Average Sales Price:</i>	\$437,903.51
<i>Average Square Feet:</i>	1464