



Palm Desert

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 | 40669 Meadow Ln | 1962 | \$ 343.00 | 3 | 2.5 | 7/1/2025 | \$ 673,500.00 | 8276 | 0.19 | 622-290-007 |
| Palm Desert | 78900 Mimosa Dr | 1647 | \$ 276.00 | 2 | 1.75 | 7/1/2025 | \$ 455,000.00 | 6969 | 0.16 | 748-170-001 |
| Palm Desert | 74350 Millennia Way | 1652 | \$ 310.00 | 2 | 1.75 | 7/2/2025 | \$ 512,500.00 | 5227 | 0.12 | 694-530-006 |
| Palm Desert | 43029 Texas Ave | 1430 | \$ 335.00 | 2 | 1.75 | 7/2/2025 | \$ 480,000.00 | 7405 | 0.17 | 637-221-001 |
| Palm Desert | 42720 Kansas St | 1064 | \$ 291.00 | 2 | 1.75 | 7/3/2025 | \$ 310,000.00 | 6969 | 0.16 | 637-122-009 |
| Palm Desert | 78272 Kensington Ave | 2861 | \$ 290.00 | 3 | 3.5 | 7/3/2025 | \$ 830,000.00 | 8276 | 0.19 | 752-240-010 |
| Palm Desert | 78305 Kensington Ave | 2142 | \$ 270.00 | 3 | 2.75 | 7/3/2025 | \$ 580,000.00 | 6969 | 0.16 | 752-240-018 |
| Palm Desert | 78419 Kistler Way | 1213 | \$ 322.00 | 2 | 1.75 | 7/3/2025 | \$ 391,000.00 | 5662 | 0.13 | 752-110-027 |
| Palm Desert | 46050 Ocotillo Dr | 2055 | \$ 437.00 | 3 | 2 | 7/3/2025 | \$ 900,000.00 | 6534 | 0.15 | 628-082-017 |
| Palm Desert | 73180 Shadow Mountain Dr | 1705 | \$ 615.00 | 2 | 2 | 7/3/2025 | \$ 1,050,000.00 | 17859 | 0.41 | 627-283-011 |
| Palm Desert | 78769 Canyon Vis | 3146 | \$ 259.00 | 2 | 3.25 | 7/7/2025 | \$ 816,000.00 | 11761 | 0.27 | 752-140-033 |
| Palm Desert | 35551 Luna Ct | 2372 | \$ 303.00 | 4 | 3.25 | 7/7/2025 | \$ 720,000.00 | 6969 | 0.16 | 694-480-015 |
| Palm Desert | 74821 Borrego Dr | 1619 | \$ 563.00 | 2 | 2 | 7/8/2025 | \$ 912,000.00 | 10454 | 0.24 | 625-252-002 |
| Palm Desert | 78572 Crystal Falls Rd | 1527 | \$ 275.00 | 2 | 1.75 | 7/8/2025 | \$ 420,000.00 | 6098 | 0.14 | 748-050-069 |
| Palm Desert | 35959 Hinksey St | 2490 | \$ 301.00 | 5 | 4.25 | 7/8/2025 | \$ 750,000.00 | 4695 | 0.11 | 694-570-017 |
| Palm Desert | 48551 Shady View Dr | 4190 | \$ 457.00 | 4 | 4.25 | 7/9/2025 | \$ 1,915,000.00 | 12196 | 0.28 | 652-141-013 |
| Palm Desert | 78643 Hidden Palms Dr | 1647 | \$ 251.00 | 2 | 1.75 | 7/10/2025 | \$ 415,000.00 | 6969 | 0.16 | 748-072-063 |
| Palm Desert | 76891 Oklahoma Ave | 1238 | \$ 362.00 | 3 | 1.75 | 7/10/2025 | \$ 448,500.00 | 6098 | 0.14 | 637-403-008 |
| Palm Desert | 49769 Desert Vista Dr | 5326 | \$ 605.00 | 5 | 4.5 | 7/11/2025 | \$ 3,225,000.00 | 30491 | 0.7 | 771-530-013 |
| Palm Desert | 78433 Hampshire Ave | 1110 | \$ 373.00 | 2 | 1.75 | 7/11/2025 | \$ 415,000.00 | 4791 | 0.11 | 748-400-020 |
| Palm Desert | 907 Mesa Grande Dr | 3255 | \$ 499.00 | 3 | 3 | 7/11/2025 | \$ 1,625,000.00 | 9583 | 0.22 | 632-630-002 |
| Palm Desert | 46030 Ocotillo Dr | 2055 | \$ 425.00 | 3 | 2 | 7/11/2025 | \$ 875,000.00 | 6534 | 0.15 | 628-082-018 |
| Palm Desert | 78509 Palm Tree Ave | 2032 | \$ 270.00 | 2 | 1.75 | 7/11/2025 | \$ 550,000.00 | 6534 | 0.15 | 748-310-035 |
| Palm Desert | 78368 Sunrise Canyon Ave | 2414 | \$ 231.00 | 3 | 2.5 | 7/11/2025 | \$ 560,000.00 | 8276 | 0.19 | 752-230-003 |
| Palm Desert | 178 Wikil Pl | 3537 | \$ 805.00 | 4 | 3.75 | 7/11/2025 | \$ 2,850,000.00 | 8712 | 0.2 | 771-290-036 |
| Palm Desert | 46190 Burroweed Ln | 1766 | \$ 476.00 | 2 | 1.75 | 7/14/2025 | \$ 842,000.00 | 5227 | 0.12 | 630-100-008 |
| Palm Desert | 78602 Falsetto Dr | 2065 | \$ 276.00 | 3 | 2.5 | 7/14/2025 | \$ 570,000.00 | 6969 | 0.16 | 752-370-081 |
| Palm Desert | 38305 Grand Oaks Ave | 2128 | \$ 274.00 | 2 | 1.75 | 7/14/2025 | \$ 585,000.00 | 6969 | 0.16 | 748-300-004 |
| Palm Desert | 37417 Mojave Sage St | 1527 | \$ 294.00 | 2 | 1.75 | 7/14/2025 | \$ 450,000.00 | 6098 | 0.14 | 748-140-033 |
| Palm Desert | 40533 Palm Ct | 2632 | \$ 261.00 | 4 | 3.5 | 7/14/2025 | \$ 688,000.00 | 8276 | 0.19 | 622-311-035 |



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| Palm Desert | 41804 Via Treviso | 2774 | \$ 432.00 | 3 | 3.75 | 7/14/2025 | \$ 1,200,000.00 | 9583 | 0.22 | 624-410-025 |
| Palm Desert | 42815 Warner Trl | 1064 | \$ 391.00 | 2 | 1.75 | 7/14/2025 | \$ 416,500.00 | 6098 | 0.14 | 637-141-002 |
| Palm Desert | 37310 Wyndham Rd | 2323 | \$ 240.00 | 4 | 2.5 | 7/14/2025 | \$ 559,000.00 | 7840 | 0.18 | 748-020-070 |
| Palm Desert | 78582 Dancing Waters Rd | 1304 | \$ 276.00 | 2 | 1.75 | 7/15/2025 | \$ 360,000.00 | 6098 | 0.14 | 748-072-034 |
| Palm Desert | 73880 Grapevine St | 2680 | \$ 335.00 | 3 | 2.25 | 7/15/2025 | \$ 900,000.00 | 11761 | 0.27 | 630-141-027 |
| Palm Desert | 35791 Lasuen St | 2453 | \$ 352.00 | 3 | 2.5 | 7/15/2025 | \$ 865,000.00 | 6168 | 0.14 | 694-550-009 |
| Palm Desert | 373 Links Dr | 2552 | \$ 254.00 | 4 | 3 | 7/15/2025 | \$ 650,000.00 | 9583 | 0.22 | 626-300-046 |
| Palm Desert | 43726 Virginia Ave | 1350 | \$ 333.00 | 3 | 1.75 | 7/15/2025 | \$ 450,000.00 | 6098 | 0.14 | 637-382-018 |
| Palm Desert | 43340 Alabama St | 1350 | \$ 400.00 | 3 | 1.75 | 7/16/2025 | \$ 540,000.00 | 6098 | 0.14 | 637-364-018 |
| Palm Desert | 40235 Barington Dr | 1941 | \$ 311.00 | 3 | 2.5 | 7/16/2025 | \$ 605,000.00 | 9147 | 0.21 | 632-380-042 |
| Palm Desert | 35450 Core Dr | 2026 | \$ 351.00 | 3 | 2.75 | 7/16/2025 | \$ 712,500.00 | 5227 | 0.12 | 694-530-036 |
| Palm Desert | 40033 Sagewood Dr | 2155 | \$ 319.00 | 4 | 1.75 | 7/16/2025 | \$ 689,000.00 | 8276 | 0.19 | 622-033-017 |
| Palm Desert | 34928 Staccato St | 2473 | \$ 232.00 | 2 | 2.5 | 7/16/2025 | \$ 575,000.00 | 6534 | 0.15 | 752-360-009 |
| Palm Desert | 72650 Sundown Ln | 3339 | \$ 387.00 | 3 | 3.25 | 7/16/2025 | \$ 1,295,000.00 | 13503 | 0.31 | 652-041-026 |
| Palm Desert | 72950 Amber St | 1863 | \$ 348.00 | 3 | 2 | 7/17/2025 | \$ 650,000.00 | 11325 | 0.26 | 628-293-005 |
| Palm Desert | 74377 Andrews Dr | 1992 | \$ 429.00 | 3 | 2 | 7/17/2025 | \$ 855,000.00 | 4229 | 0.1 | 694-573-035 |
| Palm Desert | 72687 Spyglass Ln | 4481 | \$ 424.00 | 4 | 3.25 | 7/17/2025 | \$ 1,900,000.00 | 14810 | 0.34 | 652-141-048 |
| Palm Desert | 40408 Periwinkle Ct | 1847 | \$ 319.00 | 3 | 1.75 | 7/18/2025 | \$ 590,000.00 | 8276 | 0.19 | 622-042-034 |
| Palm Desert | 78674 Putting Green Dr | 1576 | \$ 310.00 | 2 | 2 | 7/18/2025 | \$ 490,000.00 | 6098 | 0.14 | 748-220-060 |
| Palm Desert | 72870 Somera Rd | 2055 | \$ 350.00 | 3 | 2 | 7/18/2025 | \$ 720,000.00 | 10890 | 0.25 | 628-171-004 |
| Palm Desert | 1128 Lake Vis | 3314 | \$ 847.00 | 4 | 3.75 | 7/21/2025 | \$ 2,810,000.00 | 12632 | 0.29 | 652-110-017 |
| Palm Desert | 73667 Okeeffe Way | 2529 | \$ 345.00 | 3 | 2.25 | 7/21/2025 | \$ 875,000.00 | 11325 | 0.26 | 694-270-056 |
| Palm Desert | 50 Orquidia Ct | 3014 | \$ 348.00 | 3 | 2.5 | 7/21/2025 | \$ 1,049,000.00 | 8712 | 0.2 | 624-400-055 |
| Palm Desert | 78892 Stansbury Ct | 1594 | \$ 322.00 | 2 | 1.75 | 7/21/2025 | \$ 514,000.00 | 5662 | 0.13 | 752-350-043 |
| Palm Desert | 21 Via Cielo Azul | 3401 | \$ 271.00 | 5 | 4 | 7/21/2025 | \$ 925,000.00 | 9147 | 0.21 | 624-380-051 |
| Palm Desert | 78200 Willowrich Dr | 2415 | \$ 351.00 | 2 | 2.5 | 7/21/2025 | \$ 850,000.00 | 8712 | 0.2 | 748-101-012 |
| Palm Desert | 72440 Cactus Dr | 1730 | \$ 289.00 | 3 | 1.75 | 7/23/2025 | \$ 500,000.00 | 7405 | 0.17 | 640-031-014 |
| Palm Desert | 78316 Kistler Way | 1664 | \$ 309.00 | 3 | 1.75 | 7/23/2025 | \$ 515,000.00 | 5227 | 0.12 | 752-130-032 |
| Palm Desert | 78677 Moonstone Ln | 2859 | \$ 269.00 | 3 | 3.5 | 7/23/2025 | \$ 770,000.00 | 8712 | 0.2 | 752-320-034 |
| Palm Desert | 73345 Royal Palm Dr | 1589 | \$ 389.00 | 4 | 4 | 7/23/2025 | \$ 619,000.00 | 8712 | 0.2 | 627-084-002 |



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| Palm Desert | 36523 Fan Palm Way | 1634 | \$ 9.00 | 2 | 1.75 | 7/24/2025 | \$ 14,874.00 | 6969 | 0.16 | 752-190-044 |
| Palm Desert | 78739 Rainswept Way | 1664 | \$ 285.00 | 3 | 1.75 | 7/24/2025 | \$ 475,000.00 | 5662 | 0.13 | 752-450-077 |
| Palm Desert | 78708 Stansbury Ct | 1594 | \$ 291.00 | 2 | 1.75 | 7/24/2025 | \$ 465,000.00 | 5662 | 0.13 | 752-360-050 |
| Palm Desert | 37563 Blue Sky Ave | 1063 | \$ 327.00 | 1 | 1.75 | 7/25/2025 | \$ 348,000.00 | 4791 | 0.11 | 748-120-014 |
| Palm Desert | 74071 Chinook Cir | 2512 | \$ 379.00 | 4 | 3 | 7/25/2025 | \$ 952,500.00 | 10454 | 0.24 | 694-231-004 |
| Palm Desert | 78697 Golden Reed Dr | 2588 | \$ 328.00 | 2 | 2.5 | 7/25/2025 | \$ 850,000.00 | 7405 | 0.17 | 748-250-059 |
| Palm Desert | 78650 Links Dr | 1829 | \$ 311.00 | 3 | 2.75 | 7/25/2025 | \$ 569,000.00 | 6098 | 0.14 | 748-230-019 |
| Palm Desert | 44809 Portola Ave | 1019 | \$ 372.00 | 1 | 3.5 | 7/25/2025 | \$ 380,000.00 | 5662 | 0.13 | 627-183-019 |
| Palm Desert | 74397 Zeppelin Dr | 2287 | \$ 334.00 | 3 | 3.25 | 7/25/2025 | \$ 765,000.00 | 11761 | 0.27 | 694-480-056 |
| Palm Desert | 37862 Pineknoll Ave | 2323 | \$ 232.00 | 4 | 2.5 | 7/28/2025 | \$ 540,000.00 | 7405 | 0.17 | 748-040-054 |
| Palm Desert | 38170 Tandika Trl N | 2845 | \$ 317.00 | 4 | 3.25 | 7/28/2025 | \$ 902,000.00 | 14810 | 0.34 | 626-110-018 |
| Palm Desert | 74370 Goleta Ave | 2200 | \$ 227.00 | 4 | 5.5 | 7/29/2025 | \$ 500,000.00 | 8712 | 0.2 | 625-031-010 |
| Palm Desert | 76786 Oklahoma Ave | 1400 | \$ 228.00 | 3 | 1.75 | 7/29/2025 | \$ 320,000.00 | 6534 | 0.15 | 637-392-031 |
| Palm Desert | 35172 Flute Ave | 2142 | \$ 238.00 | 2 | 1.75 | 7/31/2025 | \$ 510,000.00 | 6969 | 0.16 | 752-460-061 |
| Palm Desert | 39288 Mirage Cir | 2042 | \$ 254.00 | 3 | 2 | 7/31/2025 | \$ 520,000.00 | 6534 | 0.15 | 748-270-049 |
| Palm Desert | 43421 Virginia Ave | 1400 | \$ 362.00 | 4 | 1.75 | 7/31/2025 | \$ 507,000.00 | 6969 | 0.16 | 637-381-002 |



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Sales Comparables - July 2025

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|------------------------------------|--------------|
| <i>Total Sales:</i> | 76 |
| <i>Average Sales Price:</i> | \$774,748.34 |
| <i>Average Square Feet:</i> | 2159 |