



Palm Desert Condos

Sales Comparables - June 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	45983 Highway 74	1265	\$ 383.00	2	1.75	6/1/2023	\$ 485,000.00	1742	0.04	640-320-023
Palm Desert	38921 Palm Valley Dr	1627	\$ 476.00	2	1.75	6/1/2023	\$ 775,000.00	1556	0.04	626-212-030
Palm Desert	428 S Sierra Madre	1800	\$ 249.00	2	1.75	6/1/2023	\$ 449,000.00	1683	0.04	622-074-019
Palm Desert	76285 Columbia Dr					6/2/2023	\$ 489,000.00	18730	0.43	694-610-031
Palm Desert	38 Conejo Cir	2056	\$ 305.00	3	2.75	6/2/2023	\$ 628,000.00	3484	0.08	622-240-034
Palm Desert	337 Villena Way	1303	\$ 326.00	2	1.75	6/2/2023	\$ 425,000.00	1169	0.03	622-072-012
Palm Desert	235 Vista Royale Cir W	1814	\$ 227.00	2	2.5	6/2/2023	\$ 412,000.00	4542	0.1	626-342-097
Palm Desert	38821 Kilimanjaro Dr	2640	\$ 217.00	3	2.5	6/5/2023	\$ 575,000.00	11325	0.26	626-050-019
Palm Desert	73906 Saquaro Ct	1056	\$ 394.00	2	1.75	6/5/2023	\$ 417,000.00	2178	0.05	630-330-023
Palm Desert	312 S Sierra Madre	1347	\$ 334.00	2	1.75	6/5/2023	\$ 450,000.00	1552	0.04	622-073-007
Palm Desert	43500 Via Magellan Dr	1895	\$ 215.00	3	2	6/5/2023	\$ 409,000.00	6098	0.14	637-460-036
Palm Desert	412 S Sierra Madre	1303	\$ 306.00	2	1.75	6/6/2023	\$ 400,000.00	1177	0.03	622-074-011
Palm Desert	73212 Tumbleweed Ln	1798	\$ 333.00	2	1.75	6/6/2023	\$ 600,000.00	1286	0.03	627-400-066
Palm Desert	42469 Turqueries Ave	1787	\$ 307.00	3	1.75	6/6/2023	\$ 550,000.00	1815	0.04	634-191-006
Palm Desert	43695 Via Majorca	1612	\$ 341.00	3	1.75	6/6/2023	\$ 551,000.00	6534	0.15	637-452-019
Palm Desert	73425 Foxtail Ln	1426	\$ 420.00	3	1.75	6/7/2023	\$ 600,000.00	1638	0.04	655-340-036
Palm Desert	48812 Mescal Ln	2208	\$ 871.00	3	2.75	6/7/2023	\$ 1,925,000.00	4356	0.1	655-220-030
Palm Desert	76752 Minaret Way	1551	\$ 312.00	3	1.75	6/7/2023	\$ 485,000.00	2178	0.05	634-251-008
Palm Desert	13 Camisa Ln	2011	\$ 321.00	3	2.75	6/8/2023	\$ 647,500.00	3484	0.08	622-101-061
Palm Desert	38455 Plumosa Cir	1330	\$ 421.00	2	1.75	6/8/2023	\$ 560,000.00	1254	0.03	626-233-062
Palm Desert	269 San Remo St	1670	\$ 314.00	2	1.75	6/8/2023	\$ 525,000.00	1758	0.04	622-065-003
Palm Desert	73850 Fairway Dr	440	\$ 540.00	1	1	6/9/2023	\$ 238,000.00	591	0.01	627-432-040
Palm Desert	73808 Pinon Ct	1543	\$ 281.00	3	2.25	6/9/2023	\$ 435,000.00	1742	0.04	630-311-069
Palm Desert	44529 Sorrento Ct	1728	\$ 254.00	3	1.75	6/9/2023	\$ 439,000.00	4791	0.11	625-420-008
Palm Desert	76410 Sweet Pea Way	1627	\$ 363.00	2	1.75	6/9/2023	\$ 592,000.00	1595	0.04	626-212-008
Palm Desert	38305 Nasturtium Way	1515	\$ 273.00	2	2.25	6/12/2023	\$ 415,000.00	801	0.02	626-222-030
Palm Desert	72 Old Ranch Rd	1368	\$ 350.00	2	1.75	6/12/2023	\$ 480,000.00	1319	0.03	632-282-002
Palm Desert	41934 Preston Trl	1091	\$ 360.00	2	1.75	6/12/2023	\$ 393,000.00	1742	0.04	632-230-007
Palm Desert	42564 Saladin Dr	1551	\$ 335.00	3	1.75	6/12/2023	\$ 521,000.00	2178	0.05	634-212-033
Palm Desert	363 San Remo St	1656	\$ 370.00	2	1.75	6/12/2023	\$ 613,000.00	1568	0.04	622-075-041



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Palm Desert	76093 Impatiens Cir	1549	\$ 429.00	2	1.75	6/13/2023	\$ 665,000.00	1501	0.03	626-211-014
Palm Desert	48601 Oakwood Way	1786	\$ 268.00	2	2	6/13/2023	\$ 479,000.00	2613	0.06	652-180-012
Palm Desert	77181 Preston Trl	938	\$ 399.00	1	2.25	6/13/2023	\$ 375,000.00	1742	0.04	632-150-007
Palm Desert	40775 Sea Island Ln	1177	\$ 127.00	2	3.5	6/13/2023	\$ 150,000.00	2613	0.06	632-180-066
Palm Desert	41640 Woodhaven Dr W	1808	\$ 276.00	2	3	6/13/2023	\$ 500,000.00	1216	0.03	632-108-006
Palm Desert	72712 Bursera Way	840	\$ 307.00	2	1	6/14/2023	\$ 258,000.00	397	0.01	628-202-014
Palm Desert	76310 Notre Dame Dr					6/15/2023	\$ 497,000.00	16552	0.38	694-610-032
Palm Desert	38344 Plumosa Cir	1673	\$ 364.00	3	2.5	6/15/2023	\$ 610,000.00	1616	0.04	626-233-040
Palm Desert	665 Red Arrow Trl	3562	\$ 533.00	4	3.75	6/15/2023	\$ 1,900,000.00	3375	0.08	632-501-043
Palm Desert	77676 Woodhaven Dr N	1392	\$ 300.00	2	2	6/15/2023	\$ 418,000.00	1255	0.03	632-105-065
Palm Desert	49 Camino Arroyo Pl	1821	\$ 134.00	3	2	6/16/2023	\$ 245,000.00	3049	0.07	622-101-018
Palm Desert	73670 Jasmine Pl	2469	\$ 324.00	3	3.25	6/16/2023	\$ 800,000.00	6098	0.14	655-250-004
Palm Desert	38377 Nasturtium Way	1515	\$ 366.00	2	2.25	6/16/2023	\$ 555,000.00	2613	0.06	626-222-014
Palm Desert	39144 Sweetwater Dr	1857	\$ 390.00	3	2	6/16/2023	\$ 725,000.00	9147	0.21	626-242-008
Palm Desert	77822 Woodhaven Dr S	1392	\$ 308.00	2	2	6/16/2023	\$ 430,000.00	1304	0.03	632-104-016
Palm Desert	72669 Eagle Rd	810	\$ 308.00	2	1	6/20/2023	\$ 250,000.00	742	0.02	628-232-042
Palm Desert	47458 Medina Dr E	1838	\$ 467.00	2	1.75	6/20/2023	\$ 860,000.00	4356	0.1	630-280-008
Palm Desert	76764 Minaret Way	1384	\$ 350.00	2	1.75	6/20/2023	\$ 485,000.00	2178	0.05	634-251-006
Palm Desert	2105 Via Calderia	1494	\$ 277.00	2	3.5	6/20/2023	\$ 415,000.00	1449	0.03	622-024-064
Palm Desert	34744 Water Ridge Dr	1624	\$ 261.00	2	2.5	6/20/2023	\$ 425,000.00	911	0.02	694-424-025
Palm Desert	502 Sandpiper St	1804	\$ 451.00	3	1.75	6/21/2023	\$ 815,000.00	3484	0.08	640-220-036
Palm Desert	72670 Thrush Rd	924	\$ 259.00	2	1	6/21/2023	\$ 240,000.00	896	0.02	628-242-010
Palm Desert	75260 Via Domingo	1184	\$ 351.00	3	1.75	6/21/2023	\$ 416,000.00	2613	0.06	632-042-040
Palm Desert	911 Deer Haven Cir	2392	\$ 551.00	3	2.5	6/22/2023	\$ 1,318,000.00	2399	0.06	632-512-016
Palm Desert	244 La Paz Way	1584	\$ 391.00	2	1.75	6/22/2023	\$ 620,000.00	1416	0.03	622-064-022
Palm Desert	76311 Sweet Pea Way	2188	\$ 372.00	2	1.75	6/22/2023	\$ 815,000.00	1889	0.04	626-193-008
Palm Desert	42715 Adalin Way	1384	\$ 289.00	2	1.75	6/23/2023	\$ 400,000.00	1354	0.03	634-181-054
Palm Desert	77717 Calle Las Brisas S	1612	\$ 279.00	3	1.75	6/23/2023	\$ 450,500.00	4791	0.11	637-440-003
Palm Desert	5 Marbella Ln	1705	\$ 297.00	2	2	6/27/2023	\$ 507,000.00	4356	0.1	624-260-030
Palm Desert	72310 Merry Vale Way	1786	\$ 324.00	2	2	6/27/2023	\$ 580,000.00	2613	0.06	652-190-041

Deemed reliable but not guaranteed

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Palm Desert	114 Giralda Cir	1303	\$ 314.00	2	1.75	6/28/2023	\$ 410,000.00	1140	0.03	622-122-007
Palm Desert	74800 Sheryl Ave	960	\$ 333.00	3	1.75	6/28/2023	\$ 320,000.00	1025	0.02	624-243-047
Palm Desert	189 Torrey Pine Dr	1814	\$ 170.00	2	2.5	6/28/2023	\$ 310,000.00	4570	0.1	626-343-039
Palm Desert	170 Castellana S	1347	\$ 341.00	2	1.75	6/29/2023	\$ 460,000.00	1516	0.03	622-123-036
Palm Desert	112 Castellana W	1347	\$ 311.00	2	1.75	6/29/2023	\$ 419,000.00	1483	0.03	622-123-006
Palm Desert	42479 Saladin Dr	1384	\$ 346.00	2	1.75	6/29/2023	\$ 480,000.00	2178	0.05	634-212-027
Palm Desert	295 Wild Horse Dr	2280	\$ 383.00	2	3	6/29/2023	\$ 875,000.00	2256	0.05	632-303-029
Palm Desert	77552 Calle Las Brisas N	1536	\$ 260.00	2	1.75	6/30/2023	\$ 400,000.00	5227	0.12	637-451-015
Palm Desert	641 Calle Vibrante	1624	\$ 295.00	3	2.5	6/30/2023	\$ 480,000.00	1581	0.04	694-172-045
Palm Desert	163 Desert Falls Dr E	1330	\$ 218.00	2	2	6/30/2023	\$ 290,000.00	2399	0.06	626-262-031
Palm Desert	362 Desert Falls Dr E	2236	\$ 76.00	3	3	6/30/2023	\$ 170,000.00	2721	0.06	626-022-032
Palm Desert	76498 Hollyhock Dr	1540	\$ 415.00	2	1.75	6/30/2023	\$ 640,000.00	1533	0.04	626-201-017
Palm Desert	44635 Monaco Cir	1345	\$ 315.00	2	1.75	6/30/2023	\$ 425,000.00	4791	0.11	625-420-047
Palm Desert	2705 Via Calderia	960	\$ 307.00	1	1	6/30/2023	\$ 295,000.00	1025	0.02	622-021-021
Palm Desert	43567 Via Magellan Dr	2062	\$ 324.00	3	2.5	6/30/2023	\$ 670,000.00	6098	0.14	637-460-063



Palm Desert Condos

Sales Comparables - June 2023

<i>Total Sales:</i>	75
<i>Average Sales Price:</i>	\$537,746.67
<i>Average Square Feet:</i>	1597