



Palm Desert Condos

Sales Comparables - October 2025

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|-------------|-----------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|-------------|
| Palm Desert | 811 Box Canyon Trl | 2182 | \$ 430.00 | 3 | 3 | 10/1/2025 | \$ 940,000.00 | 2015 | 0.05 | 632-502-022 |
| Palm Desert | 3935 Via Amalfi | 2114 | \$ 324.00 | 2 | 2.25 | 10/1/2025 | \$ 685,000.00 | 2090 | 0.05 | 622-371-018 |
| Palm Desert | 40985 La Costa Cir W | 1177 | \$ 331.00 | 2 | 3.5 | 10/2/2025 | \$ 390,000.00 | 2613 | 0.06 | 632-190-039 |
| Palm Desert | 322 Villena Way | 1584 | \$ 287.00 | 2 | 1.75 | 10/2/2025 | \$ 455,000.00 | 1497 | 0.03 | 622-071-022 |
| Palm Desert | 77766 Woodhaven Dr N | 1392 | \$ 283.00 | 2 | 2 | 10/2/2025 | \$ 395,000.00 | 1275 | 0.03 | 632-103-053 |
| Palm Desert | 1004 Retreat Cir | 2664 | \$ 426.00 | 3 | 2.75 | 10/3/2025 | \$ 1,135,000.00 | | | 620-471-054 |
| Palm Desert | 45455 San Pablo Ave | 1667 | \$ 305.00 | 2 | 2.5 | 10/3/2025 | \$ 510,000.00 | 2123 | 0.05 | 627-253-005 |
| Palm Desert | 261 Eagle Dance Cir | | | | | 10/6/2025 | \$ 975,000.00 | 2697 | 0.06 | 632-493-004 |
| Palm Desert | 32 Presidio Pl | 2051 | \$ 353.00 | 3 | 2.75 | 10/6/2025 | \$ 725,000.00 | 3049 | 0.07 | 622-132-039 |
| Palm Desert | 2609 Via Calderia | 1278 | \$ 223.00 | 2 | 3.5 | 10/6/2025 | \$ 285,000.00 | 1253 | 0.03 | 622-024-024 |
| Palm Desert | 162 Wimbledon Ct | 1250 | \$ 336.00 | 2 | 1.75 | 10/6/2025 | \$ 420,000.00 | 2178 | 0.05 | 622-281-060 |
| Palm Desert | 347 Desert Falls Dr E | 1330 | \$ 327.00 | 2 | 2 | 10/7/2025 | \$ 435,000.00 | 2605 | 0.06 | 626-022-012 |
| Palm Desert | 1703 Sandpiper St | 2372 | \$ 453.00 | 3 | 2.5 | 10/7/2025 | \$ 1,075,000.00 | 3484 | 0.08 | 640-150-036 |
| Palm Desert | 106 Celano Cir | 1609 | \$ 235.00 | 2 | 1.75 | 10/8/2025 | \$ 379,000.00 | 3049 | 0.07 | 626-170-004 |
| Palm Desert | 347 Indian Ridge Dr | 2368 | \$ 428.00 | 3 | 3 | 10/8/2025 | \$ 1,015,000.00 | 4740 | 0.11 | 632-514-020 |
| Palm Desert | 42122 Sand Dune Dr | 1497 | \$ 287.00 | 1 | 1.75 | 10/9/2025 | \$ 430,000.00 | 4356 | 0.1 | 634-101-025 |
| Palm Desert | 72682 Thrush Rd | 810 | \$ 283.00 | 2 | 1 | 10/9/2025 | \$ 230,000.00 | 874 | 0.02 | 628-242-002 |
| Palm Desert | 170 Don Miguel Cir | 1670 | \$ 341.00 | 2 | 1.75 | 10/10/2025 | \$ 570,000.00 | 1702 | 0.04 | 622-081-007 |
| Palm Desert | 302 Serena Dr | 1584 | \$ 567.00 | 2 | 1.75 | 10/10/2025 | \$ 899,000.00 | 1578 | 0.04 | 622-111-016 |
| Palm Desert | 2306 Via Calderia | 1494 | \$ 279.00 | 2 | 3.5 | 10/14/2025 | \$ 418,000.00 | 1471 | 0.03 | 622-024-034 |
| Palm Desert | 40316 Bay Hill Way | 1177 | \$ 350.00 | 2 | 2 | 10/15/2025 | \$ 412,000.00 | 2613 | 0.06 | 632-160-036 |
| Palm Desert | 215 Desert Falls Cir | 1814 | \$ 280.00 | 2 | 2.5 | 10/16/2025 | \$ 509,000.00 | 3126 | 0.07 | 626-263-035 |
| Palm Desert | 426 Desert Falls Dr N | 1330 | \$ 338.00 | 2 | 2 | 10/16/2025 | \$ 450,000.00 | 3865 | 0.09 | 626-281-024 |
| Palm Desert | 76988 Kybar Rd | 1384 | \$ 379.00 | 2 | 1.75 | 10/16/2025 | \$ 525,000.00 | 1866 | 0.04 | 634-193-019 |
| Palm Desert | 41477 Inverness Way | 1184 | \$ 312.00 | 2 | 1.75 | 10/17/2025 | \$ 370,000.00 | 2613 | 0.06 | 632-240-005 |
| Palm Desert | 72418 Sommerset Dr | 1440 | \$ 298.00 | 2 | 2 | 10/17/2025 | \$ 430,000.00 | 2613 | 0.06 | 652-180-015 |
| Palm Desert | 40970 Breezy Pass Rd | 925 | \$ 256.00 | 2 | 2 | 10/20/2025 | \$ 237,000.00 | 870 | 0.02 | 632-081-071 |
| Palm Desert | 331 Gran Via | 1670 | \$ 526.00 | 2 | 1.75 | 10/20/2025 | \$ 880,000.00 | 1771 | 0.04 | 622-087-043 |
| Palm Desert | 77265 Olympic Way | 1177 | \$ 395.00 | 2 | 2 | 10/20/2025 | \$ 465,000.00 | 2613 | 0.06 | 632-160-010 |
| Palm Desert | 461 Paseo Del Corazon | 2468 | \$ 237.00 | 3 | 2.75 | 10/20/2025 | \$ 585,000.00 | 2717 | 0.06 | 694-174-041 |

Deemed reliable but not guaranteed

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|-------------|---------------------|-------|----------------|-----|------|------------|---------------|-----------|--------|-------------|
| Palm Desert | 72611 Edgehill Dr | 840 | \$ 344.00 | 2 | 1 | 10/23/2025 | \$ 289,500.00 | 429 | 0.01 | 628-221-033 |
| Palm Desert | 445 N Sierra Madre | 1303 | \$ 345.00 | 2 | 1.75 | 10/23/2025 | \$ 450,000.00 | 1094 | 0.03 | 622-075-006 |
| Palm Desert | 132 Castellana W | 2208 | \$ 384.00 | 3 | 1.75 | 10/24/2025 | \$ 850,000.00 | 2084 | 0.05 | 622-123-016 |
| Palm Desert | 73416 Irontree Dr | 1737 | \$ 302.00 | 3 | 2.75 | 10/24/2025 | \$ 525,000.00 | 1737 | 0.04 | 655-340-008 |
| Palm Desert | 102 Paseo Bravo | 1602 | \$ 245.00 | 2 | 1.75 | 10/24/2025 | \$ 394,000.00 | 452 | 0.01 | 694-171-002 |
| Palm Desert | 72666 Bursera Way | 924 | \$ 297.00 | 2 | 1 | 10/27/2025 | \$ 275,000.00 | 929 | 0.02 | 628-202-030 |
| Palm Desert | 42320 Sari Ct | 1517 | \$ 329.00 | 2 | 2.5 | 10/27/2025 | \$ 500,000.00 | 1544 | 0.04 | 634-172-006 |
| Palm Desert | 633 Calle Vibrante | 1624 | \$ 262.00 | 3 | 2.5 | 10/28/2025 | \$ 426,000.00 | 1581 | 0.04 | 694-172-049 |
| Palm Desert | 356 Red River Rd | 2679 | \$ 294.00 | 2 | 3 | 10/28/2025 | \$ 790,000.00 | 2615 | 0.06 | 632-292-037 |
| Palm Desert | 41479 Resorter Blvd | 1475 | \$ 327.00 | 2 | 1.75 | 10/28/2025 | \$ 483,000.00 | 2613 | 0.06 | 632-110-062 |
| Palm Desert | 73685 Jasmine Pl | 1441 | \$ 497.00 | 1 | 1.75 | 10/29/2025 | \$ 717,000.00 | 4356 | 0.1 | 655-250-012 |
| Palm Desert | 411 Sandpiper St | 1075 | \$ 441.00 | 1 | 1.75 | 10/29/2025 | \$ 475,000.00 | 2178 | 0.05 | 640-230-024 |
| Palm Desert | 38265 Crocus Ln | 1598 | \$ 256.00 | 3 | 1.75 | 10/30/2025 | \$ 410,000.00 | 1299 | 0.03 | 626-222-042 |
| Palm Desert | 835 Box Canyon Trl | 2182 | \$ 320.00 | 3 | 3 | 10/31/2025 | \$ 700,000.00 | 2009 | 0.05 | 632-502-018 |
| Palm Desert | 325 Gran Via | 1584 | \$ 301.00 | 2 | 1.75 | 10/31/2025 | \$ 478,000.00 | 1606 | 0.04 | 622-087-046 |
| Palm Desert | 2603 Via Calderia | 1183 | \$ 249.00 | 1 | 2.25 | 10/31/2025 | \$ 295,000.00 | 1139 | 0.03 | 622-024-016 |



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|------------------------------------|---------------------|
| <i>Total Sales:</i> | 46 |
| <i>Average Sales Price:</i> | \$549,706.52 |
| <i>Average Square Feet:</i> | 1592 |