



## Palm Desert

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	39547 Manorgate Rd	2132	\$ 253.00	2	1.75	10/1/2025	\$ 541,000.00	7405	0.17	748-360-021
Palm Desert	78264 Rainbow Dr	1790	\$ 248.00	2	2	10/1/2025	\$ 445,000.00	5662	0.13	748-130-032
Palm Desert	78215 Sunrise Canyon Ave	2561	\$ 292.00	4	3.25	10/1/2025	\$ 750,000.00	8712	0.2	752-230-025
Palm Desert	37672 Breeze Way	1050	\$ 390.00	1	1.75	10/2/2025	\$ 410,000.00	3484	0.08	748-120-023
Palm Desert	49901 Crescent Psge	3297	\$ 376.00	5	3.75	10/2/2025	\$ 1,240,000.00	10371	0.24	694-590-009
Palm Desert	78720 Rainswept Way	1680	\$ 250.00	3	1.75	10/2/2025	\$ 420,000.00	5662	0.13	752-440-052
Palm Desert	37391 Skycrest Rd	1875	\$ 253.00	3	2.75	10/2/2025	\$ 475,000.00	6098	0.14	748-020-050
Palm Desert	78854 Tamarind Pod Ct	2034	\$ 284.00	4	2.5	10/2/2025	\$ 579,000.00	7405	0.17	748-030-076
Palm Desert	78854 Ballare Pkwy	1865	\$ 286.00	2	1.75	10/3/2025	\$ 534,500.00	4791	0.11	748-440-070
Palm Desert	47 Gibraltar Dr	4156	\$ 276.00	5	4	10/3/2025	\$ 1,150,000.00	13068	0.3	632-450-003
Palm Desert	78295 Griffin Dr	2032	\$ 282.00	2	1.75	10/3/2025	\$ 575,000.00	7405	0.17	748-320-069
Palm Desert	74091 Daisy Ln	2219	\$ 232.00	3	3	10/6/2025	\$ 515,000.00	8276	0.19	694-391-015
Palm Desert	36 Merrill Dr	3515	\$ 357.00	3	4	10/6/2025	\$ 1,255,000.00	11761	0.27	620-361-062
Palm Desert	78776 Tamarisk Flower Dr	2167	\$ 247.00	3	2.5	10/6/2025	\$ 536,500.00	7840	0.18	748-040-014
Palm Desert	73466 Salt Cedar St	1983	\$ 491.00	4	3	10/7/2025	\$ 975,000.00	12632	0.29	630-090-059
Palm Desert	78596 Valley Vista Ave	2167	\$ 372.00	3	2.5	10/7/2025	\$ 807,500.00	8712	0.2	752-310-004
Palm Desert	75297 Buckley Dr	2362	\$ 302.00	4	2.5	10/8/2025	\$ 715,000.00	3798	0.09	694-640-022
Palm Desert	38731 Desert Mirage Dr	2985	\$ 262.00	3	2.5	10/8/2025	\$ 785,000.00	10454	0.24	620-361-079
Palm Desert	74106 Velardo Dr	1218	\$ 435.00	3	1.75	10/8/2025	\$ 530,000.00	7405	0.17	624-193-013
Palm Desert	74082 Daisy Ln	2209	\$ 248.00	3	3	10/9/2025	\$ 549,000.00	8276	0.19	694-391-002
Palm Desert	74563 Driftwood Dr	1264	\$ 360.00	3	2	10/9/2025	\$ 456,000.00	7840	0.18	625-163-006
Palm Desert	121 Fresco Ln	2833	\$ 315.00	5	3.5	10/9/2025	\$ 895,000.00	11325	0.26	626-450-017
Palm Desert	37674 Medjool Ave	2032	\$ 259.00	2	1.75	10/10/2025	\$ 526,500.00	7405	0.17	748-150-035
Palm Desert	269 Strada Nova	1495	\$ 359.00	3	1.75	10/10/2025	\$ 538,000.00	6098	0.14	620-382-061
Palm Desert	78797 Tamarisk Flower Dr	1616	\$ 271.00	2	2	10/10/2025	\$ 439,000.00	5227	0.12	748-040-067
Palm Desert	72948 Willow St	2872	\$ 383.00	4	3.75	10/10/2025	\$ 1,100,000.00	13503	0.31	628-101-016
Palm Desert	71750 Cholla Way	1960	\$ 489.00	3	1.75	10/14/2025	\$ 960,000.00	48351	1.11	628-390-029
Palm Desert	73589 Feather Trl	1913	\$ 433.00	2	1.75	10/14/2025	\$ 829,000.00	16117	0.37	655-072-001
Palm Desert	78189 Kensington Ave	1680	\$ 342.00	3	1.75	10/14/2025	\$ 575,000.00	5227	0.12	752-250-042
Palm Desert	137 Kiva Dr	3690	\$ 989.00	3	3.25	10/14/2025	\$ 3,650,000.00	13068	0.3	771-330-058



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Palm Desert	74341 Millennia Way	1652	\$ 351.00	2	1.75	10/14/2025	\$ 580,000.00	4791	0.11	694-530-025
Palm Desert	42775 Tennessee Ave	1400	\$ 353.00	3	1.75	10/14/2025	\$ 495,000.00	6534	0.15	637-393-001
Palm Desert	42720 Kansas St	1064	\$ 371.00	2	1.75	10/15/2025	\$ 395,000.00	6969	0.16	637-122-009
Palm Desert	74249 Storke Dr	2328	\$ 291.00	5	3.25	10/15/2025	\$ 679,000.00	4491	0.1	694-562-005
Palm Desert	40840 Centennial Cir	2505	\$ 335.00	4	3.5	10/16/2025	\$ 840,000.00	10018	0.23	622-300-004
Palm Desert	76761 Kentucky Ave	1477	\$ 364.00	3	1.75	10/16/2025	\$ 539,000.00	6969	0.16	637-412-003
Palm Desert	43140 Texas Ave	1702	\$ 287.00	3	1.75	10/16/2025	\$ 489,500.00	5662	0.13	637-222-006
Palm Desert	77590 California Dr	1327	\$ 365.00	3	2	10/17/2025	\$ 485,000.00	5662	0.13	637-081-010
Palm Desert	42935 Texas Ave	1064	\$ 366.00	2	1.75	10/17/2025	\$ 390,000.00	7840	0.18	637-141-008
Palm Desert	45740 Verba Santa Dr	2152	\$ 360.00	4	2.5	10/17/2025	\$ 775,000.00	10890	0.25	627-293-005
Palm Desert	41728 Via Treviso	2474	\$ 331.00	2	2.25	10/17/2025	\$ 820,000.00	9147	0.21	624-410-023
Palm Desert	74102 Via Venezia	2775	\$ 376.00	4	3.25	10/17/2025	\$ 1,045,000.00	11761	0.27	624-420-001
Palm Desert	35636 Royal Sage Ct	2042	\$ 244.00	3	2	10/20/2025	\$ 499,000.00	7840	0.18	752-100-060
Palm Desert	263 Strada Nova	1700	\$ 301.00	3	1.75	10/20/2025	\$ 512,000.00	6098	0.14	620-382-015
Palm Desert	40550 Ventana Ct	2093	\$ 281.00	3	2.5	10/20/2025	\$ 590,000.00	7840	0.18	622-311-022
Palm Desert	78197 Bonanza Dr	2029	\$ 335.00	3	2.5	10/21/2025	\$ 680,000.00	7405	0.17	748-160-079
Palm Desert	39918 Cricket Cv	2639	\$ 280.00	4	2.75	10/21/2025	\$ 740,000.00	11761	0.27	626-370-004
Palm Desert	761 Dove Run Cir	2742	\$ 580.00	3	3.5	10/21/2025	\$ 1,592,500.00	15245	0.35	632-580-023
Palm Desert	75637 Montage Pkwy	3297	\$ 398.00	5	3.75	10/21/2025	\$ 1,315,000.00	9757	0.22	694-590-002
Palm Desert	340 Crest Lake Dr	4755	\$ 483.00	4	4.5	10/22/2025	\$ 2,300,000.00	14810	0.34	626-350-014
Palm Desert	78797 Falsetto Dr	1909	\$ 298.00	3	2.25	10/22/2025	\$ 570,000.00	6534	0.15	752-360-062
Palm Desert	78213 Sunrise Mountain Vw	1764	\$ 322.00	2	1.75	10/22/2025	\$ 569,000.00	6534	0.15	752-290-021
Palm Desert	43440 Amaryllis Way	2599	\$ 305.00	3	2.5	10/23/2025	\$ 795,000.00	8712	0.2	624-351-003
Palm Desert	74846 Fox Hills Ct	3024	\$ 644.00	3	5.75	10/23/2025	\$ 1,950,000.00	10890	0.25	625-253-007
Palm Desert	73042 Galleria Ct	3225	\$ 511.00	3	3.25	10/24/2025	\$ 1,650,000.00	12632	0.29	655-020-049
Palm Desert	74107 Kokopelli Cir	2829	\$ 243.00	4	3.5	10/24/2025	\$ 690,000.00	10018	0.23	694-381-031
Palm Desert	35925 Rosemont Dr	2515	\$ 244.00	3	2.5	10/24/2025	\$ 615,000.00	8276	0.19	752-110-057
Palm Desert	78325 Sunrise Canyon Ave	2561	\$ 288.00	4	3.25	10/24/2025	\$ 739,000.00	8276	0.19	752-230-036
Palm Desert	43000 Connecticut St	1064	\$ 394.00	2	1.75	10/27/2025	\$ 419,500.00	6534	0.15	637-112-005
Palm Desert	204 Metate Pl	2742	\$ 838.00	3	2.75	10/27/2025	\$ 2,300,000.00	9583	0.22	771-320-015



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Palm Desert	20 Paseo Montecillo	3013	\$ 275.00	5	3.25	10/27/2025	\$ 829,000.00	8712	0.2	624-380-075
Palm Desert	73481 Purslane St	3097	\$ 573.00	3	2.75	10/27/2025	\$ 1,775,000.00	22215	0.51	630-081-014
Palm Desert	77575 California Dr	924	\$ 395.00	2	1	10/28/2025	\$ 365,000.00	6098	0.14	637-082-007
Palm Desert	46380 Desert Lily Dr	3796	\$ 803.00	4	3.5	10/28/2025	\$ 3,050,000.00	20908	0.48	630-031-012
Palm Desert	77125 Indiana Ave	1820	\$ 239.00	4	2.5	10/28/2025	\$ 435,000.00	6534	0.15	637-244-003
Palm Desert	78278 Sunrise Canyon Ave	1865	\$ 233.00	2	1.75	10/28/2025	\$ 435,000.00	6534	0.15	752-230-012
Palm Desert	78624 Alliance Way	2318	\$ 315.00	2	2.5	10/29/2025	\$ 732,000.00	10018	0.23	752-460-010
Palm Desert	44201 Kings Canyon Ln	2072	\$ 304.00	3	2	10/29/2025	\$ 630,000.00	8276	0.19	625-552-006
Palm Desert	74561 Merle Dr	1232	\$ 327.00	3	1.75	10/30/2025	\$ 403,000.00	6534	0.15	624-140-007
Palm Desert	75724 Montage Pkwy	2205	\$ 448.00	3	2.25	10/30/2025	\$ 990,000.00	7823	0.18	694-600-005
Palm Desert	72810 Beavertail St	1178	\$ 466.00	2	1	10/31/2025	\$ 550,000.00	6098	0.14	640-292-015
Palm Desert	73501 Broken Arrow Trl	2197	\$ 557.00	3	1.75	10/31/2025	\$ 1,225,000.00	11325	0.26	655-071-009
Palm Desert	74078 W Petunia Pl	2800	\$ 338.00	4	3	10/31/2025	\$ 949,000.00	12196	0.28	694-231-032
Palm Desert	44316 Silver Canyon Ln	2326	\$ 365.00	3	2.5	10/31/2025	\$ 850,000.00	8712	0.2	625-562-031
Palm Desert	78607 Valley Vista Ave	2142	\$ 252.00	3	2.75	10/31/2025	\$ 540,000.00	7405	0.17	752-310-018



**Lawyers Title**

## *Palm Desert*

Sales Comparables - October 2025

<i>Total Sales:</i>	75
<i>Average Sales Price:</i>	\$847,633.33
<i>Average Square Feet:</i>	2228