



Palm Desert Condos

Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	541 Red Arrow Trl	3402	\$ 245.00	3	3	9/2/2025	\$ 835,000.00	2660	0.06	632-492-006
Palm Desert	1003 Retreat Cir	2664	\$ 396.00	3	2.75	9/2/2025	\$ 1,055,000.00			620-471-053
Palm Desert	1903 Via San Martino	1559	\$ 226.00	2	2	9/2/2025	\$ 352,500.00	1622	0.04	622-023-031
Palm Desert	48842 Mescal Ln	1464	\$ 563.00	2	2	9/3/2025	\$ 825,000.00	3920	0.09	655-220-022
Palm Desert	4505 Via Veneto	2344	\$ 313.00	2	2.25	9/3/2025	\$ 735,000.00			622-373-009
Palm Desert	38746 Dahlia Way	2489	\$ 291.00	3	3	9/4/2025	\$ 725,000.00	2484	0.06	626-231-064
Palm Desert	77787 Saint Croix Dr	2062	\$ 201.00	3	2.5	9/5/2025	\$ 415,000.00	6534	0.15	637-460-057
Palm Desert	263 Serena Dr	1670	\$ 287.00	2	1.75	9/5/2025	\$ 480,000.00	1629	0.04	622-082-032
Palm Desert	72416 Sommerset Dr	1654	\$ 302.00	3	2	9/5/2025	\$ 500,000.00	3049	0.07	652-180-016
Palm Desert	352 Villena Way	1670	\$ 404.00	2	1.75	9/5/2025	\$ 675,000.00	1580	0.04	622-071-038
Palm Desert	38782 Wisteria Dr	1627	\$ 245.00	2	1.75	9/5/2025	\$ 400,000.00	1528	0.04	626-221-025
Palm Desert	48736 Sageflower Ln	1184	\$ 316.00	2	1.75	9/8/2025	\$ 375,000.00	2178	0.05	652-221-011
Palm Desert	48980 Wildwood Ln	1184	\$ 282.00	2	1.75	9/8/2025	\$ 335,000.00	2613	0.06	652-222-020
Palm Desert	77605 Woodhaven Dr N	1392	\$ 251.00	2	2	9/8/2025	\$ 350,000.00	1263	0.03	632-105-016
Palm Desert	41612 Aventine Ct	1514	\$ 267.00	2	1.75	9/10/2025	\$ 405,000.00	3049	0.07	622-051-018
Palm Desert	48992 Canyon Crest Ln	1184	\$ 371.00	2	1.75	9/10/2025	\$ 440,000.00	2613	0.06	652-222-031
Palm Desert	72306 Canyon Ln	1320	\$ 284.00	2	2	9/10/2025	\$ 375,000.00	3049	0.07	652-100-001
Palm Desert	76897 Morocco Rd	1704	\$ 363.00	3	2.5	9/11/2025	\$ 619,000.00	1672	0.04	634-151-025
Palm Desert	39712 Narcissus Way	1330	\$ 338.00	2	1.75	9/11/2025	\$ 450,000.00	1280	0.03	626-192-010
Palm Desert	239 Paseo Animado	2019	\$ 240.00	4	2.5	9/12/2025	\$ 485,000.00	1685	0.04	694-521-017
Palm Desert	1 Verde Way	1303	\$ 445.00	2	2	9/12/2025	\$ 580,000.00	3484	0.08	624-022-001
Palm Desert	72645 Thrush Rd	810	\$ 290.00	2	1	9/15/2025	\$ 235,000.00	849	0.02	628-241-027
Palm Desert	43755 Via Palma	1612	\$ 253.00	3	1.75	9/15/2025	\$ 409,000.00	6098	0.14	637-440-030
Palm Desert	45970 Highway 74	1428	\$ 339.00	2	2.25	9/16/2025	\$ 485,000.00	871	0.02	628-081-018
Palm Desert	43840 San Ysidro Cir	1382	\$ 246.00	2	2	9/16/2025	\$ 340,000.00	2178	0.05	624-250-010
Palm Desert	250 Calle Del Verano	1800	\$ 277.00	3	1.75	9/17/2025	\$ 500,000.00	1426	0.03	622-142-020
Palm Desert	44149 Elba Ct	1584	\$ 255.00	3	1.75	9/17/2025	\$ 405,000.00	4791	0.11	625-380-006
Palm Desert	74965 San Ysidro Cir	1382	\$ 275.00	2	2	9/17/2025	\$ 381,000.00	1742	0.04	624-250-003
Palm Desert	74185 Catalina Way	1344	\$ 139.00	3	1.75	9/19/2025	\$ 187,000.00	3049	0.07	625-372-035
Palm Desert	73725 Jasmine Pl	2198	\$ 659.00	3	2.75	9/19/2025	\$ 1,450,000.00	6098	0.14	655-250-009

Deemed reliable but not guaranteed

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Palm Desert	40122 Baltusrol Cir	938	\$ 410.00	2	3.5	9/22/2025	\$ 385,000.00	1742	0.04	632-171-039
Palm Desert	103 Conejo Cir	2056	\$ 321.00	3	2.75	9/22/2025	\$ 660,000.00	3484	0.08	622-230-011
Palm Desert	42407 Liolios Dr	1517	\$ 375.00	2	2.25	9/22/2025	\$ 570,000.00	1428	0.03	634-171-044
Palm Desert	72765 Mesquite Ct	1350	\$ 425.00	2	1.75	9/22/2025	\$ 575,000.00	2310	0.05	628-270-035
Palm Desert	44329 Portofino Ct	1543	\$ 288.00	3	1.75	9/22/2025	\$ 445,000.00	4791	0.11	625-390-007
Palm Desert	43742 Avenida Alicante	1291	\$ 232.00	1	1.75	9/23/2025	\$ 300,000.00	27878	0.64	637-341-088
Palm Desert	76790 Chrysanthemum Way	949	\$ 342.00	1	1.5	9/23/2025	\$ 325,000.00	1004	0.02	626-202-038
Palm Desert	48942 Desert Flower Dr	1207	\$ 296.00	2	1.75	9/23/2025	\$ 357,500.00	1306	0.03	652-210-022
Palm Desert	211 Camino Arroyo S	1821	\$ 315.00	3	2	9/25/2025	\$ 575,000.00	3049	0.07	622-131-038
Palm Desert	44249 Portofino Ct	1728	\$ 242.00	3	1.75	9/25/2025	\$ 419,000.00	4791	0.11	625-390-015
Palm Desert	738 Vista Lago Dr N	1330	\$ 263.00	2	2	9/25/2025	\$ 350,000.00	4058	0.09	626-361-012
Palm Desert	76793 Chrysanthemum Way	1650	\$ 303.00	2	1.75	9/26/2025	\$ 500,000.00	1684	0.04	626-201-059
Palm Desert	43376 Cook St	1005	\$ 297.00	2	1	9/29/2025	\$ 299,000.00	1228	0.03	634-041-091
Palm Desert	43870 Via Granada	1650	\$ 266.00	2	1.75	9/29/2025	\$ 440,000.00	5662	0.13	637-440-082
Palm Desert	40900 Breezy Pass Rd	925	\$ 248.00	2	2	9/30/2025	\$ 230,000.00	870	0.02	632-081-063
Palm Desert	143 Desert Holly Dr	2368	\$ 475.00	3	3	9/30/2025	\$ 1,125,000.00	3208	0.07	632-491-006
Palm Desert	72843 Fleetwood Cir	1223	\$ 318.00	2	2	9/30/2025	\$ 390,000.00	3484	0.08	640-050-003
Palm Desert	40898 La Costa Cir E	1177	\$ 350.00	2	3.5	9/30/2025	\$ 412,000.00	2613	0.06	632-200-051
Palm Desert	206 Seville Cir	1670	\$ 320.00	3	1.75	9/30/2025	\$ 535,000.00	1701	0.04	622-127-032
Palm Desert	4553 Via Veneto	2114	\$ 284.00	3	2.25	9/30/2025	\$ 600,468.00	1996	0.05	622-373-004



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<i>Total Sales:</i>	50
<i>Average Sales Price:</i>	\$505,929.36
<i>Average Square Feet:</i>	1596