



Palm Desert

Sales Comparables - February 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	77155 Florida Ave	1348	\$ 304.00	3	2	2/2/2024	\$ 410,000.00	6969	0.16	637-263-020
Palm Desert	73758 Agave Ln	2369	\$ 443.00	3	2.25	2/5/2024	\$ 1,050,000.00	13068	0.3	655-100-009
Palm Desert	73014 Bel Air Rd	2280	\$ 416.00	4	2.25	2/5/2024	\$ 950,000.00	14374	0.33	630-303-008
Palm Desert	38546 Brandywine Ave	1157	\$ 358.00	2	1.75	2/5/2024	\$ 415,000.00	6098	0.14	748-180-067
Palm Desert	74155 Mockingbird Trl	2844	\$ 694.00	4	3.25	2/5/2024	\$ 1,975,000.00	22651	0.52	625-274-018
Palm Desert	42551 Audrey Cir	1232	\$ 362.00	3	1.75	2/6/2024	\$ 447,000.00	7840	0.18	624-140-015
Palm Desert	74755 Gary Ave	1426	\$ 370.00	3	2	2/6/2024	\$ 529,000.00	9147	0.21	624-241-001
Palm Desert	72940 Homestead Rd	2640	\$ 501.00	3	2.75	2/6/2024	\$ 1,325,000.00	12196	0.28	628-192-018
Palm Desert	1014 Cahuilla Fls	8166	\$ 1,512.00	4	4	2/7/2024	\$ 12,350,000.00	30056	0.69	652-320-033
Palm Desert	35854 Donny Cir	2640	\$ 393.00	2	2.5	2/7/2024	\$ 1,039,000.00	8276	0.19	752-340-004
Palm Desert	72990 Carriage Trl	4173	\$ 517.00	3	3	2/8/2024	\$ 2,160,000.00	22651	0.52	655-170-018
Palm Desert	73498 Joshua Tree St	1892	\$ 554.00	2	1.75	2/8/2024	\$ 1,050,000.00	13503	0.31	627-311-024
Palm Desert	77662 Marlowe Ct	2601	\$ 286.00	4	2.5	2/8/2024	\$ 744,500.00	8276	0.19	632-550-061
Palm Desert	31 Overland Ct	4125	\$ 345.00	3	2.75	2/8/2024	\$ 1,425,000.00	12632	0.29	620-363-003
Palm Desert	78754 Putting Green Dr	1548	\$ 297.00	2	1.75	2/8/2024	\$ 460,000.00	5662	0.13	748-210-051
Palm Desert	76515 California Dr	1435	\$ 202.00	3	2	2/9/2024	\$ 290,000.00	6534	0.15	637-424-020
Palm Desert	74530 Daylily Cir	3204	\$ 252.00	4	2.75	2/9/2024	\$ 807,929.00	8712	0.2	624-352-018
Palm Desert	77120 Florida Ave	1486	\$ 301.00	2	2	2/9/2024	\$ 448,000.00	6098	0.14	637-262-013
Palm Desert	77057 California Dr	1964	\$ 315.00	3	3.25	2/13/2024	\$ 620,000.00	6969	0.16	637-245-001
Palm Desert	38559 Clear Sky Way	2415	\$ 378.00	2	2.5	2/13/2024	\$ 915,000.00	8712	0.2	748-220-043
Palm Desert	78254 Grape Arbor Ave	1858	\$ 258.00	2	2	2/13/2024	\$ 480,000.00	6534	0.15	748-110-095
Palm Desert	43685 Louisiana St	1486	\$ 403.00	2	2	2/13/2024	\$ 600,000.00	6098	0.14	637-271-009
Palm Desert	39775 Saint Michael Pl	2793	\$ 227.00	4	3.5	2/13/2024	\$ 635,000.00	12196	0.28	626-250-035
Palm Desert	35203 Minuet Dr	2167	\$ 283.00	3	2.5	2/14/2024	\$ 615,000.00	9147	0.21	752-460-041
Palm Desert	35379 Monarch Way	2142	\$ 247.00	2	1.75	2/14/2024	\$ 530,000.00	8276	0.19	752-060-048
Palm Desert	35741 Palomino Way	1780	\$ 264.00	2	2.5	2/14/2024	\$ 470,000.00	7405	0.17	752-300-015
Palm Desert	36418 Fan Palm Way	1634	\$ 275.00	2	1.75	2/15/2024	\$ 450,000.00	9147	0.21	752-190-049
Palm Desert	78992 Apricot Ln	1664	\$ 270.00	3	1.75	2/16/2024	\$ 450,000.00	5662	0.13	748-260-067
Palm Desert	77533 Michigan Dr	1710	\$ 347.00	3	1.75	2/16/2024	\$ 595,000.00	7405	0.17	637-052-015
Palm Desert	36594 Royal Sage Ct	1229	\$ 402.00	2	1.75	2/16/2024	\$ 495,000.00	6098	0.14	752-250-093

Deemed reliable but not guaranteed

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	48651 Shady View Dr	3330	\$ 570.00	3	3.5	2/16/2024	\$ 1,900,000.00	13068	0.3	652-141-010
Palm Desert	42917 Turqueries Ave	1384	\$ 417.00	2	1.75	2/16/2024	\$ 577,500.00	2003	0.05	634-193-003
Palm Desert	106 Wanish Pl	6002	\$ 833.00	4	4.5	2/16/2024	\$ 5,000,000.00	15681	0.36	771-250-017
Palm Desert	73271 Guadalupe Ave	1475	\$ 359.00	3	1.75	2/20/2024	\$ 530,000.00	7405	0.17	627-053-002
Palm Desert	75100 La Sierra Dr	1855	\$ 301.00	3	2.5	2/21/2024	\$ 560,000.00	7840	0.18	634-130-033
Palm Desert	76567 New York Ave	1402	\$ 356.00	3	1.75	2/21/2024	\$ 500,000.00	6098	0.14	637-363-011
Palm Desert	73080 Santa Rosa Way	1591	\$ 295.00	3	2	2/21/2024	\$ 470,000.00	7405	0.17	627-021-028
Palm Desert	78368 Sterling Ln	1622	\$ 283.00	2	1.75	2/21/2024	\$ 460,000.00	7405	0.17	748-340-019
Palm Desert	71521 Canyon Way	672	\$ 59.00	1	1.75	2/22/2024	\$ 40,000.00	217800	5	628-390-006
Palm Desert	38671 Desert Mirage Dr	2519	\$ 90.00	3	3.25	2/22/2024	\$ 228,500.00	10018	0.23	620-361-073
Palm Desert	44615 San Onofre Ave	1333	\$ 479.00	3	2	2/22/2024	\$ 639,000.00	12632	0.29	625-072-013
Palm Desert	49806 Solstice Pl	2394	\$ 415.00	3	3	2/22/2024	\$ 995,000.00	8515	0.2	694-600-014
Palm Desert	50023 Canyon View Dr	6290	\$ 846.00	4	5.25	2/23/2024	\$ 5,323,000.00	24829	0.57	771-550-006
Palm Desert	74082 Chinook Cir	2208	\$ 339.00	3	2.25	2/23/2024	\$ 750,000.00	10018	0.23	694-231-017
Palm Desert	37624 Colebridge St	1724	\$ 362.00	4	2	2/23/2024	\$ 625,000.00	7405	0.17	694-373-008
Palm Desert	78537 Hampshire Ave	1160	\$ 340.00	2	1.75	2/23/2024	\$ 395,000.00	4791	0.11	748-420-056
Palm Desert	43240 Illinois Ave	1580	\$ 215.00	2	1.75	2/23/2024	\$ 340,000.00	6534	0.15	637-211-013
Palm Desert	78961 Lavender Cir	1664	\$ 280.00	3	1.75	2/23/2024	\$ 467,000.00	5662	0.13	748-260-007
Palm Desert	45700 Mountain View Ave	1694	\$ 525.00	2	1.75	2/23/2024	\$ 890,000.00	7405	0.17	627-351-023
Palm Desert	78402 Winsford Cir	1160	\$ 281.00	2	1.75	2/23/2024	\$ 326,500.00	5227	0.12	748-400-029
Palm Desert	72795 Deer Grass Dr	2189	\$ 326.00	2	2.25	2/26/2024	\$ 715,000.00	11761	0.27	628-303-023
Palm Desert	410 Gold Canyon Dr	2742	\$ 547.00	3	3.5	2/26/2024	\$ 1,500,000.00	9583	0.22	632-660-030
Palm Desert	78786 Silver Lake Ter	2034	\$ 233.00	4	2.5	2/26/2024	\$ 475,000.00	6534	0.15	748-030-018
Palm Desert	48574 Vista Viejo Dr	4486	\$ 312.00	3	3.5	2/26/2024	\$ 1,400,000.00	18730	0.43	652-080-007
Palm Desert	78851 Alliance Way	2366	\$ 374.00	2	2.5	2/27/2024	\$ 885,000.00	8276	0.19	752-430-001
Palm Desert	73535 Haystack Rd	2029	\$ 502.00	3	1.75	2/27/2024	\$ 1,020,000.00	10454	0.24	630-250-038
Palm Desert	78226 Hollister Dr	2938	\$ 386.00	3	3.25	2/27/2024	\$ 1,135,000.00	9147	0.21	752-050-012
Palm Desert	77682 Missouri Dr	2139	\$ 264.00	2	2.25	2/27/2024	\$ 565,000.00	7840	0.18	637-156-007
Palm Desert	45656 Mountain View Ave	1568	\$ 350.00	2	2.25	2/27/2024	\$ 549,000.00	7405	0.17	627-351-024
Palm Desert	71765 Painted Canyon Rd	2611	\$ 1,091.00	2	2.25	2/27/2024	\$ 2,850,000.00	213008	4.89	628-390-002



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Palm Desert	77800 Delaware Pl	2895	\$ 352.00	3	2.75	2/28/2024	\$ 1,020,000.00	43560	1	637-180-022
Palm Desert	73528 Henri Dr	2413	\$ 302.00	3	3	2/28/2024	\$ 731,000.00	4791	0.11	694-500-006
Palm Desert	43731 Virginia Ave	1269	\$ 378.00	2	1.75	2/28/2024	\$ 480,000.00	6534	0.15	637-381-019
Palm Desert	48999 Barberry Ln	2819	\$ 505.00	4	2.5	2/29/2024	\$ 1,425,000.00	13068	0.3	630-453-011
Palm Desert	35432 Domani Dr	2064	\$ 307.00	4	2.75	2/29/2024	\$ 634,500.00	4791	0.11	694-140-037
Palm Desert	35446 Domani Dr	1843	\$ 330.00	3	2.25	2/29/2024	\$ 610,000.00	4791	0.11	694-140-038
Palm Desert	411 Eagle Rdg	3314	\$ 1,041.00	4	3.75	2/29/2024	\$ 3,450,000.00	14374	0.33	771-420-050
Palm Desert	78189 Elenbrook Ct	1900	\$ 294.00	3	2.5	2/29/2024	\$ 560,000.00	6534	0.15	752-070-044
Palm Desert	74326 Millennia Way	1652	\$ 345.00	2	1.75	2/29/2024	\$ 570,000.00	4356	0.1	694-530-012
Palm Desert	73979 Mondrian Pl	2356	\$ 305.00	2	2.5	2/29/2024	\$ 720,000.00	9147	0.21	694-440-020
Palm Desert	73743 Picasso Dr	2917	\$ 339.00	4	3	2/29/2024	\$ 990,000.00	11325	0.26	694-260-037
Palm Desert	43674 Virginia Ave	1400	\$ 393.00	4	1.75	2/29/2024	\$ 551,000.00	6098	0.14	637-382-015

Total Sales:	72
Average Sales Price:	\$1,091,422.63
Average Square Feet:	2283