



# Palm Desert Condos

Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	181 Las Lomas	2055	\$ 146.00	2	1.75	2/1/2018	\$ 302,000.00	3485	0.08	622-063-030
Palm Desert	73432 Mariposa Dr	1629	\$ 285.00	2	2	2/1/2018	\$ 465,000.00	3485	0.08	655-322-006
Palm Desert	47017 Marrakesh Dr	2471	\$ 135.00	3	2.75	2/1/2018	\$ 335,500.00	4356	0.1	630-170-012
Palm Desert	72760 Mesquite Ct	1554	\$ 166.00	3	1.75	2/1/2018	\$ 259,000.00	1742	0.04	628-270-021
Palm Desert	697 Red Arrow Trl	3562	\$ 252.00	4	3.75	2/1/2018	\$ 899,000.00	3049	0.07	632-501-047
Palm Desert	287 San Vicente Cir	1656	\$ 178.00	2	1.75	2/1/2018	\$ 295,000.00	2614	0.06	622-111-033
Palm Desert	66 Conejo Cir	2056	\$ 182.00	3	2.75	2/2/2018	\$ 375,000.00	3484	0.08	622-240-022
Palm Desert	12 Galicia Ct	1992	\$ 180.00	3	3	2/2/2018	\$ 360,000.00	4356	0.1	624-260-007
Palm Desert	72930 Grass Ct	1637	\$ 186.00	3	1.75	2/2/2018	\$ 305,000.00	1742	0.04	652-061-050
Palm Desert	4000 Via Fragante	1915	\$ 250.00	2	1.75	2/2/2018	\$ 479,000.00			622-371-009
Palm Desert	1711 Via San Martino	1559	\$ 166.00	2	2	2/2/2018	\$ 260,000.00			622-023-004
Palm Desert	38645 Dahlia Way	1549	\$ 193.00	2	1.75	2/5/2018	\$ 300,000.00	3049	0.07	626-231-083
Palm Desert	73850 Fairway Dr	526	\$ 308.00	1	1	2/5/2018	\$ 162,500.00	871	0.02	627-432-020
Palm Desert	49043 Mariposa Dr	1314	\$ 251.00	2	1.75	2/5/2018	\$ 330,000.00	2614	0.06	655-350-040
Palm Desert	286 Tava Ln	1288	\$ 131.00	3	2	2/5/2018	\$ 170,000.00	2178	0.05	632-330-014
Palm Desert	187 Bouquet Canyon Dr	1661	\$ 133.00	1	1.75	2/6/2018	\$ 221,000.00	2614	0.06	632-281-002
Palm Desert	116 Camino Arroyo S	1921	\$ 179.00	3	2	2/6/2018	\$ 345,000.00	3049	0.07	622-132-021
Palm Desert	13 Joya Dr	1759	\$ 192.00	3	2	2/6/2018	\$ 339,000.00	3484	0.08	622-221-007
Palm Desert	41931 Preston Trl	1091	\$ 200.00	2	1.75	2/6/2018	\$ 219,000.00	1742	0.04	632-230-035
Palm Desert	449 N Sierra Madre	1831	\$ 216.00	3	1.75	2/6/2018	\$ 397,000.00	4356	0.1	622-075-004
Palm Desert	76568 Daffodil Dr	1890	\$ 211.00	2	1.75	2/7/2018	\$ 400,000.00	3049	0.07	626-203-016
Palm Desert	73700 Grapevine St	1615	\$ 167.00	2	2	2/7/2018	\$ 270,000.00	1742	0.04	630-150-012
Palm Desert	77910 Michigan Dr					2/7/2018	\$ 115,000.00	69260	1.59	009-000-812
Palm Desert	72399 Ridgecrest Ln	1876	\$ 138.00	2	2	2/7/2018	\$ 259,000.00	2614	0.06	652-180-029
Palm Desert	45352 Driftwood Dr	1457	\$ 128.00	2	1.75	2/8/2018	\$ 187,000.00	1742	0.04	625-430-026
Palm Desert	74780 San Cristoval Cir	1382	\$ 159.00	2	2	2/8/2018	\$ 220,000.00	1742	0.04	624-250-037
Palm Desert	72302 Blueridge Ct	1320	\$ 181.00	2	2	2/9/2018	\$ 240,000.00	3049	0.07	652-190-009
Palm Desert	74380 El Camino	600	\$ 1,357.00	1	1	2/9/2018	\$ 814,500.00	436	0.01	625-340-009
Palm Desert	45500 Ocotillo Dr	1172	\$ 268.00	2	2	2/9/2018	\$ 315,000.00	19602	0.45	627-282-027
Palm Desert	345 Bouquet Canyon Dr	1368	\$ 116.00	2	1.75	2/13/2018	\$ 160,000.00	2614	0.06	632-294-027



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Palm Desert	38921 Palm Valley Dr	1627	\$ 214.00	2	1.75	2/13/2018	\$ 349,000.00	3049	0.07	626-212-030
Palm Desert	41 Ponderosa Cir	1746	\$ 137.00	2	1.75	2/13/2018	\$ 240,000.00	2614	0.06	632-294-005
Palm Desert	74800 Sheryl Ave	825	\$ 181.00	2	1.75	2/13/2018	\$ 150,000.00	1742	0.04	624-243-036
Palm Desert	73769 Amir Dr	1808	\$ 193.00	2	1.75	2/14/2018	\$ 350,000.00	4356	0.1	630-410-026
Palm Desert	41488 Inverness Way	1337	\$ 149.00	2	1.75	2/14/2018	\$ 200,000.00	2613	0.06	632-240-020
Palm Desert	9 Maximo Way	2056	\$ 194.00	3	2.75	2/14/2018	\$ 399,500.00	3484	0.08	622-212-005
Palm Desert	20 Acapulco Dr	1418	\$ 224.00	2	2	2/15/2018	\$ 319,000.00	3485	0.08	624-021-029
Palm Desert	43376 Cook St	888	\$ 179.00	2	1	2/15/2018	\$ 159,000.00			634-041-008
Palm Desert	48828 Desert Flower Dr	1118	\$ 155.00	2	1	2/15/2018	\$ 173,500.00	1307	0.03	652-200-001
Palm Desert	441 Falcon View Cir	1903	\$ 239.00	3	1.75	2/15/2018	\$ 455,000.00	3049	0.07	632-491-023
Palm Desert	182 Gran Via	1584	\$ 169.00	2	1.75	2/15/2018	\$ 269,000.00	2614	0.06	622-122-041
Palm Desert	46143 Highway 74	1619	\$ 172.00	2	1.75	2/15/2018	\$ 280,000.00	1742	0.04	628-070-014
Palm Desert	82 Laredo Ln	1661	\$ 159.00	1	1.75	2/15/2018	\$ 265,000.00	2614	0.06	632-302-067
Palm Desert	42610 Liolios Dr	1576	\$ 150.00	2	2.5	2/15/2018	\$ 237,000.00	4356	0.1	634-181-048
Palm Desert	45760 Ocotillo Dr	1200	\$ 190.00	2	1.75	2/15/2018	\$ 229,000.00	1307	0.03	627-292-013
Palm Desert	41559 Palmetto Ln	1091	\$ 197.00	2	1.75	2/15/2018	\$ 215,000.00	1742	0.04	632-110-017
Palm Desert	4012 Via Fragante	1915	\$ 250.00	2	1.75	2/15/2018	\$ 480,000.00			622-371-029
Palm Desert	3234 Via Giorna	1961	\$ 198.00	2	2	2/15/2018	\$ 390,000.00			620-462-018
Palm Desert	261 Calle Del Verano	1584	\$ 230.00	3	1.75	2/16/2018	\$ 365,000.00	3485	0.08	622-143-040
Palm Desert	45421 Lupine Ln	1420	\$ 160.00	2	2.25	2/16/2018	\$ 228,000.00	871	0.02	627-400-006
Palm Desert	77271 Olympic Way	938	\$ 186.00	1	0.75	2/16/2018	\$ 175,000.00	1742	0.04	632-160-009
Palm Desert	232 Paseo Gusto	1771	\$ 188.00	3	2.5	2/16/2018	\$ 334,500.00			694-521-038
Palm Desert	42606 Saladin Dr	1787	\$ 173.00	2	1.75	2/16/2018	\$ 310,000.00	2178	0.05	634-212-030
Palm Desert	1003 Sandpiper St	1698	\$ 226.00	3	1.75	2/16/2018	\$ 384,000.00	2178	0.05	640-210-021
Palm Desert	77757 Woodhaven Dr N	1392	\$ 150.00	2	2	2/16/2018	\$ 210,000.00	1742	0.04	632-106-029
Palm Desert	41715 Woodhaven Dr W	1808	\$ 141.00	2	3	2/16/2018	\$ 255,000.00	2178	0.05	632-108-038
Palm Desert	73595 Ironwood St	1689	\$ 266.00	2	1.75	2/20/2018	\$ 450,000.00	198633	4.56	009-614-866
Palm Desert	41801 Kansas St	1245	\$ 160.00	2	1.75	2/20/2018	\$ 200,000.00	2613	0.06	632-260-017
Palm Desert	43537 Malta Cir	1839	\$ 197.00	2	2	2/20/2018	\$ 362,500.00	6098	0.14	637-460-019
Palm Desert	462 Via De La Paz	2506	\$ 146.00	3	2.5	2/20/2018	\$ 367,500.00			694-174-038



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Palm Desert	77888 Woodhaven Dr	1392	\$ 179.00	2	2	2/20/2018	\$ 250,000.00	1742	0.04	632-104-028
Palm Desert	77831 Woodhaven Dr N	1392	\$ 190.00	2	2	2/20/2018	\$ 265,000.00	1742	0.04	632-103-013
Palm Desert	76524 Daffodil Dr	1549	\$ 177.00	2	1.75	2/21/2018	\$ 275,000.00	3049	0.07	626-203-022
Palm Desert	74380 El Camino	600	\$ 2,812.00	1	1	2/21/2018	\$ 1,687,500.00	436	0.01	625-340-002
Palm Desert	73780 Calle Bisque	1514	\$ 171.00	2	1.75	2/22/2018	\$ 260,000.00	3049	0.07	622-050-044
Palm Desert	45310 Driftwood Dr	1550	\$ 132.00	2	1.75	2/22/2018	\$ 205,000.00	1742	0.04	625-430-044
Palm Desert	72720 Cactus Ct	1554	\$ 193.00	3	1.75	2/23/2018	\$ 300,000.00	1742	0.04	628-270-010
Palm Desert	104 Favara Cir	2019	\$ 200.00	3	2.5	2/23/2018	\$ 405,000.00	3920	0.09	626-180-012
Palm Desert	255 San Remo St	1584	\$ 184.00	2	1.75	2/23/2018	\$ 293,000.00	2614	0.06	622-065-010
Palm Desert	72791 Citrus Ct	1554	\$ 225.00	2	1.75	2/27/2018	\$ 350,000.00	5663	0.13	628-311-003
Palm Desert	347 Indian Ridge Dr	2368	\$ 198.00	3	3	2/27/2018	\$ 470,000.00	3049	0.07	632-514-020
Palm Desert	45945 Ocotillo Dr	1204	\$ 153.00	2	1.75	2/27/2018	\$ 185,000.00	1307	0.03	628-081-030
Palm Desert	418 Via De La Paz	1574	\$ 174.00	3	2.5	2/27/2018	\$ 275,000.00			694-175-065
Palm Desert	281 Castellana N	1670	\$ 209.00	3	1.75	2/28/2018	\$ 350,000.00	3485	0.08	622-145-020
Palm Desert	285 Castellana N	1584	\$ 210.00	3	1.75	2/28/2018	\$ 334,000.00	3485	0.08	622-145-018
Palm Desert	41367 Princeville Ln	1245	\$ 183.00	2	1.75	2/28/2018	\$ 228,000.00	2613	0.06	632-250-016
Palm Desert	72330 Sommerset Dr	1320	\$ 156.00	2	2	2/28/2018	\$ 206,000.00	3049	0.07	652-100-036
Palm Desert	72746 Tony Trabert Ln	1258	\$ 156.00	2	2.25	2/28/2018	\$ 197,000.00	436	0.01	628-152-022
Palm Desert	42197 Turqueries Ave	1384	\$ 209.00	2	1.75	2/28/2018	\$ 290,000.00	3049	0.07	634-191-023
Palm Desert	76425 Violet Cir	1330	\$ 184.00	2	1.75	2/28/2018	\$ 245,000.00	3049	0.07	626-223-002
Palm Desert	41484 Woodhaven Dr W	1808	\$ 146.00	2	3	2/28/2018	\$ 265,000.00	2178	0.05	632-107-022

<b>Total Sales:</b>	81
<b>Average Sales Price:</b>	\$320,191.36
<b>Average Square Feet:</b>	1577