

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	73155 Amber St	2620	\$ 196.00	4	2.75	5/1/2018	\$ 515,000.00	12632	0.29	630-432-007
Palm Desert	49550 Canyon View Dr	3383	\$ 323.00	3	3.25	5/1/2018	\$ 1,095,000.00	17859	0.41	655-240-011
Palm Desert	73410 Desert Rose Dr	2284	\$ 269.00	2	2.5	5/1/2018	\$ 615,000.00	10454	0.24	630-442-022
Palm Desert	35800 Donny Cir	1634	\$ 260.00	2	2.5	5/1/2018	\$ 425,000.00	9147	0.21	752-340-001
Palm Desert	934 Andreas Canyon Dr	6836	\$ 746.00	4	5	5/2/2018	\$ 5,100,000.00	33105	0.76	652-260-025
Palm Desert	78981 Falsetto Dr	2318	\$ 168.00	2	2.5	5/2/2018	\$ 391,500.00	10018	0.23	752-350-056
Palm Desert	78206 Hollister Dr	1942	\$ 231.00	2	2.5	5/2/2018	\$ 449,000.00	9147	0.21	752-050-010
Palm Desert	77290 Ohio Ct	1614	\$ 207.00	3	1.75	5/2/2018	\$ 335,000.00	12632	0.29	637-272-016
Palm Desert	28 Tucson Cir	2330	\$ 191.00	4	2.5	5/2/2018	\$ 447,000.00	9147	0.21	637-330-015
Palm Desert	78229 Melody Ln	2102	\$ 172.00	2	1.75	5/3/2018	\$ 363,500.00	6970	0.16	748-330-057
Palm Desert	712 Mission Creek Dr	3541	\$ 331.00	4	3.75	5/3/2018	\$ 1,175,000.00	11761	0.27	632-760-003
Palm Desert	44475 San Juan Ave	941	\$ 318.00	2	1	5/3/2018	\$ 300,000.00	8276	0.19	627-132-011
Palm Desert	41935 Ward Dr	2502	\$ 244.00	4	2.75	5/3/2018	\$ 612,000.00	11325	0.26	632-540-039
Palm Desert	34761 Blake Dr	2156	\$ 209.00	3	2.75	5/4/2018	\$ 452,000.00	7405	0.17	752-370-085
Palm Desert	77265 California Dr	1258	\$ 204.00	2	1.75	5/4/2018	\$ 257,000.00	6098	0.14	637-134-002
Palm Desert	78554 Cimmaron Cyn	2004	\$ 275.00	3	2.75	5/4/2018	\$ 553,000.00	6534	0.15	752-190-013
Palm Desert	36049 Donny Cir	2142	\$ 167.00	2	1.75	5/4/2018	\$ 358,000.00	8712	0.2	752-140-079
Palm Desert	37415 Medjool Ave	1213	\$ 213.00	2	1.75	5/4/2018	\$ 259,000.00	6534	0.15	748-140-005
Palm Desert	73097 Monterra Cir N	3107	\$ 225.00	3	3.25	5/4/2018	\$ 700,000.00	14810	0.34	655-020-046
Palm Desert	73451 Royal Palm Dr	1339	\$ 242.00	3	2	5/4/2018	\$ 325,000.00	9148	0.21	627-085-003
Palm Desert	142 Chalaka Pl	4300	\$ 552.00	3	3.75	5/7/2018	\$ 2,375,000.00	14374	0.33	771-330-006
Palm Desert	39886 Desert Angel Dr	1440	\$ 69.00	2	2	5/7/2018	\$ 100,000.00	3920	0.09	620-282-026
Palm Desert	76990 Florida Ave	1817	\$ 192.00	3	2.5	5/7/2018	\$ 350,000.00	6098	0.14	637-432-041
Palm Desert	74898 Leslie Ave	1075	\$ 146.00	2	1.75	5/7/2018	\$ 157,500.00	5663	0.13	624-151-001
Palm Desert	35943 Raphael Dr	2351	\$ 207.00	4	2.75	5/7/2018	\$ 487,500.00	9583	0.22	694-280-007
Palm Desert	40823 Sonata Ct	1969	\$ 208.00	3	2.5	5/7/2018	\$ 410,000.00	7405	0.17	622-281-067
Palm Desert	34765 Staccato St	2938	\$ 226.00	3	3.25	5/7/2018	\$ 665,000.00	10454	0.24	752-380-043
Palm Desert	37306 Turnberry Isle Dr	2102	\$ 202.00	2	1.75	5/7/2018	\$ 426,000.00	6534	0.15	748-020-022
Palm Desert	78371 Hollister Dr	1900	\$ 205.00	3	2.5	5/8/2018	\$ 390,000.00	6969	0.16	752-040-023
Palm Desert	78320 Willowrich Dr	1548	\$ 248.00	2	1.75	5/8/2018	\$ 385,000.00	4792	0.11	748-101-024



**Palm Desert**  
Sales Comparables - May 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	74059 Chinook Cir	2512	\$ 208.00	4	3	5/9/2018	\$ 525,000.00	10454	0.24	694-231-006
Palm Desert	72534 Hedgehog St	2209	\$ 257.00	3	2.5	5/9/2018	\$ 569,000.00	7841	0.18	640-281-019
Palm Desert	77310 Indiana Ave	1436	\$ 197.00	3	1.75	5/9/2018	\$ 283,000.00	7405	0.17	637-243-004
Palm Desert	892 Mission Creek Dr	2430	\$ 296.00	3	3	5/9/2018	\$ 720,000.00	8276	0.19	632-720-019
Palm Desert	37592 Wyndham Rd	1622	\$ 200.00	2	1.75	5/9/2018	\$ 325,000.00	6970	0.16	748-030-040
Palm Desert	1126 Lake Vis	3500	\$ 542.00	4	3.75	5/10/2018	\$ 1,900,000.00	14810	0.34	652-110-026
Palm Desert	77230 Michigan Dr	1064	\$ 150.00	2	1.75	5/10/2018	\$ 160,000.00	6098	0.14	637-041-002
Palm Desert	37905 Pineknoll Ave	2102	\$ 251.00	2	1.75	5/10/2018	\$ 529,000.00	6534	0.15	748-040-004
Palm Desert	74421 Santolina Dr	1372	\$ 266.00	3	1.75	5/10/2018	\$ 365,000.00	9148	0.21	624-171-017
Palm Desert	78102 Vinewood Dr	1229	\$ 227.00	2	1.75	5/10/2018	\$ 279,000.00	5662	0.13	752-070-005
Palm Desert	78905 Champagne Ln	1475	\$ 210.00	2	1.75	5/11/2018	\$ 310,000.00	5227	0.12	748-190-006
Palm Desert	37287 Mojave Sage St	1622	\$ 200.00	2	1.75	5/11/2018	\$ 325,000.00	6098	0.14	748-140-039
Palm Desert	73489 Silver Moon Trl	1118	\$ 377.00	2	1	5/11/2018	\$ 422,000.00	7405	0.17	630-231-008
Palm Desert	37235 Skycrest Rd	2323	\$ 161.00	3	2.5	5/11/2018	\$ 375,000.00	6970	0.16	748-020-044
Palm Desert	49120 Sunrose Ln	4505	\$ 294.00	1	4	5/11/2018	\$ 1,325,000.00	22216	0.51	655-290-005
Palm Desert	145 Bellini Way	2630	\$ 190.00	3	2.75	5/14/2018	\$ 500,000.00	10454	0.24	626-470-053
Palm Desert	78421 Condor Cv	2439	\$ 178.00	3	2.5	5/14/2018	\$ 435,000.00	11761	0.27	752-200-033
Palm Desert	78965 Falsetto Dr	2473	\$ 175.00	2	2.5	5/14/2018	\$ 435,000.00	9147	0.21	752-350-058
Palm Desert	72845 Haystack Rd	2029	\$ 300.00	3	1.75	5/14/2018	\$ 610,000.00	12632	0.29	628-150-028
Palm Desert	40585 Meadow Ln	1720	\$ 203.00	3	2.5	5/14/2018	\$ 350,000.00	8276	0.19	622-290-010
Palm Desert	40272 Orchidtree Ct	1712	\$ 207.00	3	1.75	5/14/2018	\$ 355,000.00	8712	0.2	622-042-022
Palm Desert	44555 San Pasqual Ave	1410	\$ 287.00	2	1.75	5/14/2018	\$ 405,000.00	19166	0.44	627-143-012
Palm Desert	78978 Waterford Ln	1475	\$ 135.00	2	1.75	5/14/2018	\$ 200,000.00	6534	0.15	748-180-047
Palm Desert	40680 Baranda Ct	2025	\$ 207.00	3	2	5/15/2018	\$ 420,000.00	8276	0.19	622-322-057
Palm Desert	107 Chalaka Pl	4427	\$ 621.00	3	3	5/15/2018	\$ 2,750,000.00	12632	0.29	771-330-060
Palm Desert	49075 Della Robia Ln	5378	\$ 269.00	3	4	5/15/2018	\$ 1,450,000.00	22215	0.51	655-170-004
Palm Desert	78975 Stansbury Ct	1434	\$ 221.00	2	1.75	5/15/2018	\$ 317,000.00	6534	0.15	752-350-022
Palm Desert	78355 Sunrise Canyon Ave	2414	\$ 242.00	3	2.5	5/15/2018	\$ 585,000.00	6098	0.14	752-230-039
Palm Desert	74688 Yucca Tree Dr	1508	\$ 244.00	2	1.75	5/15/2018	\$ 369,000.00	11326	0.26	625-242-002
Palm Desert	38667 Burgundy Ln	1128	\$ 220.00	2	1.75	5/16/2018	\$ 249,000.00	6970	0.16	748-190-034

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	74380 Erin St	1696	\$ 265.00	2	1.75	5/16/2018	\$ 449,500.00	10890	0.25	624-211-029
Palm Desert	73521 Jameson Rd	1724	\$ 195.00	4	2	5/16/2018	\$ 336,500.00	10890	0.25	694-362-016
Palm Desert	72944 Joshua Tree St	2790	\$ 367.00	3	1.75	5/16/2018	\$ 1,025,000.00	28314	0.65	630-031-001
Palm Desert	35957 Palomino Way	1680	\$ 189.00	3	1.75	5/16/2018	\$ 319,000.00	5662	0.13	752-300-027
Palm Desert	78168 Quail Run	1858	\$ 182.00	3	1.75	5/16/2018	\$ 340,000.00	6969	0.16	752-100-040
Palm Desert	73674 Shadow Mountain Dr	2127	\$ 329.00	2	1.75	5/16/2018	\$ 700,000.00			627-410-014
Palm Desert	37482 Turnberry Isle Dr	2102	\$ 159.00	2	1.75	5/16/2018	\$ 335,000.00	7841	0.18	748-030-052
Palm Desert	41805 Via Aregio	2952	\$ 235.00	4	3.25	5/16/2018	\$ 695,000.00	9583	0.22	624-410-004
Palm Desert	78334 Brookhaven Ln	1616	\$ 216.00	2	1.75	5/17/2018	\$ 350,000.00	5662	0.13	752-110-050
Palm Desert	39676 Somerset Ave	1110	\$ 220.00	2	1.75	5/17/2018	\$ 245,000.00	4356	0.1	748-410-044
Palm Desert	78280 Sunrise Mountain Vw	1930	\$ 222.00	2	1.75	5/17/2018	\$ 430,000.00	6534	0.15	752-280-006
Palm Desert	78923 Cadence Ln	1020	\$ 232.00	2	1.5	5/18/2018	\$ 237,000.00	5662	0.13	752-430-061
Palm Desert	78697 Cimmaron Cyn	1858	\$ 193.00	2	2	5/18/2018	\$ 359,000.00	6970	0.16	752-180-017
Palm Desert	74290 De Anza Way	2998	\$ 213.00	3	3.5	5/18/2018	\$ 639,000.00	19166	0.44	625-071-005
Palm Desert	78590 Hampshire Ave	1110	\$ 210.00	2	1.75	5/18/2018	\$ 233,500.00	5227	0.12	748-420-065
Palm Desert	74084 W Petunia Pl	2166	\$ 218.00	3	2	5/18/2018	\$ 474,000.00	10018	0.23	694-231-033
Palm Desert	43571 Via Badalona	1612	\$ 201.00	3	1.75	5/18/2018	\$ 325,000.00	4791	0.11	637-452-033
Palm Desert	43210 Virginia Ave	1350	\$ 203.00	3	1.75	5/18/2018	\$ 275,000.00	6098	0.14	637-363-018
Palm Desert	39298 Gainsborough Cir	1888	\$ 206.00	2	2.5	5/21/2018	\$ 390,000.00	7841	0.18	748-270-024
Palm Desert	73181 Shadow Mountain Dr	1672	\$ 430.00	2	2	5/21/2018	\$ 720,000.00	16553	0.38	627-284-003
Palm Desert	10 Via Dulcinea	2552	\$ 210.00	3	2.5	5/21/2018	\$ 537,500.00	10454	0.24	624-380-015
Palm Desert	74533 Peppertree Dr	1689	\$ 233.00	3	2.5	5/22/2018	\$ 395,000.00	7841	0.18	625-222-002
Palm Desert	37290 Pineknoll Ave	2102	\$ 156.00	2	1.75	5/22/2018	\$ 330,000.00	6098	0.14	748-020-035
Palm Desert	74459 Buttonwood Dr	1404	\$ 274.00	3	1.75	5/23/2018	\$ 385,000.00	9148	0.21	624-182-023
Palm Desert	73143 Monterra Cir N	3848	\$ 189.00	4	4	5/23/2018	\$ 730,000.00	13503	0.31	655-020-042
Palm Desert	39369 Regency Way	2320	\$ 23.00	4	2.5	5/23/2018	\$ 53,500.00	13068	0.3	626-272-014
Palm Desert	805 Shadow Vis	3500	\$ 542.00	4	3.75	5/23/2018	\$ 1,900,000.00	16117	0.37	652-300-006
Palm Desert	42775 Wisconsin Ave	1252	\$ 175.00	3	1.75	5/23/2018	\$ 220,000.00	8276	0.19	637-101-010
Palm Desert	72700 Bel Air Rd	4204	\$ 293.00	4	3.5	5/24/2018	\$ 1,235,000.00	14810	0.34	628-181-004
Palm Desert	77611 Carinda Ct	2220	\$ 207.00	3	2.5	5/24/2018	\$ 461,000.00	7841	0.18	632-380-012



## Palm Desert

Sales Comparables - May 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	410 Gold Canyon Dr	2742	\$ 284.00	3	3.5	5/24/2018	\$ 780,000.00	9583	0.22	632-660-030
Palm Desert	78553 Hampshire Ave	1110	\$ 216.00	2	1.75	5/24/2018	\$ 240,000.00	4791	0.11	748-420-054
Palm Desert	78309 Kistler Way	1865	\$ 174.00	2	1.75	5/24/2018	\$ 325,000.00	6969	0.16	752-130-022
Palm Desert	78624 Putting Green Dr	1840	\$ 173.00	3	2.75	5/24/2018	\$ 320,000.00	6534	0.15	748-220-049
Palm Desert	134 Vista Valle	2790	\$ 209.00	3	3	5/24/2018	\$ 585,000.00	15681	0.36	628-421-016
Palm Desert	78584 Crystal Falls Rd	1836	\$ 174.00	2	2	5/25/2018	\$ 320,000.00	6098	0.14	748-050-070
Palm Desert	840 Mission Creek Dr	2430	\$ 213.00	3	3	5/25/2018	\$ 519,980.00	8712	0.2	632-710-011
Palm Desert	76747 Oklahoma Ave	1238	\$ 227.00	2	1.75	5/25/2018	\$ 282,000.00	6098	0.14	637-394-011
Palm Desert	137 Tamit Pl	5434	\$ 437.00	6	6	5/25/2018	\$ 2,375,000.00	13503	0.31	771-211-021
Palm Desert	43300 Illinois Ave	1302	\$ 203.00	2	1.75	5/29/2018	\$ 265,000.00	6098	0.14	637-211-016
Palm Desert	74550 Old Prospector Trl	2880	\$ 348.00	5	4.5	5/29/2018	\$ 1,004,000.00	31363	0.72	625-311-009
Palm Desert	78241 Rainbow Dr	2640	\$ 261.00	2	2.75	5/29/2018	\$ 690,000.00	8276	0.19	748-130-043
Palm Desert	48553 Verbena Rd	759	\$ 479.00	1	0.75	5/29/2018	\$ 364,000.00	128937	2.96	628-340-016
Palm Desert	38447 Waverly Rd	2185	\$ 201.00	3	2.5	5/29/2018	\$ 440,000.00	15682	0.36	748-300-009
Palm Desert	78974 Alliance Way	2167	\$ 179.00	3	2.5	5/30/2018	\$ 389,000.00	8276	0.19	752-430-022
Palm Desert	76612 Florida Ave	1444	\$ 186.00	3	1.75	5/30/2018	\$ 270,000.00	6098	0.14	637-424-027
Palm Desert	73117 Haystack Rd	2904	\$ 213.00	5	2.5	5/30/2018	\$ 620,000.00	11761	0.27	630-190-034
Palm Desert	78443 Melody Ln	2304	\$ 164.00	3	2	5/30/2018	\$ 380,000.00	8276	0.19	748-310-021
Palm Desert	36588 Mojave Sage St	1930	\$ 217.00	3	1.75	5/30/2018	\$ 419,000.00	6970	0.16	752-260-074
Palm Desert	72577 Pitahaya St	1611	\$ 268.00	2	1.75	5/30/2018	\$ 432,500.00	7841	0.18	640-272-007
Palm Desert	35357 Staccato St	1394	\$ 207.00	2	1.75	5/30/2018	\$ 289,000.00	5662	0.13	752-430-084
Palm Desert	43340 Alabama St	1350	\$ 185.00	3	1.75	5/31/2018	\$ 250,000.00	6098	0.14	637-364-018
Palm Desert	75810 Heritage Cir	2853	\$ 153.00	3	2.5	5/31/2018	\$ 437,000.00	5227	0.12	626-400-023
Palm Desert	77302 Missouri Dr	1064	\$ 237.00	2	1.75	5/31/2018	\$ 253,000.00	10454	0.24	637-131-005
Palm Desert	35310 Moorbrook Rd	2920	\$ 183.00	3	3.25	5/31/2018	\$ 535,000.00	10890	0.25	752-060-068
Palm Desert	78705 Morning Star	1858	\$ 184.00	2	2	5/31/2018	\$ 342,000.00	6970	0.16	752-180-040
Palm Desert	73470 Mountain Vista Dr	4107	\$ 311.00	4	4	5/31/2018	\$ 1,278,500.00	13503	0.31	655-332-003
Palm Desert	35909 Renoir Pl	2917	\$ 184.00	4	3	5/31/2018	\$ 538,000.00	13068	0.3	694-270-013
Palm Desert	40970 Sandpiper Ct W	2420	\$ 244.00	3	2.5	5/31/2018	\$ 592,000.00	11761	0.27	622-340-066
Palm Desert	72847 Skyward Way	2328	\$ 268.00	3	2.5	5/31/2018	\$ 624,000.00	10019	0.23	628-173-003



**Palm Desert**  
Sales Comparables - May 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	47897 Sun Corral Trl	1580	\$ 363.00	3	2.25	5/31/2018	\$ 575,000.00	8276	0.19	630-242-008
Palm Desert	78516 Valley Vista Ave	2323	\$ 253.00	3	2.5	5/31/2018	\$ 590,000.00	8276	0.19	752-300-009
Palm Desert	40610 Ventana Ct	2093	\$ 206.00	3	2.5	5/31/2018	\$ 432,500.00	8276	0.19	622-311-024
Palm Desert	77710 Westbrook Ct	2660	\$ 159.00	4	2.75	5/31/2018	\$ 425,000.00	7841	0.18	632-380-075

<b>Total Sales:</b>	146
<b>Average Sales Price:</b>	\$577,588.55
<b>Average Square Feet:</b>	2186