



## Palm Desert

Sales Comparables - December 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	45875 Abronia Trl	1038	\$500.00	2	1.75	12/21/2023	\$ 520,000.00	6969	0.16	625-211-005
Palm Desert	73674 Agave Ln	3393	\$409.00	4	3.25	12/6/2023	\$ 1,390,000.00	15245	0.35	655-100-024
Palm Desert	78652 Alliance Way	2938	\$251.00	3	3.25	12/28/2023	\$ 740,000.00	8276	0.19	752-450-016
Palm Desert	72689 Beavertail St	3116	\$412.00	3	2.25	12/27/2023	\$ 1,285,000.00	10454	0.24	640-281-013
Palm Desert	38633 Bent Palm Dr	1524	\$272.00	2	1.75	12/15/2023	\$ 415,000.00	6534	0.15	748-210-032
Palm Desert	109 Brisa Dr	2389	\$345.00	4	3.25	12/1/2023	\$ 825,000.00	10018	0.23	626-460-036
Palm Desert	78264 Brookhaven Ln	1213	\$269.00	2	1.75	12/20/2023	\$ 327,000.00	5662	0.13	752-120-040
Palm Desert	107 Cachanilla Ct	3322	\$88.00	4	3.5	12/6/2023	\$ 294,000.00	11325	0.26	624-400-025
Palm Desert	78985 Champagne Ln	1045	\$349.00	2	1.5	12/26/2023	\$ 365,000.00	5227	0.12	748-190-014
Palm Desert	78557 Cimmaron Cyn	1922	\$286.00	3	2.5	12/12/2023	\$ 551,000.00	6969	0.16	752-190-023
Palm Desert	78205 Cloveridge Way	2032	\$251.00	2	1.75	12/14/2023	\$ 512,000.00	6534	0.15	752-120-055
Palm Desert	29 Covington Dr	3346	\$395.00	4	4.25	12/29/2023	\$ 1,325,000.00	11761	0.27	620-352-013
Palm Desert	74004 Desert Bloom Trl	3608	\$760.00	4	3.75	12/18/2023	\$ 2,745,000.00	15681	0.36	655-360-004
Palm Desert	40866 Eastwood Ln	2018	\$329.00	3	2	12/19/2023	\$ 665,000.00	8712	0.2	632-600-039
Palm Desert	36704 Emerald Cv	2522	\$332.00	3	2.5	12/29/2023	\$ 839,500.00	8712	0.2	752-180-066
Palm Desert	74360 Erin St	1150	\$439.00	4	1.75	12/28/2023	\$ 505,000.00	10890	0.25	624-211-028
Palm Desert	37706 Festival Dr	2029	\$314.00	3	2.5	12/21/2023	\$ 638,000.00	6969	0.16	748-072-015
Palm Desert	36049 Firethorn Dr	1634	\$299.00	2	1.75	12/22/2023	\$ 490,000.00	7840	0.18	752-110-031
Palm Desert	73880 Flagstone Ln	2451	\$356.00	3	2.75	12/27/2023	\$ 875,000.00	10454	0.24	630-131-004
Palm Desert	73130 Galleria Ct	3225	\$349.00	3	3.25	12/7/2023	\$ 1,128,000.00	19602	0.45	655-020-054
Palm Desert	190 Gold Canyon Dr	4580	\$360.00	4	3.75	12/22/2023	\$ 1,650,000.00	12196	0.28	632-660-001
Palm Desert	37379 Golden Pebble Ave	1527	\$278.00	2	1.75	12/7/2023	\$ 425,000.00	6098	0.14	748-062-009
Palm Desert	78417 Golden Reed Dr	2032	\$381.00	2	1.75	12/7/2023	\$ 774,500.00	6534	0.15	748-340-056
Palm Desert	78370 Gray Hawk Dr	2142	\$252.00	3	2.75	12/15/2023	\$ 540,000.00	7405	0.17	752-260-055
Palm Desert	73285 Ironwood St	3222	\$837.00	2	2.5	12/19/2023	\$ 2,700,000.00	20037	0.46	630-042-002
Palm Desert	76946 Kentucky Ave	1477	\$338.00	3	1.75	12/27/2023	\$ 499,500.00	6098	0.14	637-411-022
Palm Desert	78823 La Rosa Way	2211	\$212.00	2	1.75	12/4/2023	\$ 469,000.00	4356	0.1	748-450-031
Palm Desert	38051 Leopoldville Ct	2756	\$199.00	3	2.75	12/29/2023	\$ 550,000.00	14374	0.33	626-060-023
Palm Desert	39547 Manorgate Rd	2132	\$311.00	2	1.75	12/18/2023	\$ 665,000.00	7405	0.17	748-360-021
Palm Desert	975 Mesa Grande Dr	3869	\$504.00	4	4	12/6/2023	\$ 1,950,000.00	9583	0.22	632-630-019

Deemed reliable but not guaranteed

**Palm Desert**

Deemed reliable but not guaranteed

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	74403 Millennia Way	1652	\$360.00	2	1.75	12/29/2023	\$ 596,000.00	6534	0.15	694-470-017
Palm Desert	884 Mission Creek Dr	2742	\$401.00	3	3.5	12/11/2023	\$ 1,100,000.00	8276	0.19	632-720-056
Palm Desert	74216 Myrsine Ave	1288	\$399.00	3	1.75	12/8/2023	\$ 515,000.00	9147	0.21	624-183-010
Palm Desert	75770 Nelson Ln	2502	\$495.00	4	2.75	12/8/2023	\$ 1,240,000.00	14810	0.34	632-770-017
Palm Desert	76979 Oklahoma Ave	1477	\$379.00	3	1.75	12/5/2023	\$ 560,000.00	6098	0.14	637-403-019
Palm Desert	74300 Parosella St	1200	\$333.00	2	2.25	12/21/2023	\$ 400,000.00	7405	0.17	625-195-011
Palm Desert	74370 Peppergrass St	1485	\$569.00	4	1.75	12/18/2023	\$ 845,000.00	7840	0.18	625-212-017
Palm Desert	78648 Rainswept Way	1594	\$367.00	2	1.75	12/15/2023	\$ 585,000.00	5662	0.13	752-440-043
Palm Desert	35438 Rosemont Dr	3335	\$250.00	4	4	12/8/2023	\$ 834,000.00	11325	0.26	752-060-055
Palm Desert	35527 Rosemont Dr	2318	\$360.00	2	2.5	12/13/2023	\$ 835,000.00	6534	0.15	752-090-009
Palm Desert	35563 Rosemont Dr	2062	\$363.00	3	2.5	12/20/2023	\$ 749,000.00	6534	0.15	752-090-011
Palm Desert	73451 Royal Palm Dr	1339	\$511.00	3	2	12/12/2023	\$ 685,000.00	9583	0.22	627-085-003
Palm Desert	40328 Sagewood Dr	1824	\$338.00	3	1.75	12/14/2023	\$ 617,000.00	8276	0.19	622-032-002
Palm Desert	73320 San Nicholas Ave	1396	\$287.00	3	1.75	12/28/2023	\$ 402,000.00	7405	0.17	627-042-025
Palm Desert	40798 Schafer Pl	1346	\$349.00	3	1.75	12/20/2023	\$ 470,000.00	5227	0.12	632-324-004
Palm Desert	37268 Springdale Ave	1157	\$388.00	2	1.75	12/26/2023	\$ 450,000.00	6098	0.14	748-091-019
Palm Desert	35093 Staccato St	1394	\$293.00	3	2.75	12/13/2023	\$ 409,000.00	5662	0.13	752-440-059
Palm Desert	78567 Stansbury Ct	2473	\$272.00	2	2.5	12/15/2023	\$ 675,000.00	13068	0.3	752-370-022
Palm Desert	78783 Stansbury Ct	1366	\$307.00	2	1.75	12/22/2023	\$ 420,000.00	5227	0.12	752-360-028
Palm Desert	73342 Tamarisk St	2276	\$834.00	3	2.75	12/1/2023	\$ 1,900,000.00	15681	0.36	630-090-004
Palm Desert	148 Tamit Pl	6349	\$882.00	4	4.75	12/4/2023	\$ 5,600,000.00	17424	0.4	771-212-015
Palm Desert	38290 Tandika Trl N	3088	\$299.00	3	3	12/15/2023	\$ 925,000.00	13503	0.31	626-110-004
Palm Desert	42100 Tennessee Ave	1477	\$335.00	3	1.75	12/21/2023	\$ 495,000.00	6098	0.14	637-391-003
Palm Desert	78500 Valley Vista Ave	2323	\$348.00	3	2.5	12/28/2023	\$ 810,000.00	9147	0.21	752-300-008
Palm Desert	42720 Virginia Ave	1158	\$349.00	2	1.75	12/11/2023	\$ 404,500.00	8712	0.2	634-082-003
Palm Desert	43130 Virginia Ave	1293	\$344.00	3	1.75	12/8/2023	\$ 445,000.00	5662	0.13	637-363-015
Palm Desert	43485 Warner Trl	1424	\$336.00	3	1.75	12/4/2023	\$ 479,500.00	6098	0.14	637-282-001
Palm Desert	179 Wikil Pl	3089	\$793.00	3	3.75	12/11/2023	\$ 2,450,000.00	13503	0.31	771-290-020
Palm Desert	42880 Wisconsin Ave	1064	\$305.00	2	1.75	12/22/2023	\$ 325,000.00	6098	0.14	637-113-004



**Lawyers Title**

## *Palm Desert*

Sales Comparables - December 2023

<i>Total Sales:</i>	59
<i>Average Sales Price:</i>	\$896,245.76
<i>Average Square Feet:</i>	2192