



# Palm Desert Condos

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	40255 Baltusrol Cir	1177	\$ 354.00	2	3.5	2/1/2024	\$ 417,000.00	2178	0.05	632-171-006
Palm Desert	47204 El Agadir	2268	\$ 572.00	3	2.25	2/1/2024	\$ 1,299,000.00	3920	0.09	630-320-016
Palm Desert	77138 Pauma Valley Way	938	\$ 426.00	1	1.75	2/1/2024	\$ 399,900.00	1742	0.04	632-270-020
Palm Desert	292 White Horse Trl	3310	\$ 468.00	4	3.75	2/1/2024	\$ 1,550,000.00	3365	0.08	632-472-002
Palm Desert	76676 Hollyhock Dr	1343	\$ 323.00	2	1.75	2/2/2024	\$ 435,000.00	1361	0.03	626-201-047
Palm Desert	41455 Preston Trl	1360	\$ 316.00	2	1.75	2/2/2024	\$ 430,000.00	2613	0.06	632-110-038
Palm Desert	41650 Kansas St	1091	\$ 398.00	2	1.75	2/5/2024	\$ 435,000.00	1742	0.04	632-260-028
Palm Desert	48870 Phlox Pl	1346	\$ 451.00	2	1.75	2/5/2024	\$ 607,500.00	2178	0.05	655-194-016
Palm Desert	73593 El Hasson Cir	2111	\$ 521.00	2	1.75	2/6/2024	\$ 1,100,000.00	3920	0.09	630-400-016
Palm Desert	45775 Juniper Cir	1831	\$ 338.00	3	2	2/7/2024	\$ 620,000.00	2613	0.06	627-442-034
Palm Desert	76830 Morocco Rd	1576	\$ 314.00	2	2.5	2/7/2024	\$ 495,000.00	1614	0.04	634-151-004
Palm Desert	903 Red Arrow Trl	2682	\$ 540.00	3	3	2/7/2024	\$ 1,450,000.00	2412	0.06	632-502-037
Palm Desert	221 Camino Arroyo S	1533	\$ 287.00	2	2	2/8/2024	\$ 441,000.00	3049	0.07	622-131-034
Palm Desert	9 Conejo Cir	2056	\$ 316.00	3	2.75	2/8/2024	\$ 650,000.00	3484	0.08	622-222-004
Palm Desert	42428 Liolios Dr	1410	\$ 248.00	2	1.75	2/8/2024	\$ 350,000.00	1311	0.03	634-171-049
Palm Desert	42508 Saladin Dr	1787	\$ 327.00	2	1.75	2/8/2024	\$ 585,000.00	2178	0.05	634-212-037
Palm Desert	73167 Alice Marble Ln	1088	\$ 261.00	2	2.25	2/9/2024	\$ 285,000.00	580	0.01	630-182-018
Palm Desert	44219 Corfu Ct	1728	\$ 319.00	3	1.75	2/9/2024	\$ 552,000.00	4791	0.11	625-380-039
Palm Desert	73496 Dalea Ln	1214	\$ 550.00	3	1.75	2/9/2024	\$ 668,000.00	2178	0.05	655-191-005
Palm Desert	48834 Mescal Ln	2146	\$ 693.00	3	5.25	2/9/2024	\$ 1,489,000.00	3920	0.09	655-220-025
Palm Desert	901 Retreat Cir	2034	\$ 381.00	2	2.25	2/9/2024	\$ 775,000.00			620-471-046
Palm Desert	76509 Sweet Pea Way	1558	\$ 401.00	3	2.5	2/9/2024	\$ 625,000.00	1306	0.03	626-192-045
Palm Desert	258 Vista Royale Cir E	1330	\$ 342.00	2	2	2/9/2024	\$ 455,000.00	4043	0.09	626-343-020
Palm Desert	285 Wild Horse Dr	2184	\$ 329.00	2	3	2/9/2024	\$ 720,000.00	1925	0.04	632-303-034
Palm Desert	72945 Homestead Rd	1568	\$ 251.00	3	1.75	2/13/2024	\$ 395,000.00	2178	0.05	652-061-022
Palm Desert	1702 Retreat Cir	2184	\$ 377.00	2	2.5	2/13/2024	\$ 825,000.00			620-472-032
Palm Desert	231 Arrowhead Dr	3402	\$ 404.00	3	3	2/14/2024	\$ 1,375,000.00	2120	0.05	632-512-043
Palm Desert	272 Desert Falls Dr E	1330	\$ 304.00	2	2	2/14/2024	\$ 405,000.00	2595	0.06	626-021-057
Palm Desert	41371 Penn Dr					2/14/2024	\$ 474,500.00	29642	0.68	694-610-022
Palm Desert	41370 Woodhaven Dr W	1392	\$ 301.00	2	2	2/15/2024	\$ 419,000.00	1279	0.03	632-107-012

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Palm Desert	73669 Amir Dr	2411	\$ 410.00	3	1.75	2/16/2024	\$ 989,000.00	3920	0.09	630-410-018
Palm Desert	42922 Scirocco Rd	1295	\$ 366.00	1	1.75	2/16/2024	\$ 475,000.00	3920	0.09	634-082-059
Palm Desert	2305 Via Calderia	1494	\$ 294.00	2	3.5	2/16/2024	\$ 440,000.00	1449	0.03	622-024-038
Palm Desert	1604 Via San Martino	1559	\$ 240.00	2	2	2/16/2024	\$ 375,000.00	1679	0.04	622-021-031
Palm Desert	38630 Wisteria Dr	2489	\$ 291.00	3	3	2/16/2024	\$ 725,000.00	2130	0.05	626-221-054
Palm Desert	76275 Dahlia Cir	2125	\$ 343.00	3	3	2/20/2024	\$ 730,000.00	1936	0.04	626-231-070
Palm Desert	40571 Pebble Beach Cir	938	\$ 371.00	1	1.75	2/20/2024	\$ 348,000.00	1742	0.04	632-172-003
Palm Desert	38475 Plumosa Cir	1627	\$ 350.00	2	1.75	2/20/2024	\$ 570,000.00	1554	0.04	626-233-063
Palm Desert	72876 Roy Emerson Ln	1258	\$ 254.00	2	1.75	2/20/2024	\$ 320,000.00	542	0.01	628-155-020
Palm Desert	72682 Thrush Rd	840	\$ 317.00	2	1	2/20/2024	\$ 266,500.00	437	0.01	628-242-053
Palm Desert	48635 Torrito Ct	1745	\$ 551.00	2	2	2/20/2024	\$ 962,500.00	4356	0.1	655-150-005
Palm Desert	2606 Via Calderia	1494	\$ 287.00	2	3.5	2/20/2024	\$ 430,000.00	1490	0.03	622-024-018
Palm Desert	902 Sandpiper St	1897	\$ 513.00	3	1.75	2/21/2024	\$ 975,000.00	3484	0.08	640-200-019
Palm Desert	76618 Begonia Ln	1918	\$ 355.00	2	2.5	2/22/2024	\$ 681,500.00	1800	0.04	626-204-061
Palm Desert	33 Blue River Dr	1368	\$ 423.00	2	1.75	2/22/2024	\$ 579,000.00	1238	0.03	632-293-009
Palm Desert	49037 Mariposa Dr	1314	\$ 440.00	2	1.75	2/22/2024	\$ 579,000.00	1587	0.04	655-350-043
Palm Desert	48641 Wolfberry Ct	1913	\$ 339.00	3	3.25	2/22/2024	\$ 650,000.00	4356	0.1	655-160-029
Palm Desert	41110 Northwestern St					2/23/2024	\$ 557,500.00	27007	0.62	694-610-026
Palm Desert	306 Piazza Roma	2003	\$ 381.00	2	2	2/23/2024	\$ 764,000.00	2372	0.05	622-022-015
Palm Desert	257 Serena Dr	1800	\$ 405.00	2	1.75	2/23/2024	\$ 730,000.00	1678	0.04	622-082-029
Palm Desert	43934 Via Granada	1612	\$ 291.00	3	1.75	2/23/2024	\$ 470,000.00	4356	0.1	637-440-085
Palm Desert	38177 Crocus Ln	1536	\$ 319.00	2	1.75	2/26/2024	\$ 490,000.00	1627	0.04	626-232-006
Palm Desert	41991 Preston Trl	1091	\$ 368.00	2	1.75	2/26/2024	\$ 401,500.00	1742	0.04	632-230-021
Palm Desert	267 Santa Barbara Cir	1347	\$ 397.00	2	1.75	2/27/2024	\$ 535,000.00	1580	0.04	622-084-028
Palm Desert	314 Sundance Cir	1819	\$ 269.00	2	2.25	2/27/2024	\$ 490,000.00	1705	0.04	632-312-034
Palm Desert	3242 Via Giorna	1867	\$ 328.00	2	2	2/27/2024	\$ 613,000.00	2173	0.05	620-462-020
Palm Desert	62 Camino Arroyo Pl	1821	\$ 226.00	3	2	2/28/2024	\$ 412,000.00	3484	0.08	622-102-013
Palm Desert	41610 Colada Ct	1514	\$ 260.00	2	1.75	2/28/2024	\$ 394,000.00	3049	0.07	622-051-032
Palm Desert	491 Desert Falls Dr N	1330	\$ 330.00	2	2	2/28/2024	\$ 440,000.00	4187	0.1	626-291-024
Palm Desert	72843 Fleetwood Cir	1223	\$ 151.00	2	2	2/28/2024	\$ 185,000.00	3484	0.08	640-050-003



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Palm Desert	41177 Harvey Mudd Dr	1725	\$ 292.00	3	2.5	2/28/2024	\$ 505,000.00			694-612-020
Palm Desert	45624 Ocotillo Dr	1200	\$ 408.00	2	2	2/28/2024	\$ 490,000.00	1306	0.03	627-282-014
Palm Desert	43715 Via Majorca	1650	\$ 139.00	2	1.75	2/28/2024	\$ 230,000.00	6534	0.15	637-452-020
Palm Desert	113 Avellino Cir	1630	\$ 434.00	2	2	2/29/2024	\$ 709,000.00	3920	0.09	626-161-080
Palm Desert	314 Castellana S	1800	\$ 406.00	3	1.75	2/29/2024	\$ 732,500.00	1597	0.04	622-141-073
Palm Desert	240 Desert Holly Dr	3402	\$ 513.00	3	3	2/29/2024	\$ 1,747,500.00	2139	0.05	632-511-006
Palm Desert	72699 Eagle Rd	840	\$ 319.00	2	1	2/29/2024	\$ 268,000.00	429	0.01	628-222-034
Palm Desert	73651 Golf Course Ln	1780	\$ 356.00	2	1.75	2/29/2024	\$ 635,000.00	14810	0.34	009-614-904
Palm Desert	45775 Juniper Cir	1577	\$ 355.00	2	2	2/29/2024	\$ 560,000.00	1411	0.03	627-442-036
Palm Desert	225 Las Lomas	1584	\$ 448.00	2	1.75	2/29/2024	\$ 710,000.00	1652	0.04	622-063-008
Palm Desert	152 Lost River Dr	1368	\$ 381.00	2	1.75	2/29/2024	\$ 522,000.00	1224	0.03	632-301-039
Palm Desert	48872 Mariposa Dr	2188	\$ 621.00	2	2	2/29/2024	\$ 1,359,000.00	4791	0.11	655-202-012
Palm Desert	130 Running Springs Dr	2713	\$ 248.00	3	3.25	2/29/2024	\$ 675,000.00	2463	0.06	632-302-006
Palm Desert	4466 Via Del Pellegrino	1905	\$ 290.00	2	1.75	2/29/2024	\$ 552,500.00	1813	0.04	622-371-035
Palm Desert	197 White Horse Trl	2712	\$ 497.00	3	3	2/29/2024	\$ 1,350,000.00	4664	0.11	632-471-013
Palm Desert	41774 Woodhaven Dr W	1808	\$ 293.00	2	3	2/29/2024	\$ 530,000.00	1216	0.03	632-108-018



## ***Palm Desert Condos***

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<b><i>Total Sales:</i></b>	<b>76</b>
<b><i>Average Sales Price:</i></b>	<b>\$643,156.58</b>
<b><i>Average Square Feet:</i></b>	<b>1723</b>