



Palm Desert Condos

Sales Comparables - March 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	40819 Schafer Pl	1108	\$347.00	2	1.75	3/1/2023	\$385,000.00	4356	0.1	632-322-038
Palm Desert	72750 Calliandra St	2047	\$351.00	2	2.25	3/1/2023	\$719,000.00	11325	0.26	628-303-010
Palm Desert	47 Payson Cir	1816	\$382.00	3	2	3/1/2023	\$695,000.00	9147	0.21	637-330-032
Palm Desert	78638 Alliance Way	2323	\$300.00	3	2.5	3/1/2023	\$699,000.00	9147	0.21	752-450-015
Palm Desert	78638 Blooming Ct	1527	\$281.00	2	1.75	3/1/2023	\$430,000.00	6098	0.14	748-082-026
Palm Desert	73316 Joshua Tree St	2401	\$916.00	2	4	3/1/2023	\$2,200,000.00	13503	0.31	627-301-013
Palm Desert	72351 Southridge Trl					3/2/2023	\$3,385,000.00	20473	0.47	652-070-023
Palm Desert	73441 Little Bend Trl	1362	\$755.00	2	1	3/2/2023	\$1,029,000.00	11761	0.27	630-232-004
Palm Desert	74898 Leslie Ave	1075	\$395.00	2	1.75	3/2/2023	\$425,000.00	5227	0.12	624-151-001
Palm Desert	37761 Emerson Dr	1513	\$310.00	3	2	3/3/2023	\$470,000.00	7405	0.17	694-363-006
Palm Desert	74513 Old Prospector Trl	3604	\$273.00	3	2.75	3/3/2023	\$985,000.00	37461	0.86	625-312-001
Palm Desert	73610 Grapevine St	2536	\$505.00	3	3	3/3/2023	\$1,282,000.00	8276	0.19	630-100-039
Palm Desert	119 Navtem Pl	6845	\$1,051.00	4	4.5	3/6/2023	\$7,200,000.00	27878	0.64	771-280-043
Palm Desert	78102 Kensington Ave	2588	\$318.00	3	2.75	3/6/2023	\$825,000.00	8276	0.19	752-250-033
Palm Desert	44615 San Onofre Ave	1333	\$262.00	3	2	3/6/2023	\$350,000.00	12632	0.29	625-072-013
Palm Desert	35507 Meridia Ave	2938	\$360.00	3	3.25	3/7/2023	\$1,060,000.00	8276	0.19	752-080-035
Palm Desert	35388 Crescendo Cir	2640	\$321.00	2	2.5	3/7/2023	\$849,000.00	9147	0.21	752-460-039
Palm Desert	78568 Rainswept Way	2142	\$247.00	2	2	3/7/2023	\$530,000.00	6534	0.15	752-440-034
Palm Desert	127 Vista Valle	2485	\$462.00	3	3.5	3/7/2023	\$1,150,000.00	12196	0.28	628-421-020
Palm Desert	35913 Rosemont Dr	2414	\$267.00	3	2.5	3/7/2023	\$645,000.00	8712	0.2	752-110-058
Palm Desert	78731 Iron Bark Dr	1417	\$366.00	3	2.75	3/8/2023	\$520,000.00	6534	0.15	752-330-051
Palm Desert	78576 Kensington Ave	2361	\$294.00	3	2.5	3/8/2023	\$695,000.00	8276	0.19	752-190-004
Palm Desert	74069 W Petunia Pl	2166	\$341.00	3	2	3/8/2023	\$740,000.00	10018	0.23	694-231-023
Palm Desert	78366 Kistler Way	1784	\$318.00	3	1.75	3/8/2023	\$569,000.00	6534	0.15	752-110-042
Palm Desert	78747 Rainswept Way	1815	\$325.00	2	2.75	3/9/2023	\$590,000.00	10454	0.24	752-450-076
Palm Desert	78735 Sunrise Canyon Ave	2640	\$333.00	2	2.5	3/9/2023	\$880,000.00	8276	0.19	752-140-005
Palm Desert	73237 Somera Rd	2613	\$359.00	4	2.75	3/9/2023	\$939,000.00	11325	0.26	630-302-010
Palm Desert	78778 Palm Tree Ave	1664	\$300.00	3	1.75	3/9/2023	\$500,000.00	4791	0.11	748-230-047
Palm Desert	74372 Fairway Dr	1480	\$439.00	3	2.25	3/9/2023	\$650,000.00	7840	0.18	625-213-017
Palm Desert	78174 Elenbrook Ct	1780	\$269.00	2	2.5	3/10/2023	\$480,000.00	6534	0.15	752-070-040

Deemed reliable but not guaranteed

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Palm Desert	39165 Regency Way	2793	\$299.00	4	3.5	3/10/2023	\$837,000.00	12632	0.29	626-272-001
Palm Desert	76908 London Ct	3911	\$218.00	5	2.5	3/10/2023	\$854,000.00	13939	0.32	626-380-040
Palm Desert	77245 California Dr	1839	\$270.00	3	2.75	3/10/2023	\$498,000.00	6098	0.14	637-020-021
Palm Desert	77410 Missouri Dr	1064	\$422.00	2	1.75	3/10/2023	\$449,500.00	7840	0.18	637-133-012
Palm Desert	45775 Abronia Trl	1203	\$394.00	2	2	3/10/2023	\$475,000.00	6969	0.16	625-211-001
Palm Desert	78581 Moonstone Ln	2938	\$263.00	3	3.25	3/10/2023	\$775,000.00	8276	0.19	752-310-029
Palm Desert	73921 Krug Ave	1527	\$376.00	4	2	3/10/2023	\$575,000.00	7840	0.18	622-180-012
Palm Desert	74071 Chinook Cir	2512	\$338.00	4	3	3/10/2023	\$850,000.00	10454	0.24	694-231-004
Palm Desert	78375 Sunrise Canyon Ave	2408	\$406.00	3	2.5	3/13/2023	\$980,000.00	8276	0.19	752-230-041
Palm Desert	73240 Guadalupe Ave	1262	\$252.00	3	1.75	3/14/2023	\$319,000.00	7405	0.17	627-032-041
Palm Desert	134 Vista Paseo	2198	\$386.00	3	2.75	3/14/2023	\$850,000.00	10018	0.23	628-410-050
Palm Desert	78716 Stansbury Ct	1578	\$297.00	2	1.75	3/14/2023	\$470,000.00	5662	0.13	752-360-049
Palm Desert	73341 Bursera Way	3942	\$469.00	3	2.75	3/14/2023	\$1,850,000.00	16117	0.37	630-081-021
Palm Desert	37500 Mojave Sage St	2359	\$321.00	4	2.5	3/14/2023	\$759,000.00	6969	0.16	748-150-054
Palm Desert	74645 Fairway Dr	2008	\$311.00	3	2.75	3/15/2023	\$625,000.00	10018	0.23	625-245-007
Palm Desert	78198 Fostoria Ln	2318	\$308.00	2	2.5	3/15/2023	\$715,000.00	7840	0.18	752-050-028
Palm Desert	38751 Desert Mirage Dr	2619	\$324.00	3	4	3/16/2023	\$850,000.00	10454	0.24	620-361-081
Palm Desert	39626 Sweetwater Dr	3593	\$271.00	4	2.75	3/16/2023	\$975,000.00	12196	0.28	626-070-017
Palm Desert	73193 Catalina Way	1415	\$332.00	3	1.75	3/16/2023	\$470,000.00	7405	0.17	627-032-018
Palm Desert	78364 Silent Dr	1050	\$285.00	1	1.75	3/16/2023	\$300,000.00	3484	0.08	748-120-054
Palm Desert	771 Dove Run Cir	2742	\$488.00	3	3.5	3/17/2023	\$1,340,000.00	10018	0.23	632-580-022
Palm Desert	64 Tempe Trl	2608	\$268.00	4	3	3/17/2023	\$700,000.00	9583	0.22	637-330-058
Palm Desert	44331 San Jose Ave	1350	\$384.00	3	2	3/17/2023	\$519,000.00	7405	0.17	627-131-048
Palm Desert	73305 Joshua Tree St	1573	\$667.00	2	2	3/17/2023	\$1,050,000.00	16988	0.39	627-302-003
Palm Desert	39075 Brandywine Ave	1888	\$331.00	2	2.5	3/21/2023	\$625,000.00	6098	0.14	748-240-006
Palm Desert	172 Wikil Pl	3611	\$1,190.00	4	3.75	3/21/2023	\$4,300,000.00	8712	0.2	771-290-035
Palm Desert	78960 Mimosa Dr	1527	\$320.00	2	1.75	3/21/2023	\$490,000.00	6098	0.14	748-170-007
Palm Desert	74015 Aster Dr	1794	\$348.00	3	1.75	3/21/2023	\$625,000.00	12632	0.29	624-191-005
Palm Desert	78358 Desert Willow Dr	1548	\$251.00	2	1.75	3/22/2023	\$390,000.00	5227	0.12	748-091-065
Palm Desert	117 Francesca Ct	2389	\$286.00	4	3.25	3/23/2023	\$685,000.00	10454	0.24	626-460-014



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Palm Desert	770 Hawk Hill Trl	2430	\$637.00	3	3	3/23/2023	\$1,550,000.00	6969	0.16	632-680-018
Palm Desert	73225 Santa Rosa Way	816	\$416.00	3	1	3/23/2023	\$340,000.00	7405	0.17	627-022-020
Palm Desert	48387 Old Stone Trl	3971	\$730.00	3	4	3/23/2023	\$2,900,000.00	16988	0.39	652-350-010
Palm Desert	72761 Tamarisk St	2444	\$358.00	4	2.25	3/23/2023	\$875,000.00	17424	0.4	628-112-001
Palm Desert	79 Sedona Ct	2330	\$336.00	4	2.5	3/23/2023	\$784,000.00	9583	0.22	637-330-062
Palm Desert	78558 Dancing Waters Rd	1647	\$330.00	2	1.75	3/23/2023	\$545,000.00	6534	0.15	748-072-032
Palm Desert	72661 Spyglass Ln	3207	\$389.00	3	3.25	3/24/2023	\$1,250,000.00	12632	0.29	652-231-021
Palm Desert	77655 California Dr	1330	\$347.00	3	1.75	3/24/2023	\$462,500.00	5662	0.13	637-082-015
Palm Desert	78216 Hollister Dr	2498	\$290.00	3	2.5	3/24/2023	\$725,000.00	9147	0.21	752-050-011
Palm Desert	22 Covington Dr	3183	\$322.00	3	2.5	3/24/2023	\$1,025,000.00	10890	0.25	620-351-003
Palm Desert	74128 Academy Ln E	2680	\$333.00	3	4	3/24/2023	\$895,000.00	10018	0.23	694-221-003
Palm Desert	73228 Monterra Cir N	3225	\$525.00	3	3.25	3/24/2023	\$1,695,000.00	12632	0.29	655-020-016
Palm Desert	35181 Rosemont Dr	2065	\$297.00	3	2.5	3/24/2023	\$615,000.00	7405	0.17	752-070-081
Palm Desert	78322 Yucca Blossom Dr	1176	\$313.00	2	1.75	3/27/2023	\$369,000.00	5227	0.12	748-101-051
Palm Desert	77558 Marlowe Ct	2601	\$283.00	4	2.5	3/27/2023	\$738,000.00	7840	0.18	632-550-028
Palm Desert	74290 De Anza Way	2998	\$328.00	3	3.5	3/27/2023	\$985,000.00	19166	0.44	625-071-005
Palm Desert	73748 De Anza Way	2385	\$385.00	6	2.5	3/27/2023	\$920,000.00	19602	0.45	627-161-005
Palm Desert	44556 San Pascual Ave	2820	\$361.00	6	10.5	3/28/2023	\$1,020,000.00	13939	0.32	627-161-004
Palm Desert	73180 Monterra Cir S	3225	\$651.00	3	3.25	3/28/2023	\$2,100,000.00	16988	0.39	655-030-032
Palm Desert	37327 Medjool Ave	1366	\$258.00	2	1.75	3/28/2023	\$352,500.00	6969	0.16	748-140-008
Palm Desert	78266 Hollister Dr	1784	\$353.00	3	1.75	3/28/2023	\$630,000.00	6969	0.16	752-040-001
Palm Desert	34743 Blake Dr	2271	\$325.00	3	2.5	3/28/2023	\$740,000.00	9147	0.21	752-370-084
Palm Desert	72691 Homestead Rd	2550	\$468.00	4	2.75	3/29/2023	\$1,195,000.00	10454	0.24	652-041-003
Palm Desert	72414 Southridge Trl	2430	\$732.00	3	3.25	3/29/2023	\$1,780,000.00	8712	0.2	652-070-021
Palm Desert	77130 Indiana Ave	1280	\$296.00	2	1.75	3/29/2023	\$380,000.00	6534	0.15	637-241-003
Palm Desert	38261 Grand Oaks Ave	2185	\$343.00	3	2.5	3/29/2023	\$750,000.00	6969	0.16	748-300-002
Palm Desert	21 Taylor Ave	3391	\$392.00	3	3.75	3/29/2023	\$1,330,000.00	13068	0.3	620-353-016
Palm Desert	49785 Canyon View Dr	3855	\$1,011.00	3	3	3/30/2023	\$3,900,000.00	18295	0.42	771-530-010
Palm Desert	73506 Joshua Tree St	1932	\$427.00	3	2.5	3/31/2023	\$825,000.00	13503	0.31	627-311-023
Palm Desert	752 Mission Creek Dr	2742	\$477.00	3	3.5	3/31/2023	\$1,310,000.00	7840	0.18	632-750-007

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Palm Desert	48020 Beverly Dr	1476	\$362.00	2	1.75	3/31/2023	\$535,000.00	8276	0.19	652-051-001
Palm Desert	74179 Anastacia Ln	2715	\$357.00	3	3.25	3/31/2023	\$970,000.00	10018	0.23	694-331-004
Palm Desert	816 Mesa Grande Dr	3869	\$568.00	4	4	3/31/2023	\$2,200,000.00	10890	0.25	632-620-048
Palm Desert	37770 Turnberry Isle Dr	1213	\$247.00	2	1.75	3/31/2023	\$300,000.00	5227	0.12	748-040-024
Palm Desert	42695 Kansas St	1064	\$394.00	2	1.75	3/31/2023	\$420,000.00	6098	0.14	637-121-009
Palm Desert	436 Tomahawk Dr	2430	\$462.00	3	3	3/31/2023	\$1,125,000.00	7405	0.17	632-580-020
Palm Desert	72900 Skyward Way	1443	\$478.00	3	1.75	3/31/2023	\$690,000.00	10454	0.24	628-172-017

Total Sales:	97
Average Sales Price:	\$992,809.28
Average Square Feet:	2261

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