



Palm Desert Condos

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	48435 Alamo Dr	1637	\$ 282.00	3	1.75	12/18/2023	\$ 462,000.00	2178	0.05	652-062-004
Palm Desert	47360 Amir Dr	2427	\$ 527.00	3	2.75	12/20/2023	\$ 1,280,000.00	4356	0.1	630-400-033
Palm Desert	47015 Arcadia Ln	1598	\$ 344.00	1	1.75	12/8/2023	\$ 550,000.00	3484	0.08	630-170-009
Palm Desert	40207 Baltusrol Cir	938	\$ 330.00	1	1.75	12/4/2023	\$ 310,000.00	1742	0.04	632-171-017
Palm Desert	225 Bouquet Canyon Dr	1661	\$ 301.00	1	1.75	12/5/2023	\$ 500,000.00	1529	0.04	632-281-077
Palm Desert	299 Bouquet Canyon Dr	1746	\$ 398.00	2	1.75	12/29/2023	\$ 695,000.00	1691	0.04	632-291-001
Palm Desert	77805 California Dr	750	\$ 280.00	1	1	12/11/2023	\$ 210,000.00	765	0.02	637-063-003
Palm Desert	258 Calle Del Verano	1347	\$ 352.00	2	1.75	12/22/2023	\$ 475,000.00	1290	0.03	622-142-024
Palm Desert	114 Camino Arroyo S	1821	\$ 227.00	3	2	12/19/2023	\$ 415,000.00	3484	0.08	622-132-020
Palm Desert	73115 Carrizo Cir	1745	\$ 515.00	2	2	12/11/2023	\$ 899,000.00	4356	0.1	655-160-041
Palm Desert	76696 Chrysanthemum Way	1650	\$ 415.00	2	1.75	12/15/2023	\$ 685,000.00	1609	0.04	626-202-011
Palm Desert	76796 Chrysanthemum Way	1650	\$ 381.00	2	1.75	12/18/2023	\$ 630,000.00	1670	0.04	626-202-041
Palm Desert	66 Conejo Cir	2056	\$ 328.00	3	2.75	12/8/2023	\$ 675,000.00	3484	0.08	622-240-022
Palm Desert	43376 Cook St	703	\$ 341.00	1	1	12/1/2023	\$ 240,000.00	830	0.02	634-041-034
Palm Desert	76539 Daffodil Dr	1330	\$ 375.00	2	1.75	12/15/2023	\$ 500,000.00	3049	0.07	626-203-040
Palm Desert	445 Desert Falls Dr N	1814	\$ 303.00	2	2.5	12/26/2023	\$ 550,000.00	4328	0.1	626-281-045
Palm Desert	509 Desert Holly Dr	2391	\$ 445.00	3	3	12/7/2023	\$ 1,065,000.00	2713	0.06	632-515-031
Palm Desert	73850 Fairway Dr	640	\$ 417.00	1	1	12/4/2023	\$ 267,500.00	627	0.01	627-432-032
Palm Desert	277 Green Mountain Dr	1520	\$ 394.00	2	1.75	12/7/2023	\$ 599,000.00	1501	0.03	632-311-041
Palm Desert	76064 Honeysuckle Dr	1918	\$ 468.00	2	2.5	12/12/2023	\$ 899,000.00	1875	0.04	626-191-047
Palm Desert	41370 Inverness Way	1091	\$ 357.00	2	1.75	12/22/2023	\$ 390,000.00	2613	0.06	632-250-029
Palm Desert	19 Joya Dr	1529	\$ 237.00	2	1.75	12/11/2023	\$ 363,000.00	3484	0.08	622-221-010
Palm Desert	41690 Jupiter Hills Ct	938	\$ 327.00	1	1.75	12/13/2023	\$ 307,500.00	1742	0.04	632-221-032
Palm Desert	40750 La Costa Cir W	1294	\$ 312.00	2	3.5	12/15/2023	\$ 405,000.00	2613	0.06	632-190-026
Palm Desert	3 Lago De Palmas	2760	\$ 307.00	2	3	12/18/2023	\$ 850,000.00	2888	0.07	622-077-080
Palm Desert	42315 Liolios Dr	1410	\$ 283.00	2	1.75	12/21/2023	\$ 400,000.00	1399	0.03	634-171-009
Palm Desert	24 Maximo Way	1759	\$ 257.00	3	2	12/15/2023	\$ 452,500.00	3484	0.08	622-212-035
Palm Desert	77900 Michigan Dr	1128	\$ 265.00	2	1	12/26/2023	\$ 299,500.00	69260	1.59	009-000-829
Palm Desert	76933 Morocco Rd	1576	\$ 284.00	2	2.5	12/15/2023	\$ 449,000.00	1620	0.04	634-151-049
Palm Desert	39330 Narcissus Way	1330	\$ 469.00	2	1.75	12/12/2023	\$ 625,000.00	1292	0.03	626-211-002



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Palm Desert	38449 Nasturtium Way	1515	\$ 359.00	2	2.25	12/19/2023	\$ 545,000.00	734	0.02	626-221-083
Palm Desert	42165 Omar Pl	1295	\$ 277.00	1	1.75	12/28/2023	\$ 360,000.00	4791	0.11	634-102-055
Palm Desert	42184 Omar Pl	1174	\$ 318.00	1	1.75	12/1/2023	\$ 374,500.00	3484	0.08	634-102-058
Palm Desert	134 Paseo Bravo	1270	\$ 291.00	2	1.75	12/18/2023	\$ 370,000.00	1276	0.03	694-171-019
Palm Desert	73195 Rod Laver Ln	1088	\$ 320.00	2	2.25	12/20/2023	\$ 349,000.00	549	0.01	630-182-035
Palm Desert	257 Serena Dr	1800	\$ 419.00	2	1.75	12/5/2023	\$ 755,525.00	1678	0.04	622-082-029
Palm Desert	46940 Somia Ct	2361	\$ 418.00	4	2.5	12/6/2023	\$ 989,000.00	4356	0.1	630-390-012
Palm Desert	44589 Sorrento Ct	1345	\$ 356.00	2	1.75	12/28/2023	\$ 480,000.00	5227	0.12	625-420-002
Palm Desert	72732 Tony Trabert Ln	1170	\$ 346.00	3	1.75	12/1/2023	\$ 405,000.00	1262	0.03	628-152-036
Palm Desert	42181 Turqueries Ave	1915	\$ 352.00	2	1.75	12/27/2023	\$ 675,000.00	2178	0.05	634-191-024
Palm Desert	2409 Via Calderia	1278	\$ 262.00	2	3.5	12/6/2023	\$ 335,000.00	1229	0.03	622-024-050
Palm Desert	553 Via De La Paz	2048	\$ 251.00	3	2.5	12/22/2023	\$ 515,000.00	2700	0.06	694-172-089
Palm Desert	6361 Via Stasera	1867	\$ 310.00	2	2	12/21/2023	\$ 580,000.00	2400	0.06	620-462-062
Palm Desert	133 Villa Ct	1330	\$ 312.00	2	2	12/7/2023	\$ 415,000.00	2495	0.06	626-264-041
Palm Desert	41663 Woodhaven Dr E	1808	\$ 247.00	2	3	12/22/2023	\$ 448,000.00	1218	0.03	632-102-015
Palm Desert	77731 Woodhaven Dr N	1392	\$ 332.00	2	2	12/11/2023	\$ 463,500.00	1248	0.03	632-103-033
Palm Desert	41182 Woodhaven Dr W	1808	\$ 262.00	2	3	12/22/2023	\$ 475,000.00	1198	0.03	632-105-022



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<i>Total Sales:</i>	47
<i>Average Sales Price:</i>	\$531,543.09
<i>Average Square Feet:</i>	1545