



Palm Desert Condos

Sales Comparables - July 2019

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	73186 Bill Tilden Ln	1088	\$ 190.00	2	2.25	7/1/2019	\$ 207,000.00	436	0.01	630-183-046
Palm Desert	41500 Woodhaven Dr W	1392	\$ 179.00	2	2	7/1/2019	\$ 250,000.00	1742	0.04	632-107-024
Palm Desert	74063 Catalina Way	1344	\$ 159.00	3	1.75	7/1/2019	\$ 215,000.00	2614	0.06	625-372-009
Palm Desert	762 Red Arrow Trl	2368	\$ 211.00	3	3	7/1/2019	\$ 500,000.00	3049	0.07	632-502-041
Palm Desert	165 Wimbledon Ct	1250	\$ 173.00	2	1.75	7/2/2019	\$ 216,500.00	2178	0.05	622-281-063
Palm Desert	424 Running Springs Dr	2745	\$ 144.00	2	3	7/2/2019	\$ 397,500.00	2613	0.06	632-312-059
Palm Desert	337 Vista Royale Dr	1330	\$ 209.00	2	2	7/2/2019	\$ 279,000.00	2614	0.06	626-341-045
Palm Desert	45985 Highway 74	1265	\$ 181.00	2	1.75	7/2/2019	\$ 230,000.00	1307	0.03	640-320-024
Palm Desert	440 Desert Holly Dr	2182	\$ 261.00	3	3	7/2/2019	\$ 570,000.00	3049	0.07	632-513-020
Palm Desert	42565 Sultan Ave	1139	\$ 197.00	2	1.75	7/3/2019	\$ 225,000.00	3484	0.08	634-081-018
Palm Desert	44059 Vigo Ct	1632	\$ 143.00	3	1.75	7/3/2019	\$ 235,000.00	4792	0.11	625-381-017
Palm Desert	417 Tava Ln	991	\$ 211.00	2	2	7/3/2019	\$ 210,000.00	2178	0.05	632-330-081
Palm Desert	49215 Quercus Ln	2037	\$ 611.00	2	3	7/3/2019	\$ 1,245,000.00	6098	0.14	655-310-024
Palm Desert	408 Via De La Paz	1873	\$ 169.00	3	2.5	7/3/2019	\$ 318,000.00			694-175-027
Palm Desert	38724 Nasturtium Way	1918	\$ 204.00	2	2.5	7/5/2019	\$ 392,000.00	3049	0.07	626-222-074
Palm Desert	73635 Boxthorn Ln	1828	\$ 423.00	2	2	7/5/2019	\$ 775,000.00	1742	0.04	655-210-025
Palm Desert	217 Desert Falls Cir	1814	\$ 175.00	2	2.5	7/5/2019	\$ 317,500.00	3049	0.07	626-263-036
Palm Desert	42 Camino Arroyo Pl	1980	\$ 208.00	3	2	7/8/2019	\$ 412,500.00	3484	0.08	622-102-011
Palm Desert	152 Sandpiper St	1012	\$ 197.00	1	1.75	7/8/2019	\$ 200,000.00	1742	0.04	640-240-006
Palm Desert	73455 Foxtail Ln	1525	\$ 236.00	2	2.75	7/8/2019	\$ 360,000.00	1742	0.04	655-350-006
Palm Desert	41684 Woodhaven Dr E	1348	\$ 187.00	1	1.75	7/8/2019	\$ 253,000.00	2178	0.05	632-102-043
Palm Desert	40299 Bay Hill Way	938	\$ 191.00	1	0.75	7/9/2019	\$ 180,000.00	1742	0.04	632-160-047
Palm Desert	40480 Bay Hill Way	938	\$ 261.00	1	1.25	7/9/2019	\$ 245,000.00	1742	0.04	632-132-028
Palm Desert	195 Desert Falls Cir	1330	\$ 139.00	2	2	7/9/2019	\$ 185,000.00	2614	0.06	626-263-045
Palm Desert	43376 Cook St	1005	\$ 194.00	2	1.75	7/9/2019	\$ 195,000.00			634-041-026
Palm Desert	38811 Tandika Trl N	2536	\$ 143.00	3	2.5	7/10/2019	\$ 365,000.00	11325	0.26	626-050-020
Palm Desert	41661 Kansas St	1245	\$ 199.00	2	1.75	7/10/2019	\$ 248,000.00	2613	0.06	632-260-005
Palm Desert	210 Piazza Di Sotto	1729	\$ 237.00	2	2	7/11/2019	\$ 410,000.00			622-022-001
Palm Desert	1910 Via San Martino	1559	\$ 173.00	2	2	7/11/2019	\$ 270,000.00			622-023-030
Palm Desert	40525 Bay Hill Way	938	\$ 175.00	1	0.75	7/11/2019	\$ 165,000.00	1742	0.04	632-132-018



Palm Desert Condos

Sales Comparables - July 2019

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	76044 Palm Valley Dr	1918	\$ 208.00	2	2.5	7/12/2019	\$ 400,000.00	3049	0.07	626-233-074
Palm Desert	77805 California Dr	750	\$ 173.00	1	1	7/12/2019	\$ 130,000.00	871	0.02	637-063-006
Palm Desert	715 Box Canyon Trl	2182	\$ 224.00	3	3	7/12/2019	\$ 490,000.00	3049	0.07	632-501-013
Palm Desert	303 Piazza Roma	1983	\$ 221.00	2	2	7/15/2019	\$ 439,000.00			622-022-018
Palm Desert	46183 Highway 74	1104	\$ 169.00	2	1.75	7/15/2019	\$ 187,000.00	182080	4.18	009-615-676
Palm Desert	49043 Mariposa Dr	1314	\$ 254.00	2	1.75	7/15/2019	\$ 335,000.00	2614	0.06	655-350-040
Palm Desert	178 Paseo Bravo	1465	\$ 160.00	2	1.75	7/16/2019	\$ 235,000.00			694-171-069
Palm Desert	41510 Woodhaven Dr E	1392	\$ 172.00	2	2	7/16/2019	\$ 240,000.00	1742	0.04	632-102-029
Palm Desert	73420 Irontree Dr	1502	\$ 213.00	2	2.75	7/16/2019	\$ 320,000.00	4792	0.11	655-340-010
Palm Desert	77910 Michigan Dr	1302	\$ 134.00	2	1	7/16/2019	\$ 175,000.00	69260	1.59	009-000-812
Palm Desert	372 Desert Falls Dr E	1330	\$ 236.00	2	2	7/17/2019	\$ 315,000.00	2614	0.06	626-022-030
Palm Desert	77637 Woodhaven Dr S	1392	\$ 190.00	2	2	7/17/2019	\$ 265,000.00	1742	0.04	632-106-053
Palm Desert	249 Paseo Gregario	1602	\$ 143.00	2	1.75	7/17/2019	\$ 230,000.00			694-173-070
Palm Desert	76938 Morocco Rd	1350	\$ 221.00	2	2.25	7/17/2019	\$ 299,000.00	2614	0.06	634-151-046
Palm Desert	113 Desert Falls Dr E	1330	\$ 160.00	2	2	7/18/2019	\$ 213,500.00	2178	0.05	626-261-062
Palm Desert	38665 Nasturtium Way	2125	\$ 191.00	3	3	7/18/2019	\$ 407,000.00	3049	0.07	626-223-039
Palm Desert	107 Alcola Cir	1887	\$ 209.00	3	2.5	7/18/2019	\$ 395,000.00	3920	0.09	626-170-033
Palm Desert	175 Firestone Dr	1330	\$ 153.00	2	2	7/19/2019	\$ 204,000.00	2614	0.06	626-343-002
Palm Desert	41773 Aventine Ct	1537	\$ 227.00	3	1.75	7/19/2019	\$ 350,000.00	3049	0.07	622-051-060
Palm Desert	2094 Via Alba	1961	\$ 196.00	2	2	7/19/2019	\$ 385,000.00			620-461-029
Palm Desert	73721 Club Circle Dr	1577	\$ 211.00	2	2	7/19/2019	\$ 334,000.00	2178	0.05	627-441-007
Palm Desert	45750 San Luis Rey Ave	1176	\$ 242.00	2	2	7/22/2019	\$ 285,000.00	1307	0.03	627-371-021
Palm Desert	207 Las Lomas	1584	\$ 210.00	2	1.75	7/22/2019	\$ 334,000.00	2614	0.06	622-063-017
Palm Desert	73577 Dalea Ln	1271	\$ 211.00	1	1.75	7/22/2019	\$ 269,000.00	1307	0.03	655-201-018
Palm Desert	653 Vista Lago Cir N	1330	\$ 188.00	2	2	7/22/2019	\$ 251,000.00	2614	0.06	626-023-032
Palm Desert	317 Durango	1670	\$ 179.00	2	1.75	7/23/2019	\$ 300,000.00	2614	0.06	622-072-019
Palm Desert	194 Desert Falls Cir	2236	\$ 189.00	3	3	7/23/2019	\$ 424,000.00	3049	0.07	626-263-002
Palm Desert	74225 Catalina Way	1312	\$ 11.00	2	1.75	7/23/2019	\$ 15,000.00	3049	0.07	625-372-045
Palm Desert	77815 California Dr	750	\$ 172.00	1	1	7/24/2019	\$ 129,000.00	871	0.02	637-063-019
Palm Desert	76915 Scimitar Way	1350	\$ 168.00	2	2.25	7/24/2019	\$ 228,000.00	2614	0.06	634-171-071



Palm Desert Condos

Sales Comparables - July 2019

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	152 Camino Arroyo S	1950	\$ 130.00	3	2	7/24/2019	\$ 255,000.00	3049	0.07	622-131-001
Palm Desert	74800 Sheryl Ave	817	\$ 214.00	2	1.75	7/25/2019	\$ 175,000.00	1742	0.04	624-243-025
Palm Desert	44449 Cannes Ct	1728	\$ 183.00	3	1.75	7/25/2019	\$ 317,500.00	4792	0.11	625-391-031
Palm Desert	255 Calle Siempre	1465	\$ 165.00	2	1.75	7/25/2019	\$ 242,000.00			694-173-039
Palm Desert	73214 Bill Tilden Ln	1088	\$ 179.00	2	2.25	7/25/2019	\$ 195,000.00	436	0.01	630-183-027
Palm Desert	42740 Sand Dune Dr	1295	\$ 212.00	1	1.75	7/25/2019	\$ 275,000.00	3049	0.07	634-081-053
Palm Desert	256 Wild Horse Dr	1368	\$ 139.00	2	1.75	7/26/2019	\$ 191,500.00	2614	0.06	632-282-088
Palm Desert	39470 Narcissus Way	1330	\$ 260.00	2	1.75	7/26/2019	\$ 346,000.00	3049	0.07	626-192-027
Palm Desert	76570 Begonia Ln	2489	\$ 201.00	3	3	7/26/2019	\$ 502,000.00	3485	0.08	626-204-017
Palm Desert	121 Sandpiper St	984	\$ 298.00	1	1.75	7/26/2019	\$ 294,000.00	1742	0.04	640-240-014
Palm Desert	465 Tava Ln	991	\$ 177.00	2	2	7/29/2019	\$ 176,000.00	1742	0.04	632-330-053
Palm Desert	77807 Woodhaven Dr S	1348	\$ 163.00	1	1.75	7/29/2019	\$ 220,000.00	2178	0.05	632-104-051
Palm Desert	72940 Mesa View Dr	1568	\$ 210.00	3	1.75	7/29/2019	\$ 330,000.00	1742	0.04	652-062-029
Palm Desert	72787 Fleetwood Cir	1223	\$ 572.00	2	2	7/30/2019	\$ 700,000.00	3049	0.07	640-050-017
Palm Desert	42426 Sand Dune Dr	1230	\$ 229.00	1	1.75	7/30/2019	\$ 282,000.00	3484	0.08	634-101-004
Palm Desert	74785 San Cristoval Cir	1382	\$ 159.00	3	2	7/30/2019	\$ 220,000.00	2178	0.05	624-250-047
Palm Desert	47144 El Menara Cir	2466	\$ 170.00	3	2.75	7/30/2019	\$ 420,000.00	4356	0.1	630-292-011
Palm Desert	186 Wild Horse Dr	1368	\$ 129.00	2	1.75	7/30/2019	\$ 177,500.00	2614	0.06	632-291-008
Palm Desert	107 Potenza Cir	1887	\$ 204.00	3	2.5	7/31/2019	\$ 385,000.00	3920	0.09	626-180-049
Palm Desert	72770 Fleetwood Cir	1736	\$ 144.00	3	2	7/31/2019	\$ 250,000.00	3049	0.07	640-050-047
Palm Desert	513 Falcon View Cir	1903	\$ 265.00	3	1.75	7/31/2019	\$ 504,500.00	3049	0.07	632-491-035
Palm Desert	73255 Rod Laver Ln	1088	\$ 4.00	2	2.25	7/31/2019	\$ 5,000.00	436	0.01	630-182-051
Palm Desert	77 Blue River Dr	1819	\$ 222.00	2	2.25	7/31/2019	\$ 405,000.00	3049	0.07	632-311-072
Palm Desert	74062 Catalina Way	1344	\$ 197.00	3	1.75	7/31/2019	\$ 265,000.00	2614	0.06	625-371-009
Palm Desert	73665 Mesquite Ct	1272	\$ 193.00	3	1.75	7/31/2019	\$ 246,000.00	2614	0.06	630-311-032
Palm Desert	43 Joya Dr	1821	\$ 142.00	3	2	7/31/2019	\$ 260,000.00	3484	0.08	622-221-022



Palm Desert Condos

Sales Comparables - July 2019

<i>Total Sales:</i>	86
<i>Average Sales Price:</i>	\$305,738.37
<i>Average Square Feet:</i>	1515