



Palm Desert

Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	35337 Flute Ave	1865	\$ 202.00	2	1.75	2/1/2018	\$ 377,500.00	9147	0.21	752-440-001
Palm Desert	350 Gold Canyon Dr	2742	\$ 184.00	3	3.5	2/1/2018	\$ 505,000.00	7841	0.18	632-660-017
Palm Desert	78608 Iron Bark Dr	2368	\$ 172.00	3	2.75	2/1/2018	\$ 407,500.00	6534	0.15	752-310-034
Palm Desert	968 Mesa Grande Dr	2430	\$ 283.00	3	3	2/1/2018	\$ 689,000.00	11325	0.26	632-630-025
Palm Desert	78878 Waterford Ln	1283	\$ 198.00	2	1.75	2/1/2018	\$ 254,500.00	5663	0.13	748-180-037
Palm Desert	39362 Blossom Cir	2742	\$ 195.00	3	3	2/2/2018	\$ 535,000.00	10019	0.23	748-270-072
Palm Desert	42920 Massachusetts Ct	1056	\$ 208.00	2	1.75	2/2/2018	\$ 220,000.00	6534	0.15	637-124-004
Palm Desert	73776 Mondrian Pl	2356	\$ 184.00	2	2.5	2/2/2018	\$ 435,000.00	10454	0.24	694-440-041
Palm Desert	48095 Prairie Dr	1248	\$ 372.00	3	1.75	2/2/2018	\$ 465,000.00	8712	0.2	652-053-012
Palm Desert	10 Tucson Cir	2330	\$ 184.00	4	2.5	2/2/2018	\$ 430,000.00	9147	0.21	637-330-006
Palm Desert	558 Vista Azul	2531	\$ 165.00	4	2.5	2/2/2018	\$ 420,000.00	4791	0.11	640-380-044
Palm Desert	42669 Brighton St	1885	\$ 190.00	4	3	2/5/2018	\$ 359,000.00	7840	0.18	637-171-004
Palm Desert	46370 Ocotillo Dr	2484	\$ 294.00	2	2.75	2/5/2018	\$ 731,000.00	19602	0.45	628-092-001
Palm Desert	35796 Raphael Dr	2399	\$ 185.00	3	2.5	2/5/2018	\$ 444,000.00	9147	0.21	694-250-010
Palm Desert	73140 Shadow Mountain Dr	1380	\$ 358.00	2	1.75	2/5/2018	\$ 495,000.00	10019	0.23	627-293-007
Palm Desert	74110 Velardo Dr	1566	\$ 217.00	2	2.75	2/5/2018	\$ 340,000.00	7405	0.17	624-205-001
Palm Desert	74569 Falcon Ln	1670	\$ 188.00	4	3	2/6/2018	\$ 315,000.00	6098	0.14	624-430-010
Palm Desert	74062 Imperial Ct W	2424	\$ 212.00	4	3	2/6/2018	\$ 515,000.00	10890	0.25	694-341-009
Palm Desert	44670 Santa Margarita Ave	2921	\$ 136.00	5	5	2/6/2018	\$ 400,000.00	12632	0.29	625-072-007
Palm Desert	78695 Stansbury Ct	1394	\$ 197.00	2	1.75	2/6/2018	\$ 275,000.00	5227	0.12	752-360-017
Palm Desert	38082 Sunny Days Dr	2777	\$ 188.00	3	1.5	2/6/2018	\$ 523,000.00	6534	0.15	748-160-027
Palm Desert	43350 Warner Trl	1886	\$ 188.00	3	2	2/6/2018	\$ 355,000.00	11761	0.27	637-320-040
Palm Desert	543 Mesa Grande Dr	3869	\$ 226.00	4	4	2/7/2018	\$ 878,000.00	9583	0.22	632-610-003
Palm Desert	310 Paseo Vista Cir	2107	\$ 189.00	3	4	2/7/2018	\$ 400,000.00	5227	0.12	640-380-053
Palm Desert	77640 California Dr	1064	\$ 222.00	2	1.75	2/8/2018	\$ 237,000.00	6098	0.14	637-081-015
Palm Desert	39138 Sandy Dr	2323	\$ 166.00	3	2.5	2/8/2018	\$ 387,000.00	7841	0.18	748-340-075
Palm Desert	78210 Willowrich Dr	1836	\$ 209.00	2	2	2/8/2018	\$ 385,000.00	6098	0.14	748-101-013
Palm Desert	78957 Falsetto Dr	2473	\$ 210.00	2	2.5	2/9/2018	\$ 520,000.00	7405	0.17	752-350-059
Palm Desert	72631 Homestead Rd	2533	\$ 300.00	3	2.5	2/9/2018	\$ 762,000.00	10890	0.25	652-041-006
Palm Desert	78239 Kistler Way	2142	\$ 166.00	2	1.75	2/9/2018	\$ 356,000.00	6969	0.16	752-130-016



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Palm Desert	78197 Brookhaven Ln	1664	\$ 191.00	3	1.75	2/13/2018	\$ 319,000.00	5662	0.13	752-120-019
Palm Desert	78154 Hunter Point Rd	2304	\$ 163.00	3	2	2/13/2018	\$ 377,000.00	6970	0.16	748-290-026
Palm Desert	43565 Texas Ave	2066	\$ 220.00	3	1.75	2/13/2018	\$ 455,000.00	6098	0.14	637-281-008
Palm Desert	73772 Agave Ln	3057	\$ 417.00	2	2.75	2/14/2018	\$ 1,275,000.00	13939	0.32	655-100-008
Palm Desert	130 Brenna Ln	2904	\$ 177.00	3	2.5	2/14/2018	\$ 515,000.00	10454	0.24	626-440-002
Palm Desert	43280 Texas Ave	1832	\$ 197.00	3	2	2/14/2018	\$ 361,000.00	5663	0.13	637-234-006
Palm Desert	74077 Chinook Cir	2483	\$ 206.00	3	2.5	2/15/2018	\$ 513,000.00	10018	0.23	694-231-003
Palm Desert	73187 Monterra Cir N	2796	\$ 267.00	4	3.25	2/15/2018	\$ 749,000.00	14374	0.33	655-020-040
Palm Desert	73715 Picasso Dr	2474	\$ 213.00	3	2.25	2/15/2018	\$ 528,000.00	11325	0.26	694-260-035
Palm Desert	78912 Stansbury Ct	1434	\$ 216.00	2	1.75	2/15/2018	\$ 310,000.00	6534	0.15	752-350-046
Palm Desert	43400 Texas Ave	1357	\$ 191.00	3	1.75	2/15/2018	\$ 260,000.00	6098	0.14	637-234-012
Palm Desert	72753 Beavertail St	1022	\$ 171.00	2	1.75	2/16/2018	\$ 175,000.00	7405	0.17	640-281-017
Palm Desert	29 Covington Dr	3346	\$ 237.00	4	4.25	2/16/2018	\$ 795,000.00	11761	0.27	620-352-013
Palm Desert	73872 Desert Bloom Trl	3749	\$ 293.00	4	3.75	2/16/2018	\$ 1,100,000.00	15246	0.35	655-360-018
Palm Desert	75130 La Sierra Dr	2144	\$ 218.00	4	2.5	2/16/2018	\$ 469,000.00	8276	0.19	634-130-032
Palm Desert	43620 Texas Ave	1763	\$ 161.00	4	2	2/16/2018	\$ 285,000.00	6098	0.14	637-282-030
Palm Desert	77515 Westbrook Ct	2601	\$ 188.00	4	2.5	2/16/2018	\$ 490,000.00	7841	0.18	632-550-001
Palm Desert	72610 Beavertail St	1245	\$ 220.00	3	1.75	2/20/2018	\$ 275,000.00	7405	0.17	640-272-027
Palm Desert	78980 Champagne Ln	1157	\$ 217.00	2	1.75	2/20/2018	\$ 252,000.00	5227	0.12	748-180-081
Palm Desert	74122 College View Cir E	2035	\$ 233.00	3	2	2/20/2018	\$ 475,000.00	9583	0.22	694-381-012
Palm Desert	39271 Gainsborough Cir	2032	\$ 102.00	2	1.75	2/20/2018	\$ 207,500.00	7840	0.18	748-270-020
Palm Desert	78913 Lavender Cir	1213	\$ 214.00	2	1.75	2/20/2018	\$ 260,000.00	5663	0.13	748-260-001
Palm Desert	816 Mesa Grande Dr	3869	\$ 328.00	4	4	2/21/2018	\$ 1,270,000.00	10890	0.25	632-620-048
Palm Desert	73401 Royal Palm Dr	1722	\$ 194.00	2	1.75	2/21/2018	\$ 335,000.00	8712	0.2	627-084-006
Palm Desert	42555 Wisconsin Ave	1330	\$ 210.00	3	1.75	2/21/2018	\$ 280,000.00	6098	0.14	637-091-011
Palm Desert	48350 Beverly Dr	2896	\$ 160.00	3	2.5	2/22/2018	\$ 465,000.00	10890	0.25	652-051-011
Palm Desert	78648 Bougainvillea Dr	2128	\$ 169.00	2	1.75	2/22/2018	\$ 360,000.00	7405	0.17	748-062-064
Palm Desert	100 Gold Canyon Dr	4575	\$ 327.00	4	3.75	2/22/2018	\$ 1,500,000.00	15246	0.35	632-650-020
Palm Desert	37309 Pineknoll Ave	2588	\$ 251.00	2	2.5	2/22/2018	\$ 650,000.00	8712	0.2	748-020-003
Palm Desert	136 Courtside Dr	2107	\$ 195.00	4	2	2/23/2018	\$ 412,000.00	7841	0.18	622-281-015



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Palm Desert	73625 Okeeffe Way	2955	\$ 173.00	4	3	2/23/2018	\$ 512,500.00	13503	0.31	694-270-053
Palm Desert	670 Snow Creek Cyn	2430	\$ 246.00	3	3	2/23/2018	\$ 600,000.00	7841	0.18	632-640-017
Palm Desert	78278 Sunrise Canyon Ave	1865	\$ 174.00	2	1.75	2/23/2018	\$ 325,000.00	6534	0.15	752-230-012
Palm Desert	77385 California Dr	1064	\$ 220.00	2	1.75	2/26/2018	\$ 235,000.00	6970	0.16	637-133-005
Palm Desert	35877 Matisse Dr	2955	\$ 206.00	4	2.25	2/26/2018	\$ 610,000.00	17859	0.41	694-260-002
Palm Desert	73979 Mondrian Pl	2356	\$ 204.00	2	2.5	2/26/2018	\$ 482,500.00	9147	0.21	694-440-020
Palm Desert	78362 Platinum Dr	2032	\$ 159.00	2	1.75	2/26/2018	\$ 325,000.00	7405	0.17	748-330-020
Palm Desert	42875 Tennessee Ave	1544	\$ 223.00	3	1.75	2/26/2018	\$ 345,000.00	6098	0.14	637-402-004
Palm Desert	78889 Canyon Vis	2068	\$ 191.00	3	3.5	2/27/2018	\$ 395,000.00	9583	0.22	752-140-045
Palm Desert	43635 Carmel Cir	1635	\$ 174.00	3	2	2/27/2018	\$ 285,000.00	10890	0.25	622-190-035
Palm Desert	74633 Moss Rose Dr	2705	\$ 192.00	3	2.5	2/27/2018	\$ 520,000.00	7840	0.18	624-400-032
Palm Desert	74457 Myrsine Ave	1492	\$ 240.00	4	1.75	2/27/2018	\$ 359,000.00	9148	0.21	624-182-013
Palm Desert	78736 Palm Tree Ave	1213	\$ 222.00	2	1.75	2/27/2018	\$ 270,000.00	4791	0.11	748-230-050
Palm Desert	78278 Quail Run	2809	\$ 190.00	3	3.5	2/27/2018	\$ 534,000.00	9583	0.22	752-100-052
Palm Desert	75740 Sandcastle Ln	2018	\$ 220.00	3	1.75	2/27/2018	\$ 445,000.00	7841	0.18	632-362-001
Palm Desert	45631 Verba Santa Dr	1226	\$ 285.00	2	1.75	2/27/2018	\$ 350,000.00	13068	0.3	627-282-007
Palm Desert	43922 Warner Trl	2137	\$ 146.00	3	1.75	2/27/2018	\$ 312,500.00	6098	0.14	637-290-014
Palm Desert	78224 Arbor Glen Rd	2395	\$ 157.00	4	2.5	2/28/2018	\$ 377,500.00	6534	0.15	748-320-035
Palm Desert	35982 Chagall Ln	2955	\$ 209.00	4	2.25	2/28/2018	\$ 618,000.00	10890	0.25	694-270-041
Palm Desert	123 Christa Ct	1914	\$ 227.00	4	2	2/28/2018	\$ 435,000.00	7841	0.18	622-281-001
Palm Desert	74163 Parosella St	1741	\$ 157.00	3	1.75	2/28/2018	\$ 274,000.00	7841	0.18	625-181-003
Palm Desert	78445 Sunrise Canyon Ave	2065	\$ 218.00	3	2.5	2/28/2018	\$ 452,000.00	6534	0.15	752-160-003
Palm Desert	149 Tepin Way	8532	\$ 916.00	4	4.5	2/28/2018	\$ 7,822,000.00	41817	0.96	771-490-005
Palm Desert	37226 Turnberry Isle Dr	2761	\$ 220.00	3	3.5	2/28/2018	\$ 609,000.00	7405	0.17	748-020-017
Palm Desert	143 Wikil Pl	2985	\$ 452.00	3	3.25	2/28/2018	\$ 1,350,000.00	11325	0.26	771-290-026



<i>Total Sales:</i>	85
<i>Average Sales Price:</i>	\$564,423.53
<i>Average Square Feet:</i>	2257