



Palm Desert Condos

Sales Comparables - December 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	76605 Rudy Ct	1295	\$ 222.00	1	1.75	12/3/2018	\$ 288,000.00	3920	0.09	634-082-056
Palm Desert	909 Sandpiper St	2224	\$ 240.00	3	2.75	12/3/2018	\$ 535,000.00	2178	0.05	640-200-026
Palm Desert	72427 Rolling Knolls Dr	1184	\$ 236.00	2	1.75	12/3/2018	\$ 280,000.00	1307	0.03	652-221-050
Palm Desert	73360 Rosewood Ct	1629	\$ 285.00	2	1.75	12/3/2018	\$ 465,000.00	4356	0.1	655-280-028
Palm Desert	74800 Sheryl Ave	825	\$ 209.00	2	1.75	12/4/2018	\$ 173,000.00	1742	0.04	624-243-034
Palm Desert	74940 San Simeon Dr	1165	\$ 180.00	2	2	12/5/2018	\$ 210,000.00	2178	0.05	624-250-018
Palm Desert	201 Las Lomas	1584	\$ 205.00	2	1.75	12/5/2018	\$ 325,000.00	2614	0.06	622-063-020
Palm Desert	80 Conejo Cir	2056	\$ 192.00	3	2.75	12/5/2018	\$ 395,000.00	3484	0.08	622-230-029
Palm Desert	76395 Sweet Pea Way	1549	\$ 248.00	2	1.75	12/5/2018	\$ 385,000.00	1306	0.03	626-192-057
Palm Desert	42872 Scirocco Rd	1139	\$ 184.00	2	1	12/5/2018	\$ 210,000.00	3049	0.07	634-081-025
Palm Desert	223 Vista Royale Cir E	1330	\$ 157.00	2	2	12/5/2018	\$ 210,000.00	2614	0.06	626-342-056
Palm Desert	240 Vista Royale Cir E	1814	\$ 147.00	2	2.5	12/5/2018	\$ 268,000.00	3049	0.07	626-342-089
Palm Desert	73582 Encelia Pl	1271	\$ 290.00	1	1.75	12/5/2018	\$ 369,000.00	1307	0.03	655-201-025
Palm Desert	49145 Quercus Ln	2037	\$ 240.00	2	3	12/5/2018	\$ 490,000.00	6098	0.14	655-310-005
Palm Desert	43712 Calle Las Brisas W	1612	\$ 214.00	3	1.75	12/5/2018	\$ 345,000.00	4356	0.1	637-452-002
Palm Desert	72871 Shadow Mountain Dr	1216	\$ 167.00	2	1.75	12/6/2018	\$ 204,000.00	1307	0.03	628-250-002
Palm Desert	364 Running Springs Dr	1368	\$ 138.00	2	1.75	12/6/2018	\$ 190,000.00	2614	0.06	632-313-003
Palm Desert	76897 Scimitar Way	1380	\$ 158.00	2	2.25	12/6/2018	\$ 219,000.00	2614	0.06	634-171-073
Palm Desert	279 Serena Dr	1584	\$ 144.00	2	1.75	12/6/2018	\$ 229,000.00	2614	0.06	622-111-006
Palm Desert	1602 Via San Martino	960	\$ 195.00	1	1	12/7/2018	\$ 187,500.00			622-021-027
Palm Desert	47682 Desert Sage Ct	1009	\$ 188.00	2	2	12/7/2018	\$ 190,000.00	1742	0.04	630-330-026
Palm Desert	73850 Fairway Dr	503	\$ 258.00	1	1	12/7/2018	\$ 130,000.00	436	0.01	627-420-040
Palm Desert	42369 Sultan Ave	1139	\$ 162.00	2	1	12/10/2018	\$ 185,000.00	3049	0.07	634-110-031
Palm Desert	48275 Racquet Ln	1568	\$ 204.00	3	2	12/10/2018	\$ 320,000.00	1742	0.04	652-061-048
Palm Desert	72577 Edgehill Dr	840	\$ 154.00	2	1	12/10/2018	\$ 130,000.00	436	0.01	628-221-048
Palm Desert	453 White Horse Trl	2712	\$ 276.00	3	3	12/10/2018	\$ 750,000.00	6970	0.16	632-472-053
Palm Desert	38715 Lobelia Cir	1330	\$ 208.00	2	1.75	12/10/2018	\$ 277,000.00	3049	0.07	626-213-036
Palm Desert	200 Desert Falls Dr E	1330	\$ 161.00	2	2	12/10/2018	\$ 215,000.00	2614	0.06	626-263-019
Palm Desert	38961 Kilimanjaro Dr	2250	\$ 195.00	2	2.5	12/11/2018	\$ 440,000.00	6970	0.16	626-050-005
Palm Desert	2101 Via Calderia	1494	\$ 212.00	2	1.5	12/11/2018	\$ 317,000.00			622-024-056



Palm Desert Condos

Sales Comparables - December 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	48638 Torrito Ct	1816	\$ 262.00	2	3.25	12/11/2018	\$ 477,500.00	3049	0.07	655-150-017
Palm Desert	118 Castellana W	2055	\$ 204.00	2	1.75	12/12/2018	\$ 420,000.00	3485	0.08	622-123-009
Palm Desert	72750 Cactus Ct	1325	\$ 264.00	2	1.75	12/13/2018	\$ 350,000.00	1307	0.03	628-270-018
Palm Desert	40821 La Costa Cir W	821	\$ 184.00	1	0.75	12/13/2018	\$ 151,500.00	1742	0.04	632-190-049
Palm Desert	387 Red River Rd	2679	\$ 171.00	2	3	12/13/2018	\$ 459,000.00	4356	0.1	632-292-070
Palm Desert	709 Vista Lago Cir N	1330	\$ 176.00	2	2	12/13/2018	\$ 235,000.00	2614	0.06	626-023-004
Palm Desert	38659 Nasturtium Way	2125	\$ 200.00	3	3	12/13/2018	\$ 425,000.00	3049	0.07	626-223-040
Palm Desert	38408 Crocus Ln	1627	\$ 248.00	2	1.75	12/13/2018	\$ 404,000.00	3049	0.07	626-223-062
Palm Desert	73465 Foxtail Ln	1502	\$ 194.00	2	2.75	12/14/2018	\$ 292,500.00	1742	0.04	655-350-011
Palm Desert	38600 Gladiolus Ln	1857	\$ 247.00	2	2.25	12/14/2018	\$ 460,000.00	3049	0.07	626-231-016
Palm Desert	176 Don Miguel Cir	2055	\$ 44.00	2	1.75	12/17/2018	\$ 91,000.00	3485	0.08	622-081-004
Palm Desert	42517 Turqueries Ave	1384	\$ 195.00	2	1.75	12/18/2018	\$ 270,000.00	3485	0.08	634-191-002
Palm Desert	319 Appaloosa Way	1746	\$ 171.00	2	1.75	12/19/2018	\$ 299,000.00	2614	0.06	632-312-010
Palm Desert	42637 Edessa St	1384	\$ 201.00	2	1.75	12/19/2018	\$ 279,000.00	2178	0.05	634-212-059
Palm Desert	72854 Roy Emerson Ln	1258	\$ 186.00	2	1.75	12/20/2018	\$ 234,500.00	436	0.01	628-155-037
Palm Desert	67 Conejo Cir	2056	\$ 192.00	3	2.75	12/20/2018	\$ 395,000.00	3484	0.08	622-240-015
Palm Desert	371 Desert Falls Dr E	2236	\$ 167.00	3	3	12/20/2018	\$ 375,000.00	3049	0.07	626-022-023
Palm Desert	331 Vista Royale Dr	1814	\$ 148.00	2	2.5	12/20/2018	\$ 269,500.00	3049	0.07	626-341-042
Palm Desert	203 Serena Dr	1303	\$ 213.00	2	1.75	12/21/2018	\$ 278,000.00	2614	0.06	622-082-002
Palm Desert	241 Castellana N	1584	\$ 205.00	3	1.75	12/21/2018	\$ 326,000.00	3485	0.08	622-144-012
Palm Desert	72670 Thrush Rd	924	\$ 153.00	2	1	12/21/2018	\$ 142,000.00	871	0.02	628-242-010
Palm Desert	357 Bouquet Canyon Dr	2184	\$ 256.00	2	3	12/21/2018	\$ 560,000.00	3485	0.08	632-294-021
Palm Desert	42653 Edessa St	1787	\$ 157.00	2	1.75	12/21/2018	\$ 282,000.00	2178	0.05	634-212-060
Palm Desert	451 Sandpiper St	1075	\$ 246.00	1	1.75	12/21/2018	\$ 265,000.00	1742	0.04	640-230-005
Palm Desert	48940 Desert Flower Dr	1348	\$ 170.00	3	1.75	12/24/2018	\$ 230,000.00	871	0.02	652-210-023
Palm Desert	73634 Boxthorn Ln	1253	\$ 238.00	2	2	12/26/2018	\$ 298,500.00	1307	0.03	655-210-002
Palm Desert	107 Vitoria Ln	1044	\$ 244.00	2	1.75	12/26/2018	\$ 255,000.00	3920	0.09	626-162-011
Palm Desert	246 Desert Falls Dr E	1330	\$ 195.00	2	2	12/26/2018	\$ 260,000.00	2614	0.06	626-264-015
Palm Desert	425 Desert Falls Dr N	1814	\$ 195.00	2	2.5	12/27/2018	\$ 355,000.00	3049	0.07	626-281-037
Palm Desert	42448 Sand Dune Dr	1805	\$ 157.00	2	2.5	12/27/2018	\$ 284,000.00	3920	0.09	634-101-006



Palm Desert Condos

Sales Comparables - December 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Palm Desert	42700 Edessa St	1384	\$ 198.00	2	1.75	12/27/2018	\$ 275,000.00	2178	0.05	634-212-048
Palm Desert	407 Tava Ln	1288	\$ 155.00	3	2	12/27/2018	\$ 200,000.00	2178	0.05	632-330-094
Palm Desert	1604 Sandpiper St	1872	\$ 30.00	3	1.75	12/27/2018	\$ 58,000.00	2614	0.06	640-150-020
Palm Desert	43894 Calle Las Brisas W	1441	\$ 138.00	2	1.75	12/28/2018	\$ 200,000.00	4791	0.11	637-440-066
Palm Desert	268 Paseo Gregario	1465	\$ 156.00	2	1.75	12/28/2018	\$ 230,000.00			694-173-059
Palm Desert	241 Green Mountain Dr	2764	\$ 135.00	3	3.25	12/28/2018	\$ 375,000.00	4356	0.1	632-304-037
Palm Desert	179 Bouquet Canyon Dr	1746	\$ 186.00	2	1.75	12/28/2018	\$ 325,000.00	2614	0.06	632-281-006
Palm Desert	56 Lookout Dr	1819	\$ 145.00	2	2.25	12/28/2018	\$ 265,000.00	3049	0.07	632-292-004
Palm Desert	73195 Rod Laver Ln	1088	\$ 228.00	2	2.25	12/28/2018	\$ 248,500.00	436	0.01	630-182-035
Palm Desert	748 Vista Lago Dr N	1814	\$ 118.00	2	2.5	12/28/2018	\$ 215,000.00	3049	0.07	626-361-027
Palm Desert	40525 La Costa Cir W	1177	\$ 174.00	2	1.5	12/31/2018	\$ 205,000.00	2614	0.06	632-190-064

Total Sales:	71
Average Sales Price:	\$295,084.51
Average Square Feet:	1546