

## Residential CMA

Listings as of 11/12/19 at 1:46 PM

GPS MLS, CARETS - CLAW, CARETS - CRIS, CRMLS; Property type Residential; Status of 'Active', 'Closed', 'Coming Soon - No Showings', 'Pending', 'Active Under Contract'; Subdivision of 'Sun City - 20'; Approx SqFt between 1200 and 1300; Pending Date relative 366 days back; Closed Date relative 185 days back; and not Pool Location of Private; and not Lot Location of On Golf Course.

### Active Properties

Listing #	Address	City	Year	P/S/G	Date	BD	Bth	SqFt	LotSz	LP/SqFt	Orig LP	LP	DIM	
219032028	78631 Palm Tree Avenue	Palm Desert	1997	No/ No/ Yes	10/17/2019	2	2	1,213	4,792	\$230.01	\$279,000	\$279,000	26	
219032599	78418 Winsford Circle	Palm Desert	2002	No/ No/ Yes	10/27/2019	2	2	1,250	5,227	\$239.2	\$298,995	\$298,995	16	
Total # of Listings 2						<b>Average</b>	2	2	1,231.5	5,009.5	\$234.61	\$288,997.5	\$288,997.5	21
						<b>Min</b>	2	2	1,213	4,792	\$230.01	\$279,000	\$279,000	16
						<b>Max</b>	2	2	1,250	5,227	\$239.2	\$298,995	\$298,995	26
						<b>Median</b>	2	2	1,231.5	5,009.5	\$234.61	\$288,997.5	\$288,997.5	21

### Active Under Contract Properties

Listing #	Address	City	Year	P/S/G	Date	BD	Bth	SqFt	LotSz	LP/SqFt	Orig LP	LP	DIM	
219032269	37380 Westridge Avenue	Palm Desert	1993	No/ No/ Yes	10/22/2019	2	2	1,283	5,227	\$217.46	\$279,000	\$279,000	21	
219032532	78979 Spirito Court	Palm Desert	2003	No/ No/ Yes	10/25/2019	2	2	1,229	6,534	\$235.15	\$289,000	\$289,000	18	
PV-19247247	78871 Edgebrook LN	Palm Desert	1994	No	11/04/2019	2	2	1,283	5,227	\$237.72	\$304,999	\$304,999	23	
Total # of Listings 3						<b>Average</b>	2	2	1,265	5,662.67	\$230.11	\$290,999.67	\$290,999.67	20.67
						<b>Min</b>	2	2	1,229	5,227	\$217.46	\$279,000	\$279,000	18
						<b>Max</b>	2	2	1,283	6,534	\$237.72	\$304,999	\$304,999	23
						<b>Median</b>	2	2	1,283	5,227	\$235.15	\$289,000	\$289,000	21

### Closed Properties

Listing #	Address	City	Year	P/S/G	Date	BD	BTH	SqFt	LotSz	LP/SqFt	Orig LP	LP	SP	SP/SqFt	SP/LP	DIM	
218034130	78661 Rainswept Way	Palm Desert	2003	Yes/ Yes/ Yes	06/07/2019	2	2	1,291	5,663	\$195	\$276,000	\$251,750	\$239,000	\$185.13	0.9494	168	
219008031	36466 Monarch Pass Bypass	Palm Desert	2000	Yes/ Yes/ Yes	07/10/2019	2	2	1,213	6,098	\$226.63	\$278,900	\$274,900	\$260,000	\$214.34	0.9458	106	
219012775	78177 Vinewood Drive	Palm Desert	2001	Yes/ No/ Yes	07/23/2019	2	2	1,229	5,663	\$215.62	\$265,000	\$265,000	\$262,000	\$213.18	0.9887	80	
219023557	78679 Palm Tree Avenue	Palm Desert	1997	Yes/ Yes/ Yes	10/31/2019	2	2	1,213	4,792	\$222.51	\$269,900	\$269,900	\$262,000	\$215.99	0.97	13	
219010441	78797 Cadence Lane	Palm Desert	2002	No/ No/ Yes	07/19/2019	2	2	1,213	5,663	\$230.75	\$284,500	\$279,900	\$275,000	\$226.71	0.9825	64	
219012165	78814 Palm Tree Avenue	Palm Desert	1998	Yes/ Yes/ Yes	07/26/2019	2	2	1,213	4,792	\$226.71	\$275,000	\$275,000	\$276,000	\$227.54	1.0036	86	
219018067	78187 Vinewood Drive	Palm Desert	2001	No/ No/ Yes	09/11/2019	2	2	1,213	5,663	\$230.01	\$285,000	\$279,000	\$277,000	\$228.36	0.9928	61	
219010469	78853 Iron Bark Drive	Palm Desert	2000	No/ No/ Yes	07/30/2019	2	2	1,229	5,663	\$227.01	\$279,000	\$279,000	\$279,000	\$227.01	1	82	
219012067	78176 Kistler Way	Palm Desert	2000	No/ No/ Yes	09/06/2019	2	2	1,291	6,098	\$220.76	\$289,000	\$285,000	\$279,000	\$216.11	0.9789	120	
219016337	78102 Vinewood Drive	Palm Desert	2001	No/ No/ Yes	08/23/2019	2	2	1,229	5,663	\$235.15	\$289,000	\$289,000	\$279,000	\$227.01	0.9654	32	
Total # of Listings 10						<b>Average</b>	2	2	1,233.4	5,575.8	\$223.02	\$279,130	\$274,845	\$268,800	\$218.14	0.98	81.2
						<b>Min</b>	2	2	1,213	4,792	\$195	\$265,000	\$251,750	\$239,000	\$185.13	0.95	13
						<b>Max</b>	2	2	1,291	6,098	\$235.15	\$289,000	\$289,000	\$279,000	\$228.36	1	168
						<b>Median</b>	2	2	1,221	5,663	\$226.67	\$278,950	\$277,000	\$275,500	\$221.41	0.98	81

Property Type Count 15

Averages Sqft: 1,239

\$/Sqft: 222.73

DIM: 61

Original List Price: 282,820

List Price: 279,963

Closed Price: 268,800

\* Price statistics for closed listings based on sold price. All other statuses and Totals based on current list price.

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