

DESERT LUXURY

FEBRUARY
2025



7585 CARNELIAN LANE, INDIAN WELLS
EL DORADO COUNTRY CLUB

COMPASS



79525 TOM FAZIO LN N · LA QUINTA · THE QUARRY



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73380 AGAVE LANE, PALM DESERT · IRONWOOD COUNTRY CLUB





203 PALM RIDGE, PALM DESERT · BIGHORN GOLF CLUB



LUXURY REPORT

\$2.8 MILLION+
GREATER PALM SPRINGS

Source: Information extracted from theMLS and CRMLS as of March 1, 2025, has not been verified by the broker. All information should be independently reviewed and verified for accuracy. Properties represent a compilation of listings from various brokerage firms and may or may not have been listed or sold by the office/agent presenting the information. License Number 01991628, 01527235, 1527365.

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EXPLANATIONS

IN ESCROW

In escrow refers to a period during a real estate transaction when a third party holds certain funds or documents on behalf of the buyer and seller until specific conditions are met. In a typical home purchase, this means that the buyer has made an offer, it has been accepted, and both parties are working through the final steps required for the sale to close. In escrow includes statuses that are "Active-in-Contract" and "Pending."

MONTHS SUPPLY

Months supply is a measure of how long it would take to sell all available properties on the market at the current pace of sales, assuming no new listings are added. It's calculated by dividing the total number of active listings by the average number of sales per month. It is an important indicator of market conditions and helps buyers, sellers, and investors understand the level of competition and pricing trends.

AVERAGE AND MEDIAN

Average is the total sum of all values (such as price, size, or square footage) divided by the number of properties. This measure can be heavily influenced by extremes in the data, like particularly large or high-value properties, which can skew the result and may not accurately reflect the "typical" property.

Median, on the other hand, represents the middle value when all data points are ordered from smallest to largest. Half the properties are above this value, and half are below, making the median a better indicator of a typical property in a market with a wide range of values. It's less affected by outliers, providing a clearer snapshot of the middle of the market.

VARIANCE %

Percentage variances reflect the relative difference between the current month's and the previous month's values. A positive variance % (▲) means the current month's value is higher than the previous, while a negative variance % (▼) means the current month's value is lower than the previous.

DESERT LUXURY OVERVIEW



MARKET SUMMARY

Luxury Homes (\$2.8M+) as of February 28, 2025

HOMES FOR SALE

ACTIVE LISTINGS	-6%▼	244
NEW LISTINGS	-36%▼	78
HIGHEST PRICE	64%▲	\$59,000,000

AVERAGE PRICE	11%▲	\$5,891,413	\$4,337,500	▲9%	MEDIAN PRICE
AVERAGE DOM	2%▲	85	53	▼-12%	MEDIAN DOM
AVERAGE SF	5%▲	5,441	4,811	▲6%	MEDIAN SF
AVERAGE \$/SF	4%▲	\$1,029	\$941	▲3%	MEDIAN \$/SF
AVERAGE LOT	-10%▼	114,306	21,127	▲4%	MEDIAN LOT

HOMES IN ESCROW

HOMES IN ESCROW	2%▲	52
NEW HOMES IN ESCROW	-10%▼	52
HIGHEST PRICE	-32%▼	\$8,200,000

AVERAGE PRICE	2%▲	\$4,241,885	\$3,912,500	▲9%	MEDIAN PRICE
AVERAGE DOM	14%▲	74	51	▲2%	MEDIAN DOM
AVERAGE SF	3%▲	4,544	4,424	▲1%	MEDIAN SF
AVERAGE \$/SF	1%▲	\$969	\$974	▲5%	MEDIAN \$/SF
AVERAGE LOT	6%▲	23,902	16,771	▼-1%	MEDIAN LOT

HOMES SOLD

HOMES SOLD	-19%▼	25
HIGHEST PRICE	56%▲	\$11,990,000

AVERAGE PRICE	-1%▼	\$4,046,640	\$3,500,000	▼-9%	MEDIAN PRICE
AVERAGE DOM	-15%▼	63	71	▲37%	MEDIAN DOM
AVERAGE SF	-4%▼	4,782	4,587	▼-5%	MEDIAN SF
AVERAGE \$/SF	3%▲	\$852	\$787	▲6%	MEDIAN \$/SF
AVERAGE LOT	-35%▼	18,106	16,988	▼-5%	MEDIAN LOT

MONTHS' SUPPLY	16%▲	10
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MARKET SNAPSHOT

Luxury Homes (\$2.8M+) as of February 28, 2025

	NEW	ACTIVE	IN ESCROW	S O L D H O M E S				
				SOLD	DOM	PRICE	SF	PPSF
INDIAN WELLS	10	29	7	11	76	\$3,550,000	4,587	\$853
LA QUINTA	21	64	21	5	71	\$3,400,000	4,366	\$779
PALM DESERT	15	31	3	3	1	\$5,650,000	5,553	\$1,017
PALM SPRINGS	15	49	10	5	88	\$3,350,000	4,342	\$787
RANCHO MIRAGE	14	60	10	1	101	\$2,825,000	5,433	\$520
BERMUDA DUNES		1	1					
INDIO	1	2						
MOUNTAIN CENTER	1	2						
THERMAL	1	6						
TOTAL	78	244	52	25	71	\$3,500,000	4,587	\$787

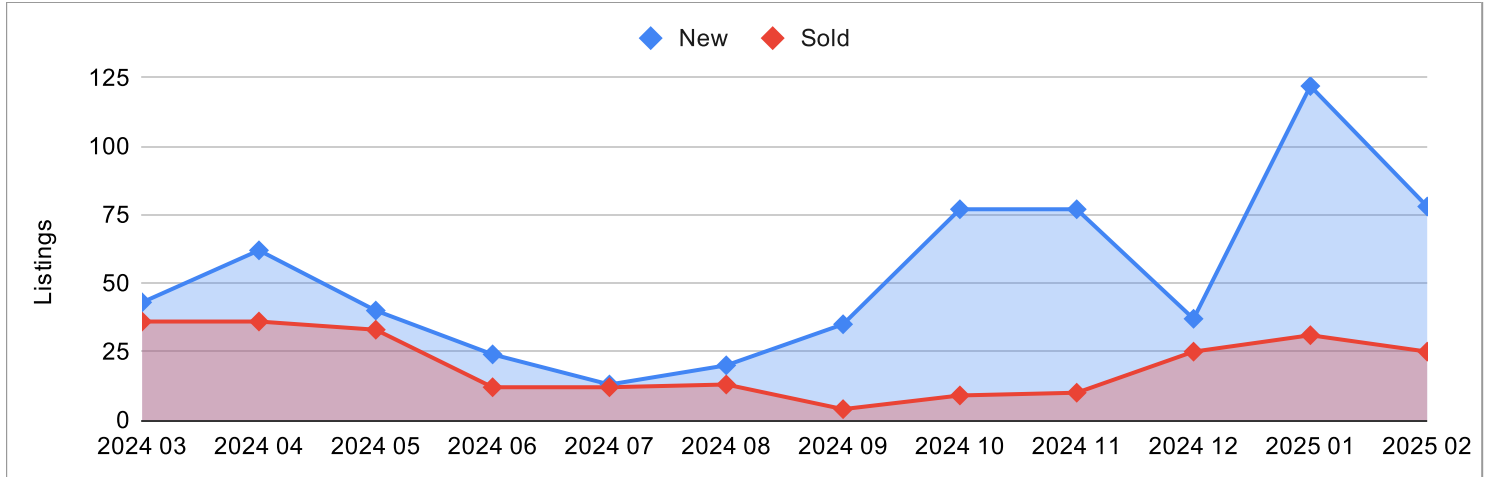
NOTE: DOM, PRICE, SF, and PPSF are Median Values



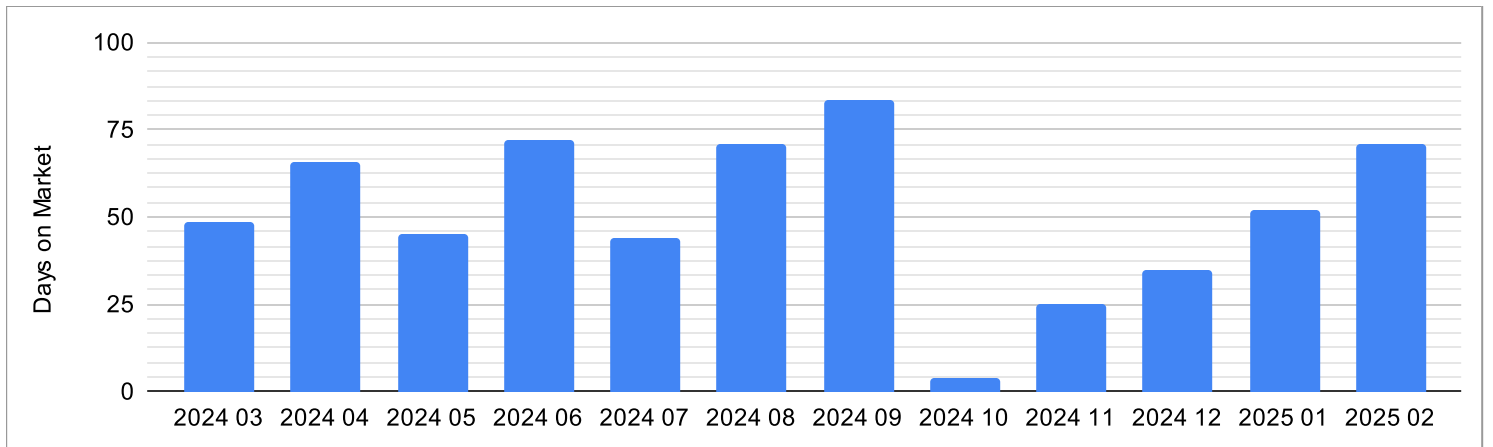
MARKET TREND

Luxury Homes (\$2.8M+) as of February 28, 2025

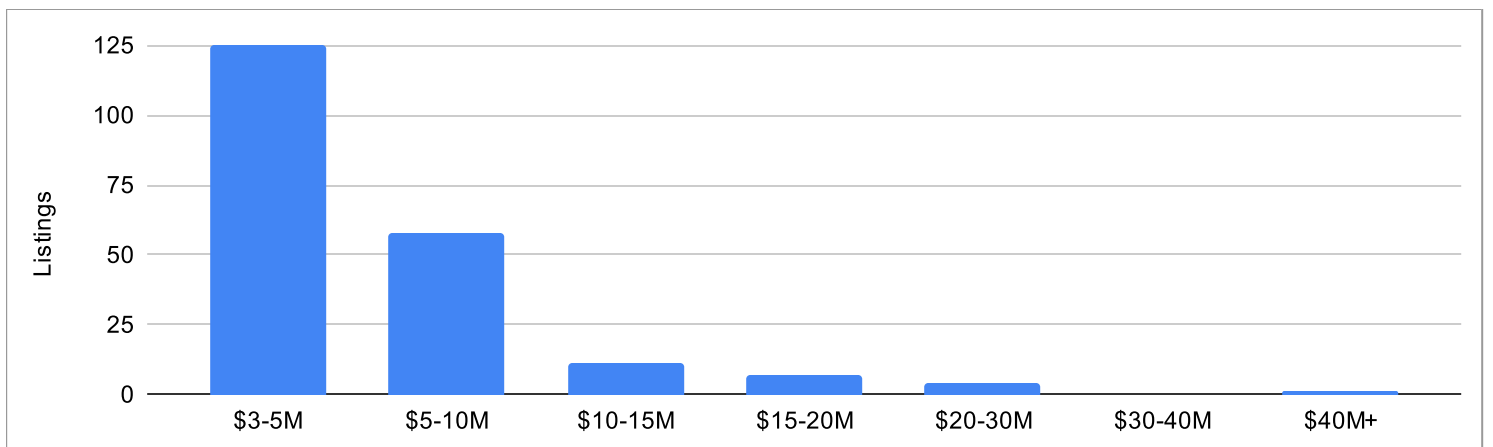
NEW LISTINGS AND HOMES SOLD



MEDIAN SOLD DAYS ON MARKET



ACTIVE LISTINGS BY PRICE



INDIAN WELLS



HOMES FOR SALE

ACTIVE LISTINGS -15%▼ 29
NEW LISTINGS -23%▼ 10
HIGHEST PRICE 0% \$9,975,000

AVERAGE PRICE	8%▲ \$4,668,655	\$4,395,000 ▲24%	MEDIAN PRICE
AVERAGE DOM	5%▲ 74	85 ▲14%	MEDIAN DOM
AVERAGE SF	0% 4,998	4,783 ▲14%	MEDIAN SF
AVERAGE \$/SF	10%▲ \$967	\$885 ▲6%	MEDIAN \$/SF
AVERAGE LOT	-3%▼ 18,531	14,375 0%	MEDIAN LOT

HOMES IN ESCROW

HOMES IN ESCROW -50%▼ 7
NEW HOMES IN ESCROW -21%▼ 11
HIGHEST PRICE 33%▲ \$7,950,000

AVERAGE PRICE	24%▲ \$4,752,857	\$3,975,000 ▲13%	MEDIAN PRICE
AVERAGE DOM	14%▲ 68	53 ▼-15%	MEDIAN DOM
AVERAGE SF	20%▲ 5,140	4,246 ▲1%	MEDIAN SF
AVERAGE \$/SF	4%▲ \$945	\$894 0%	MEDIAN \$/SF
AVERAGE LOT	14%▲ 18,233	13,504 ▼-3%	MEDIAN LOT

HOMES SOLD

HOMES SOLD 175%▲ 11
HIGHEST PRICE 25%▲ \$5,875,000

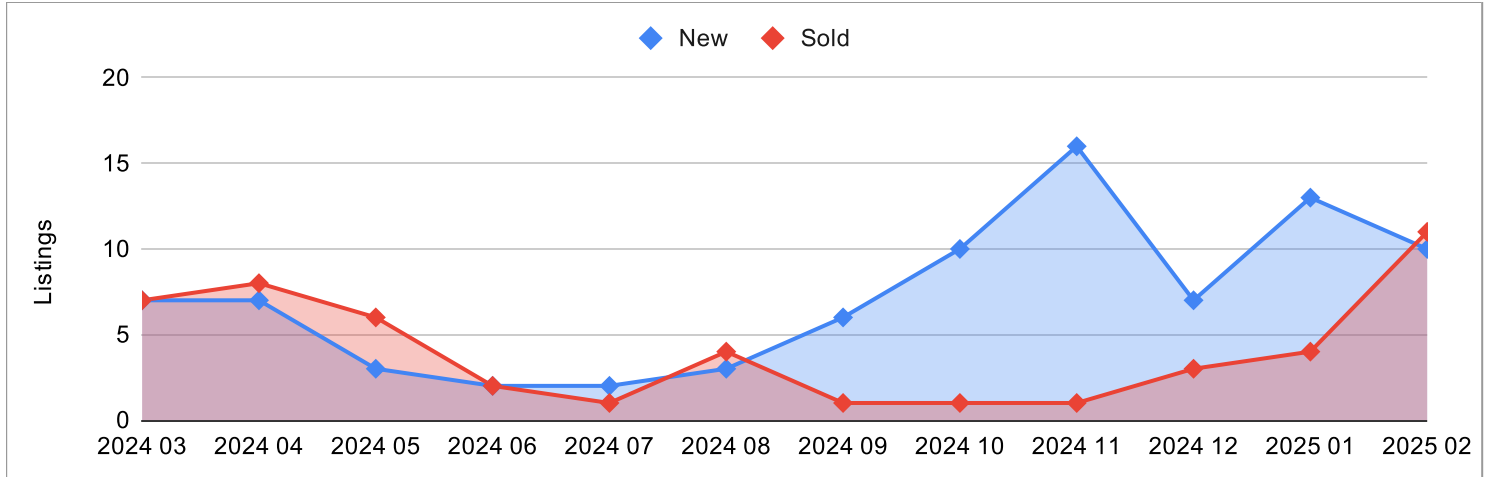
AVERAGE PRICE	2%▲ \$3,791,500	\$3,550,000 ▼-5%	MEDIAN PRICE
AVERAGE DOM	-43%▼ 72	76 ▼-33%	MEDIAN DOM
AVERAGE SF	19%▲ 4,515	4,587 ▲20%	MEDIAN SF
AVERAGE \$/SF	-14%▼ \$863	\$853 ▼-23%	MEDIAN \$/SF
AVERAGE LOT	52%▲ 15,840	14,374 ▲14%	MEDIAN LOT

MONTHS' SUPPLY -69%▼ 3

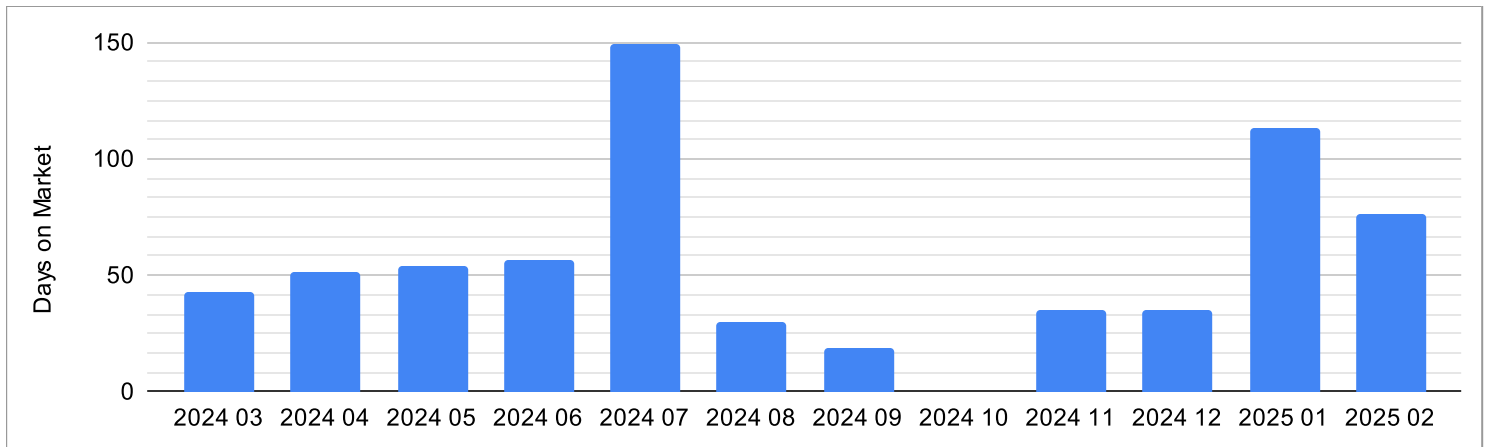
MARKET TREND

Luxury Homes (\$2.8M+) as of February 28, 2025

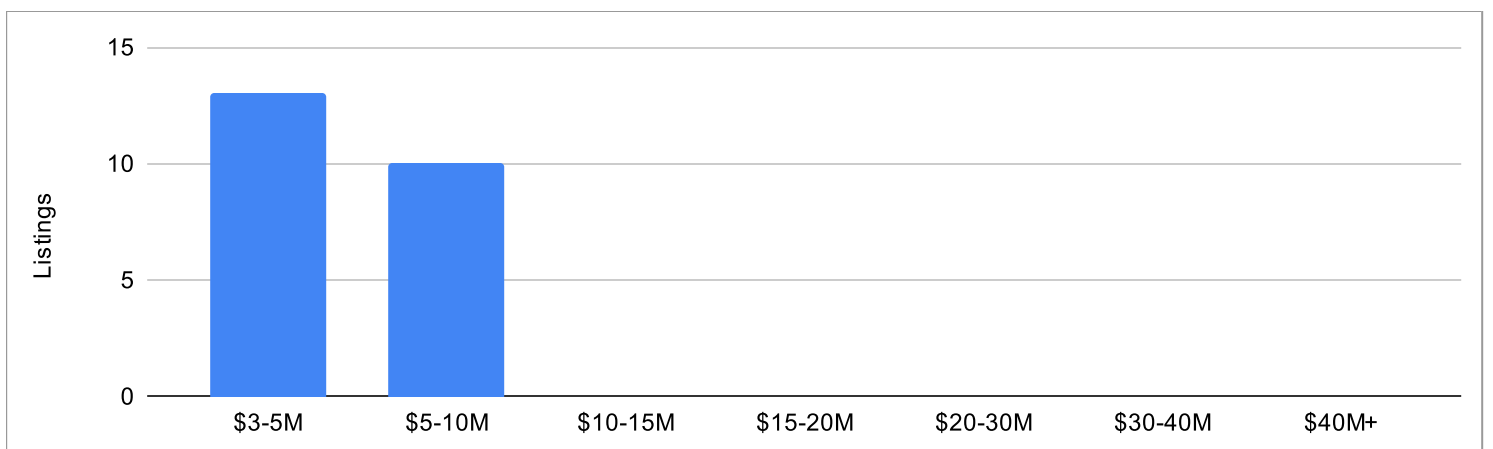
NEW LISTINGS AND HOMES SOLD



MEDIAN SOLD DAYS ON MARKET



ACTIVE LISTINGS BY PRICE



FEATURED LISTING



[75855 CARNELIAN LANE](#)

INDIAN WELLS · EL DORADO COUNTRY CL

4 BED · 4 FULL + 1 HALF BATH

4,981 SF · 0.59 AC LOT

\$7,750,000 · \$4,075/SEMIYR












LISTING AGENTS: TTK REPRESENTS

INDIAN WELLS

* Listed by Compass
 ** Sold by Compass
 ** Listed & Sold by Compass

ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
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HOMES FOR SALE

	74305 Desert Oasis Trail	Indian Wells The Reserve	BED: 3 BATH: 3/2 6,233 SF 0.65 AC LOT	\$9,975,000 \$1,495/mth	135
	74304 Desert Arroyo Trail	Indian Wells The Reserve	BED: 5 BATH: 5/1 5,876 SF 0.56 AC LOT	\$8,500,000 \$4,486/qtr	85
	75855 Carnelian Lane*	Indian Wells El Dorado Country Cl	BED: 4 BATH: 4/1 4,981 SF 0.59 AC LOT	\$7,750,000 \$4,075/semiyr	0
	43231 Via Siena	Indian Wells Toscana CC	BED: 4 BATH: 4/1 6,422 SF 0.44 AC LOT	\$7,350,000 \$750/mth	0
	47625 Vintage Dr E	Indian Wells Vintage Country Club	BED: 4 BATH: 6/2 12,507 SF 0.73 AC LOT	\$6,595,000 \$1,094/mth	136
	74150 Quail Lakes Dr	Indian Wells Vintage Country Club	BED: 7 BATH: 8/1 9,605 SF 1.00 AC LOT	\$6,595,000 \$1,094/mth	150
	74645 Desert Arroyo Trail	Indian Wells The Reserve	BED: 4 BATH: 4/1 7,211 SF 1.67 AC LOT	\$5,950,000 \$1,495/mth	133
	75851 Via Pisa	Indian Wells Toscana CC	BED: 4 BATH: 4/1 3,622 SF 0.36 AC LOT	\$5,399,000 \$630/mth	5
	74445 Mountain Vista Dr	Indian Wells Vintage Country Club	BED: 4 BATH: 4/1 5,100 SF 0.41 AC LOT	\$5,300,000 \$1,094/mth	4
	50542 Desert Arroyo Trail	Indian Wells The Reserve	BED: 4 BATH: 6/1 5,481 SF 0.54 AC LOT	\$5,125,000 \$1,495/mth Partially	86
	74348 Desert Arroyo Trail	Indian Wells The Reserve	BED: 4 BATH: 4/2 5,534 SF 0.64 AC LOT	\$4,977,000 \$1,495/mth	90

INDIAN WELLS

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	76361 Via Saturnia	Indian Wells Toscana CC	BED: 5 BATH: 4/1 5,700 SF 0.33 AC LOT	\$4,895,000 \$750/mth	113
	76063 Via Chianti	Indian Wells Toscana CC	BED: 4 BATH: 4/1 5,433 SF 0.34 AC LOT	\$4,595,000 \$750/mth	52
	47260 W Eldorado Dr	Indian Wells El Dorado Country Club	BED: 5 BATH: 4/1 4,783 SF 0.59 AC LOT	\$4,500,000 \$3,997/semiyr Partially	108
	42645 Via Orvieto	Indian Wells Toscana CC	BED: 4 BATH: 4/1 5,469 SF 0.34 AC LOT	\$4,395,000 \$750/mth	56
	75197 Kavenish Way	Indian Wells Vintage Country Club	BED: 3 BATH: 3 2,437 SF 0.05 AC LOT	\$3,495,000 \$1,094/mth	17
	43188 Via Lucca	Indian Wells Toscana CC	BED: 4 BATH: 4/1 4,064 SF 0.28 AC LOT	\$3,395,000 \$750/mth	150
	76200 Fairway Dr	Indian Wells	BED: 4 BATH: 4/1 3,724 SF 0.28 AC LOT	\$3,295,000	6
	47111 Vintage Dr E, Unit 101	Indian Wells Vintage Country Club	BED: 3 BATH: 3 3,569 SF 0.08 AC LOT	\$3,295,000 \$1,094/mth	176
	74148 Desert Tenaja Trail	Indian Wells The Reserve	BED: 4 BATH: 4/1 3,749 SF 0.33 AC LOT	\$3,200,000 \$1,495/mth	22
	75763 Via Cortona	Indian Wells Toscana CC	BED: 4 BATH: 4/1 3,260 SF 0.27 AC LOT	\$3,095,000 \$750/mth	11
	75161 Kavenish Way	Indian Wells Vintage Country Club	BED: 2 BATH: 2/1 2,804 SF 0.06 AC LOT	\$3,095,000 \$1,094/mth	59
	75836 Via Cortona	Indian Wells Toscana CC	BED: 3 BATH: 3/1 4,246 SF 0.30 AC LOT	\$3,050,000 \$750/mth	107

INDIAN WELLS

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	47211 Vintage Dr E, Unit 117	Indian Wells Vintage Country Club	BED: 2 BATH: 2/1 2,592 SF 0.05 AC LOT	\$2,995,000 \$1,094/mth	16
	45451 Cielito Dr	Indian Wells	BED: 4 BATH: 4 3,890 SF 0.29 AC LOT	\$2,995,000	108
	76489 Via Chianti	Indian Wells Toscana CC	BED: 4 BATH: 4/1 3,724 SF 0.27 AC LOT	\$2,895,000 \$750/mth	24
	76436 Via Firenze	Indian Wells Toscana CC	BED: 5 BATH: 5/1 3,869 SF 0.32 AC LOT	\$2,895,000 \$750/mth	62
	46665 Quail Run Ln	Indian Wells Indian Wells C.C.	BED: 3 BATH: 3/1 4,985 SF 0.28 AC LOT	\$2,895,000	98
	76238 Via Chianti	Indian Wells Toscana CC	BED: 4 BATH: 4/1 4,064 SF 0.29 AC LOT	\$2,895,000 \$750/mth	134

HOMES IN ESCROW










	47475 Vintage Dr E	Indian Wells Vintage Country Club	BED: 8 BATH: 9/2 9,654 SF 0.66 AC LOT	\$7,950,000 \$1,094/mth	82
	75765 Via Livorno	Indian Wells Toscana CC	BED: 4 BATH: 4/1 5,469 SF 0.33 AC LOT	\$5,695,000 \$750/mth	114
	76233 Via Sovana	Indian Wells Toscana CC	BED: 4 BATH: 4/1 4,067 SF 0.29 AC LOT	\$4,875,000 \$750/mth	46
	77165 Delgado Dr	Indian Wells Indian Wells C.C.	BED: 5 BATH: 5/2 5,046 SF 0.75 AC LOT	\$3,975,000	28
	43175 Via Lucca	Indian Wells Toscana CC	BED: 4 BATH: 4/1 3,724 SF 0.28 AC LOT	\$3,850,000 \$750/mth	52

INDIAN WELLS

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	76211 Via Uzzano	Indian Wells Toscana CC	BED: 4 BATH: 4/1 4,246 SF 0.31 AC LOT	\$3,550,000 \$750/mth	115
	45645 Cochise Way	Indian Wells	BED: 4 BATH: 4/1 3,775 SF 0.31 AC LOT	\$3,375,000	32

HOMES SOLD IN FEBRUARY

	43160 Via Siena	Indian Wells Toscana CC	BED: 4 BATH: 4/1 5,384 SF 0.43 AC LOT	\$5,875,000 \$750/mth	21
	74190 Desert Rose Ln	Indian Wells Vintage Country Club	BED: 4 BATH: 3/1 4,537 SF 0.49 AC LOT	\$4,700,000 \$1,094/mth	77
	75163 Pepperwood Dr	Indian Wells Vintage Country Club	BED: 4 BATH: 5/2 6,330 SF 0.50 AC LOT	\$4,322,500 \$916/mth	122
	46665 E Eldorado Dr	Indian Wells El Dorado Country Club	BED: 4 BATH: 4/1 3,885 SF 0.34 AC LOT	\$4,279,000 \$7,924/yr	59
	76331 Via Sovana	Indian Wells Toscana CC	BED: 4 BATH: 4/1 3,682 SF 0.30 AC LOT	\$3,850,000 \$750/mth	27
	76213 Via Volterra	Indian Wells Toscana CC	BED: 4 BATH: 4/1 4,587 SF 0.30 AC LOT	\$3,550,000 \$750/mth	20
	42615 Via Orvieto**	Indian Wells Toscana CC	BED: 4 BATH: 4/1 4,633 SF 0.33 AC LOT	\$3,400,000 \$750/mth	56
	76255 Via Chianti**	Indian Wells Toscana CC	BED: 4 BATH: 4/1 4,587 SF 0.29 AC LOT	\$3,400,000 \$750/mth	91
	42580 Via Prato	Indian Wells Toscana CC	BED: 4 BATH: 4/1 2,914 SF 0.28 AC LOT	\$2,850,000 \$750/mth	76

INDIAN WELLS

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	42735 Via Orvieto	Indian Wells Toscana CC	BED: 4 BATH: 4/1 3,260 SF 0.29 AC LOT	\$2,780,000 \$750/mth	88
	74535 Wren Dr	Indian Wells Vintage Country Club	BED: 4 BATH: 5/2 5,863 SF 0.45 AC LOT	\$2,700,000 \$1,094/mth	158

LA QUINTA



HOMES FOR SALE

ACTIVE LISTINGS -11%▼ 64
NEW LISTINGS -38%▼ 21
HIGHEST PRICE -17%▼ \$29,950,000

AVERAGE PRICE	11%▲	\$7,487,622	\$4,397,500	▲10%	MEDIAN PRICE
AVERAGE DOM	-5%▼	64	49	▼-11%	MEDIAN DOM
AVERAGE SF	7%▲	5,852	5,120	▲8%	MEDIAN SF
AVERAGE \$/SF	5%▲	\$1,147	\$957	▲8%	MEDIAN \$/SF
AVERAGE LOT	12%▲	54,543	20,038	▲7%	MEDIAN LOT

HOMES IN ESCROW

HOMES IN ESCROW 17%▲ 21
NEW HOMES IN ESCROW -5%▼ 21
HIGHEST PRICE 0% \$8,200,000

AVERAGE PRICE	7%▲	\$4,691,524	\$4,250,000	▲10%	MEDIAN PRICE
AVERAGE DOM	23%▲	77	70	▲33%	MEDIAN DOM
AVERAGE SF	3%▲	4,631	4,581	▲1%	MEDIAN SF
AVERAGE \$/SF	4%▲	\$1,038	\$1,016	▲3%	MEDIAN \$/SF
AVERAGE LOT	-5%▼	27,654	16,117	▼-3%	MEDIAN LOT

HOMES SOLD

HOMES SOLD -62%▼ 5
HIGHEST PRICE -49%▼ \$3,700,000

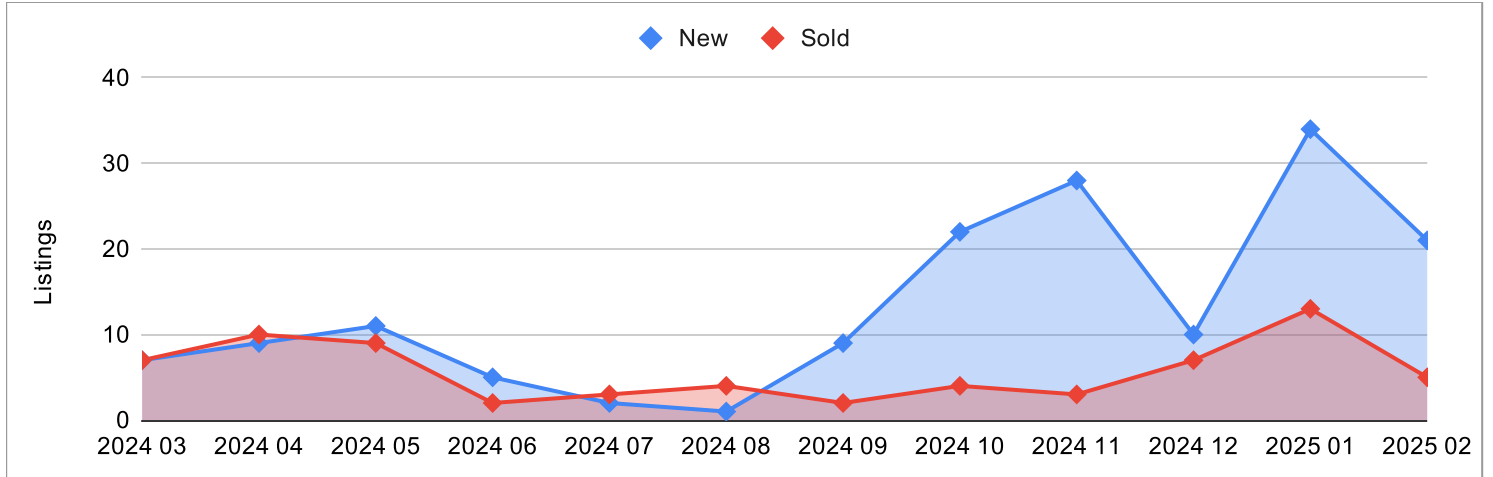
AVERAGE PRICE	-16%▼	\$3,390,000	\$3,400,000	▼-8%	MEDIAN PRICE
AVERAGE DOM	12%▲	67	71	▲37%	MEDIAN DOM
AVERAGE SF	-12%▼	4,480	4,366	▼-9%	MEDIAN SF
AVERAGE \$/SF	4%▲	\$815	\$779	▲11%	MEDIAN \$/SF
AVERAGE LOT	-14%▼	15,943	16,553	▼-7%	MEDIAN LOT

MONTHS' SUPPLY 131%▲ 13

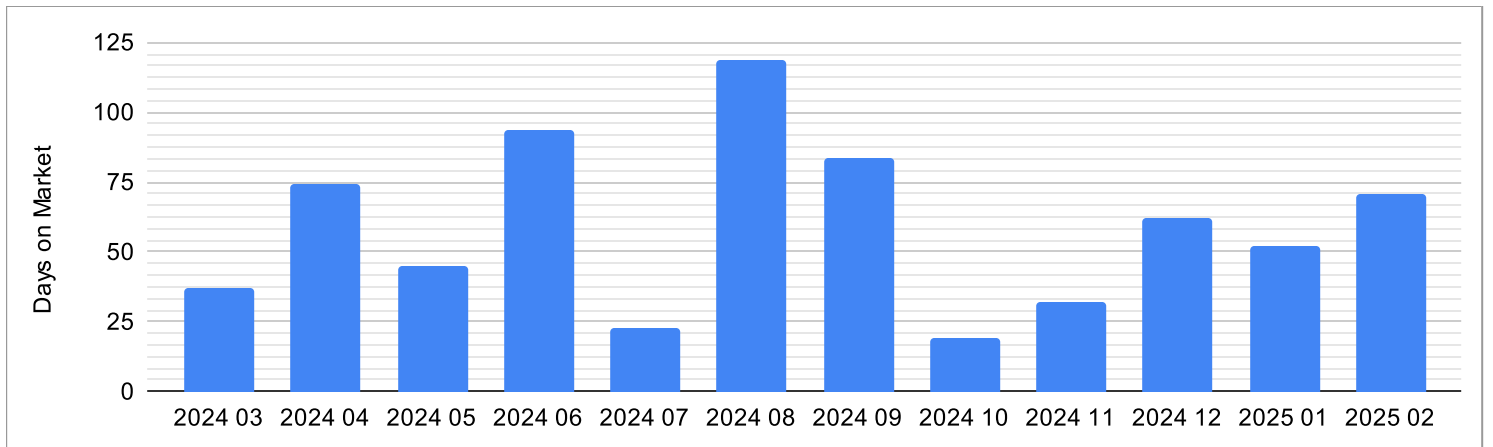
MARKET TREND

Luxury Homes (\$2.8M+) as of February 28, 2025

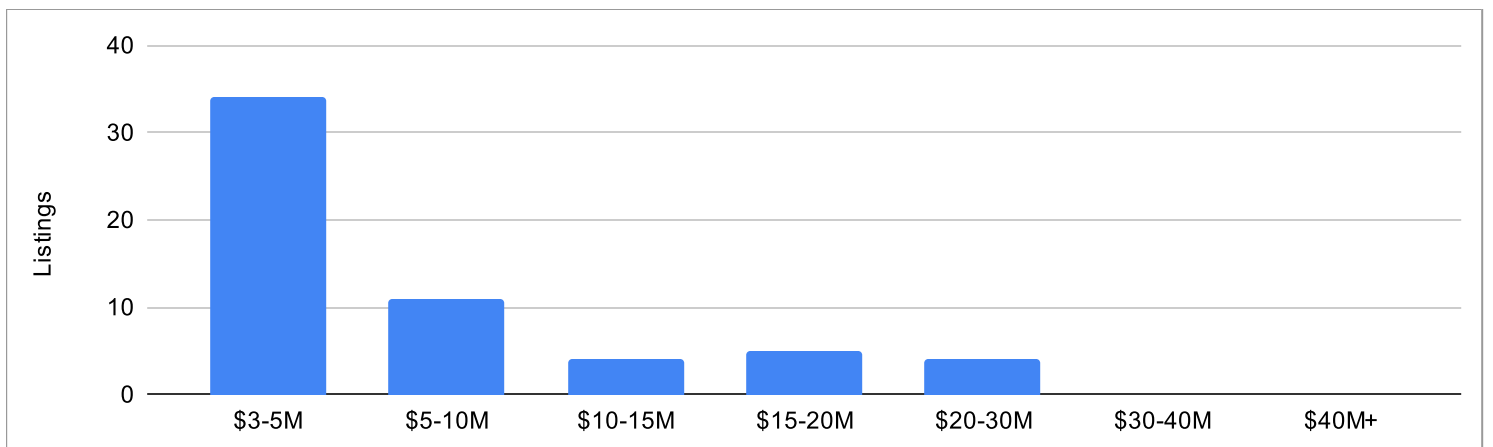
NEW LISTINGS AND HOMES SOLD



MEDIAN SOLD DAYS ON MARKET



ACTIVE LISTINGS BY PRICE



FEATURED LISTING



[48745 VISTA ESTRELLA](#)

LA QUINTA · RANCHO LA QUINTA CC

6 BED · 5 BATH

6,500 SF · 0.42 AC LOT

\$4,500,000 · \$1,162/MTH

LISTING AGENT: DIANE BUCKINGHAM

LA QUINTA

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ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
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HOMES FOR SALE

	81345 Avenue 54	La Quinta	BED: 13 BATH: 11/1 10,685 SF 40.00 AC LOT	\$29,950,000	21
	52395 Ross Ave*	La Quinta The Madison	BED: 8 BATH: 10/3 12,833 SF 0.80 AC LOT	\$28,500,000 \$6,000/qtr	140
	53281 Ross Ave*	La Quinta The Madison	BED: 4 BATH: 5/1 8,670 SF 1.76 AC LOT	\$27,995,000 \$12,600/qtr	14
	81454 Amundsen Ave*	La Quinta The Madison	BED: 7 BATH: 7/2 11,316 SF 1.30 AC LOT	\$25,000,000 \$4,955/qtr	115
	52435 Ross Ave*	La Quinta The Madison	BED: 8 BATH: 10/3 9,698 SF 0.86 AC LOT	\$19,995,000 \$4,955/qtr	140
	53673 Fremont Way*	La Quinta The Madison	BED: 5 BATH: 6/2 10,074 SF 0.68 AC LOT	\$19,950,000 \$6,300/qtr	150
	81825 Baffin Ave*	La Quinta The Madison	BED: 5 BATH: 5/2 8,796 SF 0.62 AC LOT	\$16,950,000 \$6,300/qtr	150
	81171 Columbus Way*	La Quinta The Madison	BED: 7 BATH: 7/1 10,046 SF 0.75 AC LOT	\$16,950,000 \$6,300/qtr	132
	53365 Humboldt Blvd*	La Quinta The Madison	BED: 6 BATH: 5/2 6,432 SF 0.70 AC LOT	\$15,995,000 \$5,260/qtr	106
	81127 Columbus Way*	La Quinta The Madison	BED: 5 BATH: 5/1 8,085 SF 0.85 AC LOT	\$14,250,000 \$6,000/qtr	97
	52345 Via Savona	La Quinta The Hideaway	BED: 5 BATH: 5/2 8,500 SF 0.83 AC LOT	\$11,995,000 \$900/mth	7

LA QUINTA

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	81422 Peary Pl*	La Quinta The Madison	BED: 4 BATH: 4 6,444 SF 0.67 AC LOT	\$11,995,000 \$6,300/qtr	150
	53595 Pike Pl*	La Quinta The Madison	BED: 5 BATH: 5/1 6,476 SF 0.53 AC LOT	\$11,950,000 \$6,300/qtr	50
	52245 Via Savona*	La Quinta The Hideaway	BED: 6 BATH: 6/2 7,810 SF 0.43 AC LOT	\$8,995,000 \$900/mth	64
	53400 Via Strada	La Quinta The Hideaway	BED: 6 BATH: 6/2 7,834 SF 0.56 AC LOT	\$8,600,000 \$900/mth	8
	53960 Del Gato Dr	La Quinta Tradition Golf Club	BED: 6 BATH: 6/1 6,600 SF 0.75 AC LOT	\$7,900,000 \$750/mth	107
	78180 Masters Cir	La Quinta The Tradition	BED: 6 BATH: 6/1 6,100 SF 0.51 AC LOT	\$7,499,000 \$690/mth Furnished	38
	80885 Vista Bonita Trail*	La Quinta La Quinta Polo Estates	BED: 5 BATH: 5/1 6,477 SF 1.75 AC LOT	\$6,895,000 \$425/mth	34
	79095 Tom Fazio Ln N	La Quinta The Quarry	BED: 5 BATH: 6/1 8,346 SF 1.10 AC LOT	\$6,499,000 \$567/qtr	48
	80760 Vista Bonita Trail	La Quinta La Quinta Polo Est	BED: 7 BATH: 6 5,127 SF 2.06 AC LOT	\$6,295,900 \$425/mth	108
	79525 Tom Fazio Ln N*	La Quinta The Quarry	BED: 3 BATH: 3/2 6,442 SF 0.61 AC LOT	\$5,895,000 \$1,727/qtr	22
	53748 Via Dona	La Quinta The Hideaway	BED: 5 BATH: 5/1 6,388 SF 0.43 AC LOT	\$5,495,000 \$900/mth	10
	53870 Del Gato Dr	La Quinta Tradition Golf Club	BED: 5 BATH: 5/1 6,800 SF 0.49 AC LOT	\$5,350,000 \$615/mth	86

LA QUINTA

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 ** Sold by Compass
 ** Listed & Sold by Compass

	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	52123 Dunlevie Ct	La Quinta Tradition Golf Club	BED: 4 BATH: 3/1 2,617 SF 0.39 AC LOT	\$5,000,000 \$690/mth	52
	52465 Via Dona	La Quinta The Hideaway	BED: 4 BATH: 4/1 4,982 SF 0.44 AC LOT	\$4,995,000 \$900/mth	16
	80933 Kiwi Ct	La Quinta La Quinta Polo Est	BED: 6 BATH: 6/1 4,458 SF 0.46 AC LOT	\$4,795,000 \$560/mth	102
	53330 Del Gato Dr*	La Quinta Tradition Golf Club	BED: 4 BATH: 4/1 4,717 SF 0.42 AC LOT	\$4,695,000 \$690/mth	120
	59715 Seville	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 5,193 SF 0.36 AC LOT	\$4,600,000 \$1,222/mth	42
	81965 Andalusia	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 4,345 SF 0.33 AC LOT	\$4,590,000 \$1,222/mth	31
	48745 Vista Estrella*	La Quinta Rancho La Quinta CC	BED: 6 BATH: 5 6,500 SF 0.42 AC LOT	\$4,500,000 \$1,162/mth	8
	80614 Via Pessaro	La Quinta The Hideaway	BED: 5 BATH: 4/1 5,630 SF 0.34 AC LOT	\$4,500,000 \$900/mth	238
	52820 Del Gato Dr	La Quinta Tradition Golf Club	BED: 4 BATH: 4 4,955 SF 0.43 AC LOT	\$4,400,000 \$690/mth Furnished	148
	53-442 Via Dona	La Quinta The Hideaway	BED: 4 BATH: 4/1 4,201 SF 0.40 AC LOT	\$4,395,000 \$900/mth	0
	59625 Seville*	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 4,345 SF 0.39 AC LOT	\$4,375,000 \$1,175/mth	98
	49723 Ave Montero	La Quinta LQCC Montero Estates	BED: 5 BATH: 6 4,792 SF 0.46 AC LOT	\$4,300,000	13

LA QUINTA

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	59535 Seville	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 4,126 SF 0.38 AC LOT	\$4,299,000 \$1,175/mth Furnished	154
	59235 Seville	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 4,345 SF 0.35 AC LOT	\$4,295,000 \$1,222/mth Partially	10
	80800 Via Portofino	La Quinta The Hideaway	BED: 4 BATH: 4/1 4,370 SF 0.37 AC LOT	\$4,250,000 \$800/mth	1
	80645 La Docena Trail	La Quinta La Quinta Polo Est	BED: 5 BATH: 5/1 5,955 SF 2.16 AC LOT	\$4,250,000 \$300/mth	114
	48750 Vista Estrella	La Quinta Rancho La Quinta CC	BED: 4 BATH: 4/1 4,416 SF 0.46 AC LOT	\$3,999,999 \$1,198/mth	8
	50490 Orchard Ln*	La Quinta The Estancias Rancho LQ	BED: 4 BATH: 4/2 5,123 SF 0.68 AC LOT	\$3,995,000 \$855/mth	1
	78190 Cll Cadiz	La Quinta Desert Club Estates	BED: 8 BATH: 8 5,450 SF 0.42 AC LOT	\$3,995,000	45
	57900 Troon Way	La Quinta PGA Legends	BED: 4 BATH: 4/1 4,735 SF 0.39 AC LOT	\$3,995,000 \$500/mth	31
	52705 Claret Cove	La Quinta Tradition Golf Club	BED: 4 BATH: 4/1 4,044 SF 0.31 AC LOT	\$3,950,000 \$750/mth	74
	53055 Avenida Juarez	La Quinta La Quinta Cove	BED: 8 BATH: 8/1 7,162 SF 0.61 AC LOT	\$3,850,000 Partially	1
	51125 Evangeline Way	La Quinta La Quinta Polo Est	BED: 6 BATH: 6/1 3,636 SF 0.68 AC LOT	\$3,795,000 \$560/mth Furnished	102
	79242 Tom Fazio Ln S	La Quinta The Quarry	BED: 4 BATH: 4/1 3,513 SF 0.59 AC LOT	\$3,700,000 \$450/mth	49


LA QUINTA

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	58703 Jerez	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 5,117 SF 0.48 AC LOT	\$3,695,000 \$1,222/mth	30
	58075 Carmona	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 5,116 SF 0.40 AC LOT	\$3,675,000 \$1,222/mth	37
	58785 Quarry Ranch Rd*	La Quinta The Quarry	BED: 3 BATH: 3/1 3,820 SF 0.44 AC LOT	\$3,595,000 \$567/mth	149
	79330 Briarwood	La Quinta The Estancias Rancho LQ	BED: 4 BATH: 4/2 4,968 SF 0.56 AC LOT	\$3,496,000 \$855/mth	26
	59508 Almeria	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 4,032 SF 0.27 AC LOT	\$3,400,000 \$1,222/mth	8
	58527 Jerez	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 3,890 SF 0.32 AC LOT	\$3,350,000 \$1,175/mth	79
	78431 Deacon Dr W	La Quinta Tradition Golf Club	BED: 4 BATH: 4/1 4,131 SF 0.32 AC LOT	\$3,350,000 \$550/mth	50
	58106 Aracena	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 3,890 SF 0.32 AC LOT	\$3,200,000 \$1,222/mth	105
	51109 El Dorado Dr	La Quinta Mountain View CC	BED: 4 BATH: 3/1 4,449 SF 0.29 AC LOT	\$3,100,000 \$724/mth Partially	4
	50180 Vista Montana Rd	La Quinta La Quinta Polo Est	BED: 6 BATH: 5/2 6,847 SF 2.62 AC LOT	\$3,099,000 \$355/mth Furnished	37
	79130 Cll Brisa	La Quinta Rancho La Quinta CC	BED: 4 BATH: 4/1 3,511 SF 0.32 AC LOT	\$3,000,000 \$1,198/mth Furnished	1
	54180 Alysheba Dr	La Quinta Griffin Ranch	BED: 4 BATH: 4/1 5,328 SF 0.59 AC LOT	\$2,999,898 \$575/mth	77

LA QUINTA

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	80455 Riviera*	La Quinta PGA Nicklaus Private	BED: 5 BATH: 5/1 3,941 SF 0.44 AC LOT	\$2,995,000 \$996/mth	29
	81770 Andalusia	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 3,547 SF 0.28 AC LOT	\$2,995,000 \$1,222/mth Furnished	60
	78995 Via Carmel	La Quinta Rancho La Quinta CC	BED: 5 BATH: 5 3,822 SF 0.29 AC LOT	\$2,995,000 \$1,164/mth	128
	51301 Marbella Ct*	La Quinta Mountain View CC	BED: 4 BATH: 3/1 3,844 SF 0.31 AC LOT	\$2,950,000 \$545/mth	42
	79455 Briarwood	La Quinta The Estancias Rancho LQ	BED: 4 BATH: 4/1 4,709 SF 0.61 AC LOT	\$2,895,000 \$855/mth Partially	3

HOMES IN ESCROW

	53305 Troon Trail	La Quinta Tradition Golf Club	BED: 4 BATH: 4/1 5,979 SF 0.60 AC LOT	\$8,200,000 \$690/mth Partially	42
	78261 Deacon Dr W*	La Quinta Tradition Golf Club	BED: 5 BATH: 5/2 5,458 SF 0.35 AC LOT	\$6,595,000 \$690/mth	91
	53667 Via Mallorca*	La Quinta The Hideaway	BED: 4 BATH: 4/1 5,100 SF 0.31 AC LOT	\$6,500,000 \$800/mth	54
	53320 Via Palacio*	La Quinta The Hideaway	BED: 5 BATH: 5/1 5,627 SF 0.36 AC LOT	\$6,498,000 \$800/mth	135
	78233 Birkdale Ct	La Quinta Tradition Golf Club	BED: 4 BATH: 4/1 5,400 SF 0.43 AC LOT	\$6,200,000 \$690/mth	95
	59185 Marbella	La Quinta Andalusia at CM	BED: 5 BATH: 5/1 5,356 SF 0.37 AC LOT	\$5,995,000 \$1,222/mth	11

LA QUINTA

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ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
 78551 Talking Rock La	La Quinta Tradition Golf Club	BED: 4 BATH: 5/1 8,130 SF 0.59 AC LOT	\$5,950,000 \$750/mth Partially	47
 58857 Jerez	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 5,193 SF 0.45 AC LOT	\$4,999,000 \$1,222/mth	31
 78351 Deacon Dr W	La Quinta Tradition Golf Club	BED: 4 BATH: 4/1 4,917 SF 0.37 AC LOT	\$4,995,000 \$690/mth	47
 52920 La Trobe Ln	La Quinta Tradition Golf Club	BED: 4 BATH: 4/1 4,329 SF 0.30 AC LOT	\$4,795,000 \$690/mth	170
 57180 Peninsula Ln*	La Quinta PGA Weiskopf	BED: 4 BATH: 5/1 6,479 SF 0.54 AC LOT	\$4,250,000 \$978/mth Partially	232
 57240 Peninsula Ln	La Quinta PGA Weiskopf	BED: 4 BATH: 4/1 4,519 SF 0.54 AC LOT	\$3,995,000 \$1,325/mth	46
 52840 La Trobe Ln	La Quinta Tradition Golf Club	BED: 5 BATH: 5 4,581 SF 0.31 AC LOT	\$3,950,000 \$750/mth Partially	96
 80597 Via Savona	La Quinta The Hideaway	BED: 3 BATH: 4 2,883 SF 0.21 AC LOT	\$3,875,000 \$900/mth	98
 79517 Liga	La Quinta The Citrus	BED: 4 BATH: 4 3,686 SF 0.31 AC LOT	\$3,650,000 \$625/mth Furnished	37
 57360 Peninsula Ln*	La Quinta PGA Weiskopf	BED: 4 BATH: 4/1 4,538 SF 0.56 AC LOT	\$3,295,000 \$1,325/mth Furnished	9
 59574 Almeria	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 3,696 SF 0.29 AC LOT	\$3,000,000 \$1,222/mth	69
 80265 Via Pontito	La Quinta The Hideaway	BED: 3 BATH: 3/1 2,883 SF 0.30 AC LOT	\$2,995,000 \$900/mth	89

LA QUINTA

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	80420 Avenue 52	La Quinta	BED: 2 BATH: 2 1,809 SF 5.50 AC LOT	\$2,990,000	88
	81759 Andalusia	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 3,253 SF 0.26 AC LOT	\$2,900,000 \$1,222/mth	18
	78246 Pinnacle La	La Quinta Tradition Golf Club	BED: 3 BATH: 3/1 3,439 SF 0.38 AC LOT	\$2,895,000 \$750/mth	83

HOMES SOLD IN FEBRUARY

	81371 Andalusia**	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 5,117 SF 0.43 AC LOT	\$3,700,000 \$1,222/mth	77
	55305 Pebble Beach*	La Quinta PGA Stadium	BED: 4 BATH: 5/1 6,735 SF 0.50 AC LOT	\$3,500,000 \$289/mth Partially	71
	58026 Aracena	La Quinta Andalusia at CM	BED: 4 BATH: 4/1 4,366 SF 0.38 AC LOT	\$3,400,000 \$1,222/mth	51
	52185 Via Castile***	La Quinta The Hideaway	BED: 4 BATH: 4/1 3,138 SF 0.30 AC LOT	\$3,250,000 \$1,500/mth	33
	80325 Via Pontito***	La Quinta The Hideaway	BED: 3 BATH: 3/1 3,043 SF 0.22 AC LOT	\$3,100,000 \$900/mth	104

PALM DESERT



HOMES FOR SALE

ACTIVE LISTINGS 29%▲ 31
NEW LISTINGS -21%▼ 15
HIGHEST PRICE 211%▲ \$59,000,000

AVERAGE PRICE	18%▲ \$7,470,226	\$4,288,000 ▼-2%	MEDIAN PRICE
AVERAGE DOM	2%▲ 56	38 ▲41%	MEDIAN DOM
AVERAGE SF	1%▲ 5,947	4,904 ▼-4%	MEDIAN SF
AVERAGE \$/SF	5%▲ \$1,081	\$984 ▼-3%	MEDIAN \$/SF
AVERAGE LOT	1%▲ 41,447	22,651 0%	MEDIAN LOT

HOMES IN ESCROW

HOMES IN ESCROW 0% 3
NEW HOMES IN ESCROW -43%▼ 4
HIGHEST PRICE -71%▼ \$3,500,000

AVERAGE PRICE	-51%▼ \$3,100,000	\$2,900,000 ▼-19%	MEDIAN PRICE
AVERAGE DOM	120%▲ 18	19 ▲280%	MEDIAN DOM
AVERAGE SF	-26%▼ 4,211	4,213 ▼-10%	MEDIAN SF
AVERAGE \$/SF	-27%▼ \$756	\$688 ▼-30%	MEDIAN \$/SF
AVERAGE LOT	13%▲ 19,166	16,117 0%	MEDIAN LOT

HOMES SOLD

HOMES SOLD -57%▼ 3
HIGHEST PRICE 155%▲ \$11,990,000

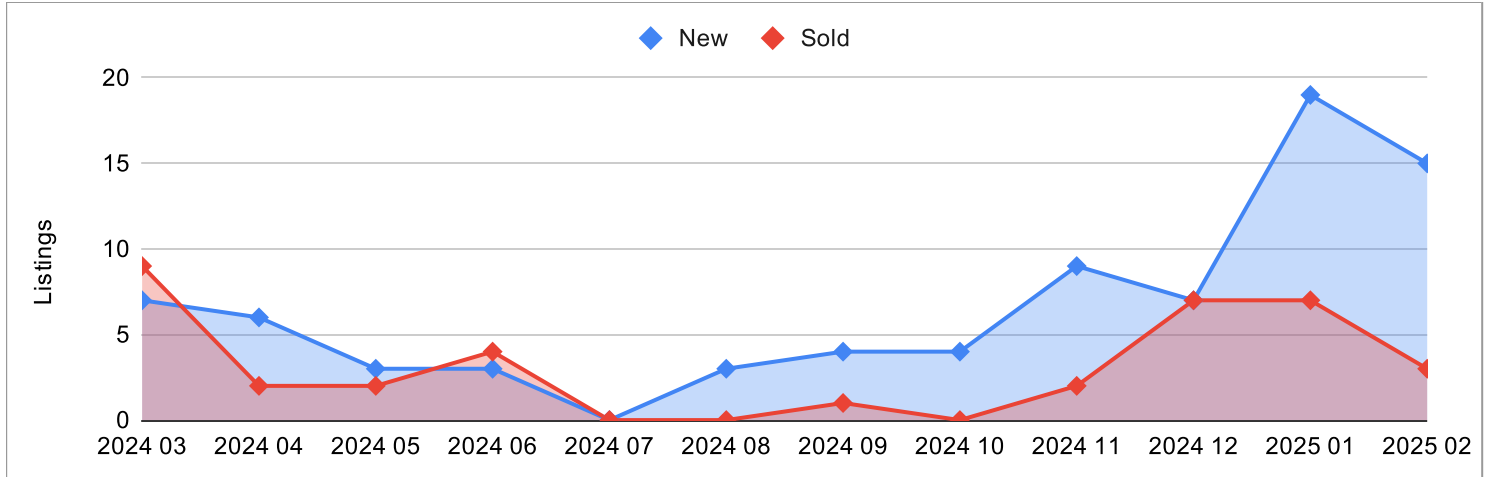
AVERAGE PRICE	89%▲ \$7,046,667	\$5,650,000 ▲61%	MEDIAN PRICE
AVERAGE DOM	-94%▼ 4	1 ▼-98%	MEDIAN DOM
AVERAGE SF	29%▲ 6,395	5,553 ▲21%	MEDIAN SF
AVERAGE \$/SF	32%▲ \$1,035	\$1,017 ▲50%	MEDIAN \$/SF
AVERAGE LOT	-62%▼ 18,605	19,366 ▲6%	MEDIAN LOT

MONTHS' SUPPLY 201%▲ 10

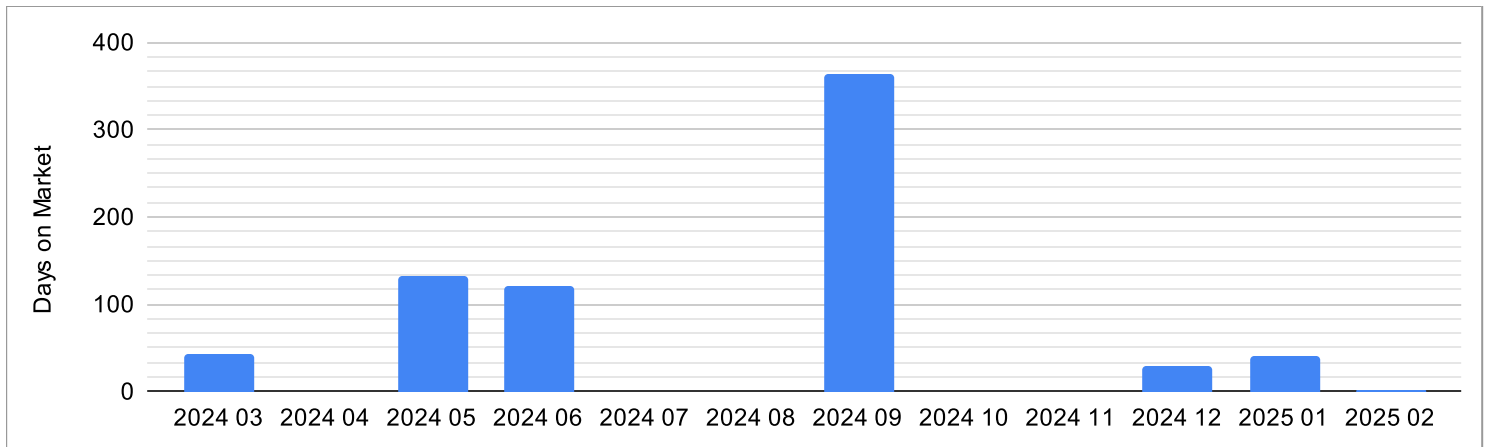
MARKET TREND

Luxury Homes (\$2.8M+) as of February 28, 2025

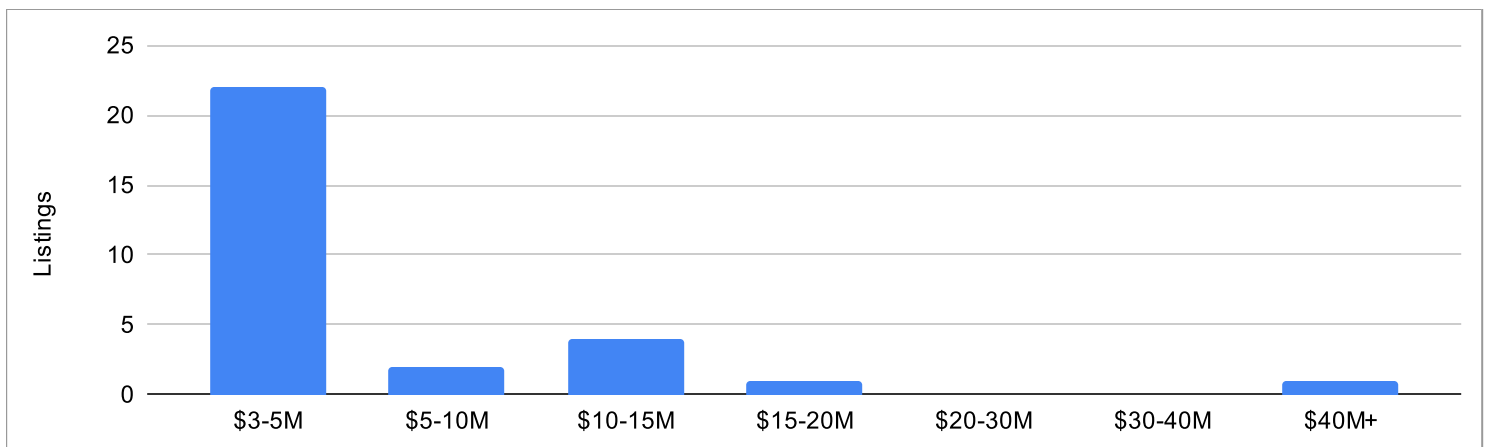
NEW LISTINGS AND HOMES SOLD



MEDIAN SOLD DAYS ON MARKET



ACTIVE LISTINGS BY PRICE



FEATURED LISTING



[203 PALM RIDGE](#)

PALM DESERT · BIGHORN GOLF CLUB

5 BED · 5 FULL + 1 HALF BATH

6,617 SF · 0.60 AC LOT

\$10,950,000 · \$20,712/YR












LISTING AGENTS: NIMY REAGER | KURT RAPPAPORT

PALM DESERT

* Listed by Compass
 ** Sold by Compass
 ** Listed & Sold by Compass













ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
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HOMES FOR SALE

	706 Summit Cove	Palm Desert Bighorn Golf Club	BED: 7 BATH: 10/2 20,667 SF 7.68 AC LOT	\$59,000,000 \$1,726/mth	7
	613 Indian Palm Desert Ca	Palm Desert Bighorn Golf Club	BED: 5 BATH: 5/2 12,650 SF 0.87 AC LOT	\$16,950,000 \$1,726/mth	57
	49400 Della Robbia Ln*	Palm Desert Ironwood Country Club	BED: 5 BATH: 7 6,100 SF 2.52 AC LOT	\$13,500,000	73
	173 Tamit Pl	Palm Desert Bighorn Golf Club	BED: 5 BATH: 5 9,712 SF 0.43 AC LOT	\$12,900,000 \$1,726/mth	35
	100 Lantana Palm Desert Ca*	Palm Desert Bighorn Golf Club	BED: 6 BATH: 6/1 9,712 SF 0.87 AC LOT	\$12,495,000 \$1,400/mth	151
	203 Palm Ridge*	Palm Desert Bighorn Golf Club	BED: 5 BATH: 5/1 6,617 SF 0.60 AC LOT	\$10,950,000 \$20,712/yr	0
	203 Kiva Dr	Palm Desert Bighorn Golf Club	BED: 4 BATH: 6/2 9,676 SF 0.58 AC LOT	\$9,500,000 \$1,726/mth Partially	45
	49981 Ridge View Way	Palm Desert Ironwood Country Club	BED: 4 BATH: 6 5,505 SF 0.48 AC LOT	\$5,500,000 \$555/mth	2
 <small>EAST ELEVATION</small>	49281 Jfk Trail	Palm Desert Ironwood Country Club	BED: 4 BATH: 4 4,723 SF 0.98 AC LOT	\$4,950,000 \$266/mth	55
	49755 Desert Vista Dr	Palm Desert Ironwood Country Club	BED: 4 BATH: 4 4,870 SF 0.43 AC LOT	\$4,950,000 \$555/mth	32
	73846 Desert Gdn	Palm Desert The Reserve	BED: 4 BATH: 4/1 5,031 SF 0.52 AC LOT	\$4,950,000 \$1,495/mth	100









PALM DESERT

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	73890 Desert Gdn	Palm Desert The Reserve	BED: 4 BATH: 5/1 5,345 SF 0.42 AC LOT	\$4,875,000 \$1,426/mth	112
	49120 Sunrose Ln	Palm Desert Ironwood Country Club	BED: 4 BATH: 4/1 4,904 SF 0.67 AC LOT	\$4,599,000 \$3,588/yr	1
	49269 Jfk Trail	Palm Desert Ironwood Country Club	BED: 4 BATH: 4 4,247 SF 0.51 AC LOT	\$4,450,000 \$266/mth	55
	71375 Cholla Way*	Palm Desert Cahuilla Hills	BED: 4 BATH: 5/1 6,254 SF 2.39 AC LOT	\$4,300,000	150
	73380 Agave Ln*	Palm Desert Ironwood Country Club	BED: 4 BATH: 4/1 5,232 SF 0.57 AC LOT	\$4,288,000 \$247/mth	18
 <small>east elevation</small>	49257 Jfk Trail	Palm Desert Ironwood Country Club	BED: 4 BATH: 4 3,983 SF 0.48 AC LOT	\$4,250,000 \$266/mth	55
	1102 Lake Vista	Palm Desert Bighorn Golf Club	BED: 4 BATH: 4 3,314 SF 0.34 AC LOT	\$4,195,000 \$1,726/mth	102
	73109 Crosby Ln	Palm Desert Ironwood Country Club	BED: 4 BATH: 4/1 4,864 SF 0.47 AC LOT	\$3,998,000 \$298/mth	6
	49769 Desert Vista Dr	Palm Desert Ironwood Country Club	BED: 5 BATH: 5/1 5,793 SF 0.70 AC LOT	\$3,975,000 \$555/mth	379
	74720 Old Prospector Trail	Palm Desert	BED: 5 BATH: 5/1 5,749 SF 0.77 AC LOT	\$3,890,000	9
	196 Kiva Dr	Palm Desert Bighorn Golf Club	BED: 3 BATH: 3 4,412 SF 0.34 AC LOT	\$3,495,000 \$1,726/mth	53
	812 Shadow Vista	Palm Desert Bighorn Golf Club	BED: 4 BATH: 4 3,314 SF 0.31 AC LOT	\$3,450,000 \$1,726/mth	38

PALM DESERT

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	48600 Paisano Rd	Palm Desert Cahuilla Hills	BED: 4 BATH: 6 7,080 SF 1.92 AC LOT	\$3,400,000	21
	48387 Old Stone Trail	Palm Desert Stone Eagle	BED: 3 BATH: 3 3,971 SF 0.39 AC LOT	\$3,399,000 \$460/mth Partially	21
	318 Metate Pl	Palm Desert Bighorn Golf Club	BED: 3 BATH: 3 3,219 SF 0.32 AC LOT	\$3,345,000 \$1,726/mth	43
	74513 Old Prospector Trail	Palm Desert	BED: 4 BATH: 4 3,604 SF 0.86 AC LOT	\$3,300,000	3
	137 Metate Pl	Palm Desert Bighorn Golf Club	BED: 4 BATH: 4/1 3,983 SF 0.29 AC LOT	\$3,298,000 \$1,728/mth	21
	71730 Jaguar Way	Palm Desert Cahuilla Hills	BED: 4 BATH: 4 3,552 SF 1.25 AC LOT	\$3,250,000 Partially	50
	264 Metate Pl	Palm Desert Bighorn Golf Club	BED: 3 BATH: 3 2,660 SF 0.22 AC LOT	\$3,200,000 \$1,726/mth	22
	73884 Desert Bloom Trail	Palm Desert The Reserve	BED: 4 BATH: 4/1 3,608 SF 0.32 AC LOT	\$2,975,000 \$1,495/mth	22

HOMES IN ESCROW

	805 Shadow Vista	Palm Desert Bighorn Golf Club	BED: 4 BATH: 4/1 3,552 SF 0.37 AC LOT	\$3,500,000 \$1,726/mth	18
	2 Cll Claire	Palm Desert Estates At Desert Sp	BED: 4 BATH: 5/1 4,868 SF 0.65 AC LOT	\$2,900,000 \$881/mth	4
	211 Tomahawk Dr	Palm Desert Indian Ridge	BED: 4 BATH: 4/1 4,213 SF 0.30 AC LOT	\$2,900,000 \$594/mth	30

PALM DESERT

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ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
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HOMES SOLD IN FEBRUARY

	130 Sivat Dr	Palm Desert Bighorn Golf Club	BED: 5 BATH: 5 8,971 SF 0.44 AC LOT	\$11,990,000 \$1,726/mth	11
	894 Crescent Falls	Palm Desert Bighorn Golf Club	BED: 4 BATH: 4 5,553 SF 0.48 AC LOT	\$5,650,000 \$1,726/mth	0
	131 Tamit Pl	Palm Desert Bighorn Golf Club	BED: 4 BATH: 4/1 4,660 SF 0.35 AC LOT	\$3,500,000 \$1,726/mth	1

PALM SPRINGS



HOMES FOR SALE

ACTIVE LISTINGS -9%▼ 49
NEW LISTINGS -44%▼ 15
HIGHEST PRICE 0% \$12,900,000

AVERAGE PRICE	9%▲ \$4,554,459	\$3,700,000 ▲9%	MEDIAN PRICE
AVERAGE DOM	11%▲ 88	53 ▼-17%	MEDIAN DOM
AVERAGE SF	9%▲ 4,299	3,979 ▲9%	MEDIAN SF
AVERAGE \$/SF	0% \$1,068	\$991 ▼-2%	MEDIAN \$/SF
AVERAGE LOT	8%▲ 23,851	18,731 ▲9%	MEDIAN LOT

HOMES IN ESCROW

HOMES IN ESCROW -9%▼ 10
NEW HOMES IN ESCROW -11%▼ 8
HIGHEST PRICE -12%▼ \$5,495,000

AVERAGE PRICE	-0% \$3,854,100	\$3,547,000 ▲4%	MEDIAN PRICE
AVERAGE DOM	24%▲ 108	57 ▲148%	MEDIAN DOM
AVERAGE SF	-8%▼ 3,659	3,774 ▲1%	MEDIAN SF
AVERAGE \$/SF	9%▲ \$1,088	\$1,037 ▲19%	MEDIAN \$/SF
AVERAGE LOT	-17%▼ 16,079	16,580 ▼-2%	MEDIAN LOT

HOMES SOLD

HOMES SOLD 67%▲ 5
HIGHEST PRICE -4%▼ \$5,750,000

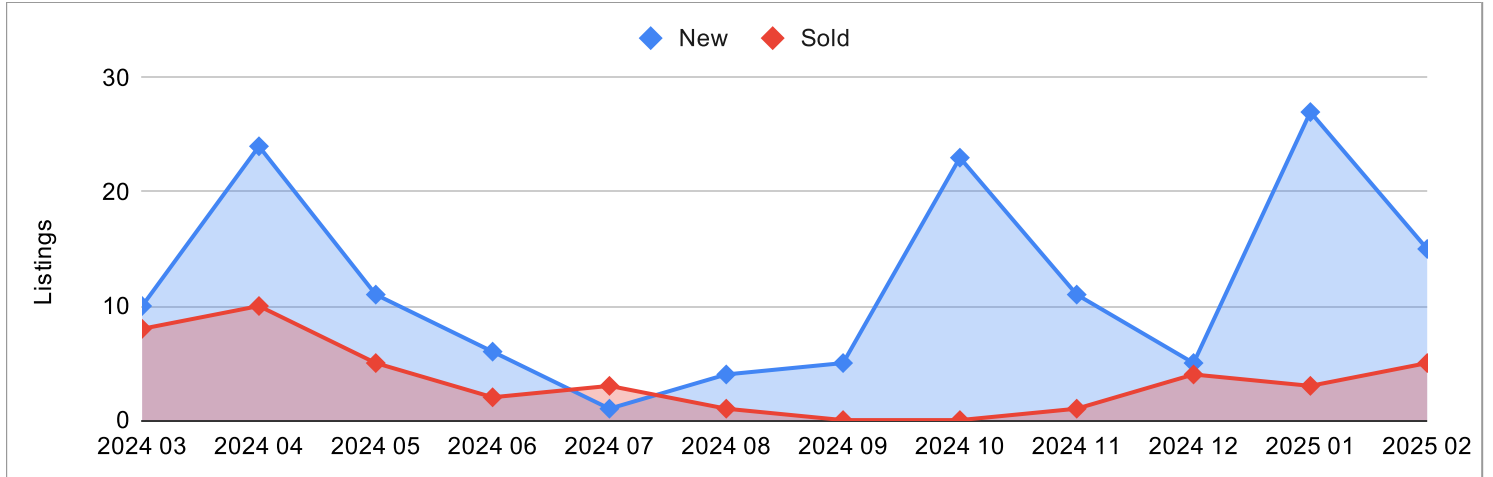
AVERAGE PRICE	-16%▼ \$3,708,900	\$3,350,000 ▼-28%	MEDIAN PRICE
AVERAGE DOM	130%▲ 68	88 ▲633%	MEDIAN DOM
AVERAGE SF	-10%▼ 4,574	4,342 ▼-15%	MEDIAN SF
AVERAGE \$/SF	-4%▼ \$822	\$787 ▼-13%	MEDIAN \$/SF
AVERAGE LOT	-23%▼ 24,394	20,909 ▼-46%	MEDIAN LOT

MONTHS' SUPPLY -46%▼ 10

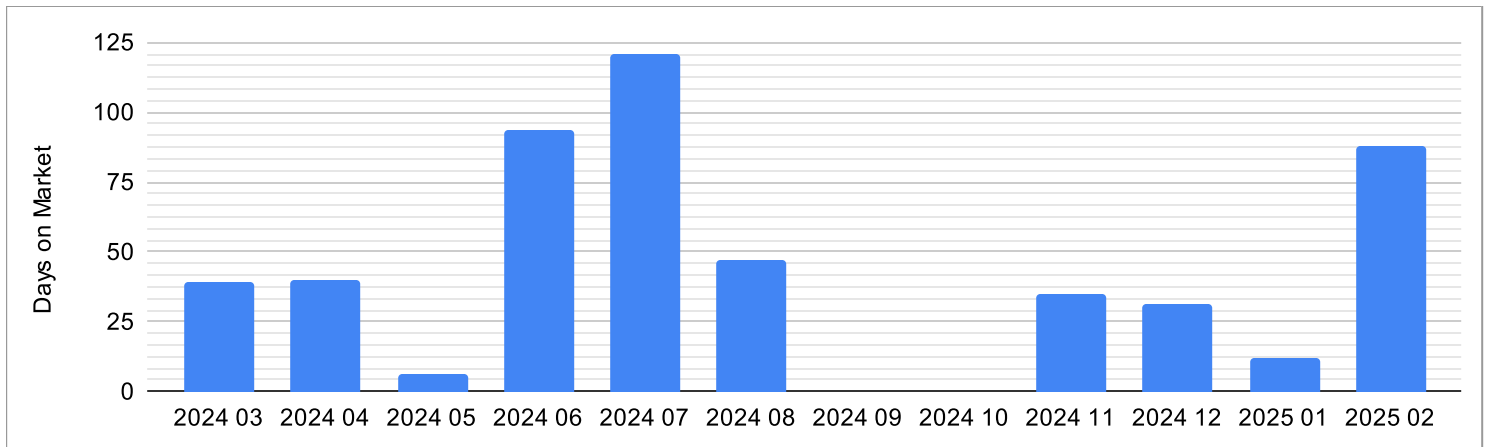
MARKET TREND

Luxury Homes (\$2.8M+) as of February 28, 2025

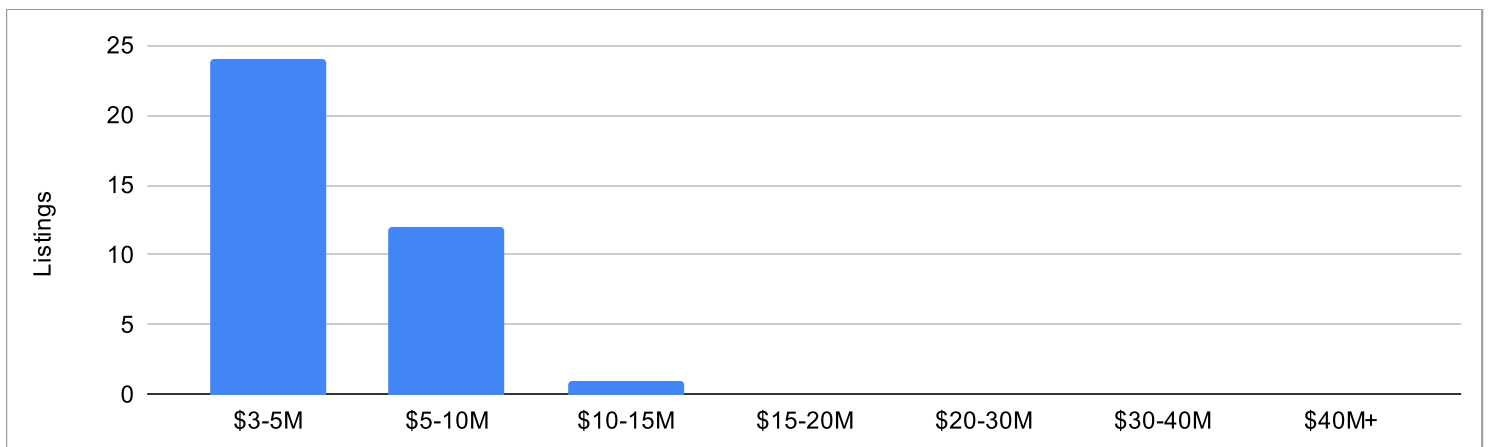
NEW LISTINGS AND HOMES SOLD



MEDIAN SOLD DAYS ON MARKET



ACTIVE LISTINGS BY PRICE



FEATURED LISTING



[427 N AVENIDA CABALLEROS](#)

PALM SPRINGS

4 BED · 4 FULL + 1 HALF BATH

4,265 SF · 0.36 AC LOT

\$3,975,000












LISTING AGENT: GREGG FLETCHER

PALM SPRINGS

* Listed by Compass
 ** Sold by Compass
 ** Listed & Sold by Compass









ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
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HOMES FOR SALE

	611 N Phillips Rd	Palm Springs Movie Colony	BED: 5 BATH: 5/2 4,683 SF 0.82 AC LOT	\$12,900,000	136
	911 Juarez Ave	Palm Springs Las Palmas Heights	BED: 5 BATH: 5/2 8,000 SF 1.32 AC LOT	\$9,990,000 \$200/mth	128
	467 W Via Lola	Palm Springs Old Las Palmas	BED: 6 BATH: 8/1 7,131 SF 1.03 AC LOT	\$8,999,000	262
	1350 Ladera Cir*	Palm Springs Vista Las Palmas	BED: 4 BATH: 4/1 4,695 SF 0.48 AC LOT	\$8,655,000	50
	2400 Southridge Dr	Palm Springs Southridge	BED: 5 BATH: 7/2 7,872 SF 1.45 AC LOT	\$8,499,000 \$5,280/semiyr	128
	2217 Morning Vista Dr	Palm Springs Desert Palisades	BED: 4 BATH: 4/1 4,248 SF 0.43 AC LOT	\$6,450,500 \$87/mth	87
	1850 Smoke Tree Ln	Palm Springs Smoke Tree Ranch	BED: 4 BATH: 4/1 3,979 SF 0.73 AC LOT	\$5,995,000	1
	863 N Ave Palos Verdes	Palm Springs Movie Colony	BED: 4 BATH: 4/1 4,230 SF 0.33 AC LOT	\$5,995,000	49
	425 S Via Las Palmas	Palm Springs Old Las Palmas	BED: 4 BATH: 4/2 4,967 SF 0.43 AC LOT	\$5,950,000 Partially	22
	776 N Mission Rd*	Palm Springs Old Las Palmas	BED: 4 BATH: 4/1 3,547 SF 0.58 AC LOT	\$5,650,000	134
	2381 Vista Palizada Dr	Palm Springs Desert Palisades	BED: 4 BATH: 4/1 4,009 SF 0.38 AC LOT	\$5,400,000 \$85/mth	148













PALM SPRINGS

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 ** Listed & Sold by Compass

	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	555 W Stevens Rd	Palm Springs Old Las Palmas	BED: 4 BATH: 4 4,272 SF 0.50 AC LOT	\$5,250,000	57
	3172 Bogert Trail	Palm Springs Andreas Hills	BED: 4 BATH: 6 4,236 SF 0.59 AC LOT	\$5,200,000	56
	500 W Crescent Dr	Palm Springs Central Palm Springs	BED: 4 BATH: 5/1 5,410 SF 0.53 AC LOT	\$4,999,000	18
	775 S La Mirada Rd	Palm Springs Tennis Club South	BED: 4 BATH: 4/2 4,317 SF 0.56 AC LOT	\$4,995,000	137
	500 W Stevens Rd	Palm Springs Old Las Palmas	BED: 5 BATH: 6/1 6,375 SF 1.15 AC LOT	\$4,895,000	18
	38162 Via Roberta	Palm Springs Bella Monte	BED: 4 BATH: 6/1 5,746 SF 0.63 AC LOT	\$4,795,000 \$840/mth	106
	466 Cam Sur	Palm Springs Old Las Palmas	BED: 4 BATH: 2/1 4,368 SF 0.45 AC LOT	\$4,600,000 Partially	282
	3330 Andreas Hills Dr	Palm Springs Andreas Hills	BED: 5 BATH: 6/1 5,417 SF 0.53 AC LOT	\$4,599,000	37
	429 Cam Sur*	Palm Springs Old Las Palmas	BED: 3 BATH: 3 3,146 SF 0.37 AC LOT	\$4,290,000	113
	387 E Valmonte Sur	Palm Springs Movie Colony	BED: 5 BATH: 5/1 3,693 SF 0.26 AC LOT	\$3,995,000	53
	350 W El Portal	Palm Springs The Mesa	BED: 5 BATH: 5/1 3,965 SF 0.34 AC LOT	\$3,995,000	53
	427 N Avenida Caballeros*	Palm Springs	BED: 4 BATH: 4/1 4,265 SF 0.36 AC LOT	\$3,975,000	0

PALM SPRINGS

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	840 N Prescott Dr	PALM SPRINGS Old Las Palmas	BED: 5 BATH: 5/2 4,867 SF 0.53 AC LOT	\$3,920,000	620
	2024 S Tulare Dr*	Palm Springs Indian Canyons	BED: 3 BATH: 3/1 3,927 SF 0.29 AC LOT	\$3,700,000	2
	64555 Via Amente	Palm Springs Bella Monte	BED: 4 BATH: 4/3 6,677 SF 1.20 AC LOT	\$3,695,000 \$840/mth Furnished	136
	367 Tamarisk Rd	Palm Springs Movie Colony	BED: 5 BATH: 5 3,504 SF 0.42 AC LOT	\$3,550,000	28
	2220 S Yosemite Dr	Palm Springs Indian Canyons	BED: 5 BATH: 5 3,581 SF 0.38 AC LOT	\$3,495,000	44
	342 W Pablo Dr	Palm Springs Tennis Club	BED: 3 BATH: 3 3,202 SF 0.31 AC LOT	\$3,397,000	39
	611 W Leisure Way	Palm Springs Vista Las Palmas	BED: 4 BATH: 4 3,000 SF 0.26 AC LOT	\$3,395,000	140
	678 S Thornhill Rd	Palm Springs Warm Sands	BED: 4 BATH: 5/1 3,392 SF 0.31 AC LOT	\$3,295,000	6
	722 N High Rd	Palm Springs Vista Las Palmas	BED: 4 BATH: 3 2,562 SF 0.39 AC LOT	\$3,295,000	21
	2489 Tuscany Heights Dr	Palm Springs Tuscany Heights	BED: 3 BATH: 3/1 4,055 SF 0.42 AC LOT	\$3,250,000 \$240/mth	38
	3107 Via Monte Sereno	Palm Springs Monte Sereno	BED: 3 BATH: 3/1 3,525 SF 0.37 AC LOT	\$3,249,000 \$400/mth	8
	1777 Ridge Rd	Palm Springs The Mesa	BED: 3 BATH: 4/1 3,946 SF 0.62 AC LOT	\$3,200,000	147


PALM SPRINGS

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	1741 Pinnacle Palm Springs*	Palm Springs Andreas Hills	BED: 3 BATH: 3/1 3,198 SF 0.23 AC LOT	\$3,099,000 \$326/mth	37
	13 Cahuilla Hills Dr	Palm Springs Cahuilla Hills	BED: 4 BATH: 4/1 3,529 SF 0.90 AC LOT	\$3,050,000	146
	1851 W Crestview Dr	Palm Springs The Mesa	BED: 3 BATH: 2/1 2,543 SF 0.45 AC LOT	\$2,998,000 Furnished	186
	2455 E Via Lazo	Palm Springs Indian Canyons	BED: 4 BATH: 5 3,934 SF 0.30 AC LOT	\$2,995,000	11
	64505 Via Amente	Palm Springs Bella Monte	BED: 5 BATH: 5/1 5,450 SF 0.62 AC LOT	\$2,995,000 \$840/mth Furnished	136
	3670 Andreas Hills Dr	Palm Springs Andreas Hills	BED: 4 BATH: 3 3,487 SF 1.86 AC LOT	\$2,995,000	116
	1660 Dunham Rd	Palm Springs Andreas Hills	BED: 4 BATH: 4/1 5,612 SF 0.48 AC LOT	\$2,990,000	78
	2370 S Yosemite Dr	Palm Springs Indian Canyons	BED: 3 BATH: 3/1 2,667 SF 0.25 AC LOT	\$2,895,000	43
	2040 W Chino Dr	Palm Springs Indian Canyons	BED: 5 BATH: 3/1 2,994 SF 0.23 AC LOT	\$2,895,000	85
	3189 Las Brisas Way	Palm Springs Estancias @ So Canyon	BED: 4 BATH: 4/1 4,360 SF 0.42 AC LOT	\$2,850,000 \$210/mth Turnkey	0
	456 E Sonora Rd	Palm Springs Tahquitz River Estates	BED: 4 BATH: 4 2,876 SF 0.24 AC LOT	\$2,850,000	38
	575 Bella Cara Way	Palm Springs Estancias at South Canyon	BED: 4 BATH: 4/1 3,908 SF 0.41 AC LOT	\$2,849,000 \$210/mth	6

PALM SPRINGS

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ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
 463 Lautner Ln	Palm Springs Alta	BED: 3 BATH: 3/1 3,804 SF 0.34 AC LOT	\$2,800,000 \$245/mth	44

HOMES IN ESCROW






 698 Las Palmas Estates Dr*	Palm Springs Old Las Palmas	BED: 5 BATH: 5/1 3,743 SF 0.37 AC LOT	\$5,495,000 \$197/mth Furnished	
 2239 S Yosemite Dr*	Palm Springs Indian Canyons	BED: 5 BATH: 6/1 4,058 SF 0.40 AC LOT	\$4,800,000	64
 200 W Vereda Sur	Palm Springs Old Las Palmas	BED: 4 BATH: 4/1 4,768 SF 0.41 AC LOT	\$4,695,000	123
 977 Las Palmas Estates Dr*	Palm Springs Old Las Palmas	BED: 3 BATH: 4 2,680 SF 0.26 AC LOT	\$3,975,000 \$264/mth	534
 3106 Arroyo Seco	Palm Springs Monte Sereno	BED: 3 BATH: 3/1 3,510 SF 0.39 AC LOT	\$3,599,000 \$400/mth	48
 729 N High Rd*	Palm Springs Vista Las Palmas	BED: 4 BATH: 3/1 2,541 SF 0.39 AC LOT	\$3,495,000	113
 3169 Cody Ct	Palm Springs Alta	BED: 3 BATH: 3/1 3,804 SF 0.33 AC LOT	\$3,297,000 \$245/mth	11
 1601 Dunham Rd	Palm Springs Andreas Hills	BED: 4 BATH: 4/2 4,821 SF 0.55 AC LOT	\$3,195,000	121
 349 E Vía Altamira	Palm Springs Movie Colony	BED: 4 BATH: 4/1 2,857 SF 0.26 AC LOT	\$2,995,000	23
 436 Neutra St	Palm Springs Alta	BED: 3 BATH: 3/1 3,804 SF 0.33 AC LOT	\$2,995,000 \$245/mth	34

PALM SPRINGS

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HOMES SOLD IN FEBRUARY

	460 W Vereda Norte***	Palm Springs Old Las Palmas	BED: 7 BATH: 5/2 7,149 SF 0.91 AC LOT	\$5,750,000 Turnkey	0
	2432 Southridge Dr**	Palm Springs Southridge	BED: 3 BATH: 3/1 4,705 SF 0.39 AC LOT	\$3,585,000 \$880/mth	69
	3115 Arroyo Seco*	Palm Springs Monte Sereno	BED: 5 BATH: 5/1 4,342 SF 0.48 AC LOT	\$3,350,000 \$380/mth	92
	605 W Crescent Dr*	Palm Springs Vista Las Palmas	BED: 4 BATH: 3 3,103 SF 0.39 AC LOT	\$3,050,000	89
	1021 N Andreas Palms Dr	Palm Springs Andreas Palms	BED: 4 BATH: 4/1 3,570 SF 0.63 AC LOT	\$2,809,500 \$150/mth	88

RANCHO MIRAGE



HOMES FOR SALE

ACTIVE LISTINGS -6%▼ 60
NEW LISTINGS -46%▼ 14
HIGHEST PRICE 0% \$12,500,000

AVERAGE PRICE	6%▲ \$5,056,456	\$4,675,238 ▲6%	MEDIAN PRICE
AVERAGE DOM	11%▲ 85	57 ▼-3%	MEDIAN DOM
AVERAGE SF	4%▲ 5,565	4,823 ▲2%	MEDIAN SF
AVERAGE \$/SF	2%▲ \$923	\$944 ▲4%	MEDIAN \$/SF
AVERAGE LOT	3%▲ 44,830	24,829 ▲1%	MEDIAN LOT

HOMES IN ESCROW

HOMES IN ESCROW 100%▲ 10
NEW HOMES IN ESCROW 17%▲ 7
HIGHEST PRICE 0% \$4,950,000

AVERAGE PRICE	-1%▼ \$3,795,000	\$3,882,500 ▼-2%	MEDIAN PRICE
AVERAGE DOM	-29%▼ 52	28 ▼-60%	MEDIAN DOM
AVERAGE SF	2%▲ 4,734	4,660 ▼-3%	MEDIAN SF
AVERAGE \$/SF	-2%▼ \$836	\$786 ▼-8%	MEDIAN \$/SF
AVERAGE LOT	1%▲ 28,967	20,474 ▲2%	MEDIAN LOT

HOMES SOLD

HOMES SOLD -75%▼ 1
HIGHEST PRICE -63%▼ \$2,825,000

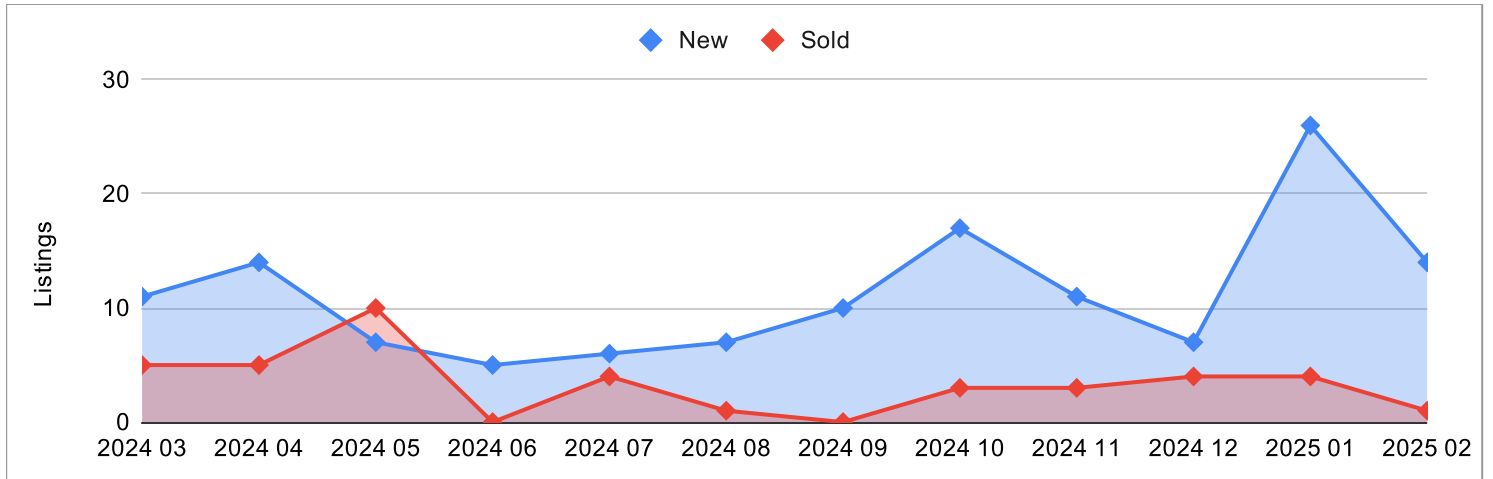
AVERAGE PRICE	-42%▼ \$2,825,000	\$2,825,000 ▼-39%	MEDIAN PRICE
AVERAGE DOM	-19%▼ 101	101 ▲12%	MEDIAN DOM
AVERAGE SF	-7%▼ 5,433	5,433 ▼-9%	MEDIAN SF
AVERAGE \$/SF	-40%▼ \$520	\$520 ▼-38%	MEDIAN \$/SF
AVERAGE LOT	-43%▼ 20,909	20,909 ▼-37%	MEDIAN LOT

MONTHS' SUPPLY 275%▲ 60

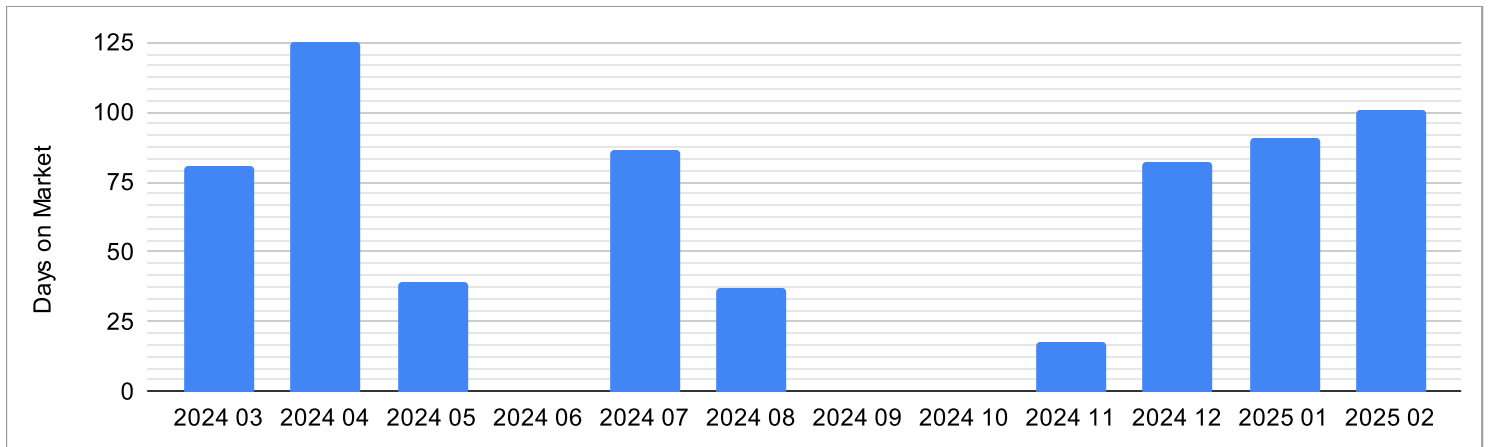
MARKET TREND

Luxury Homes (\$2.8M+) as of February 28, 2025

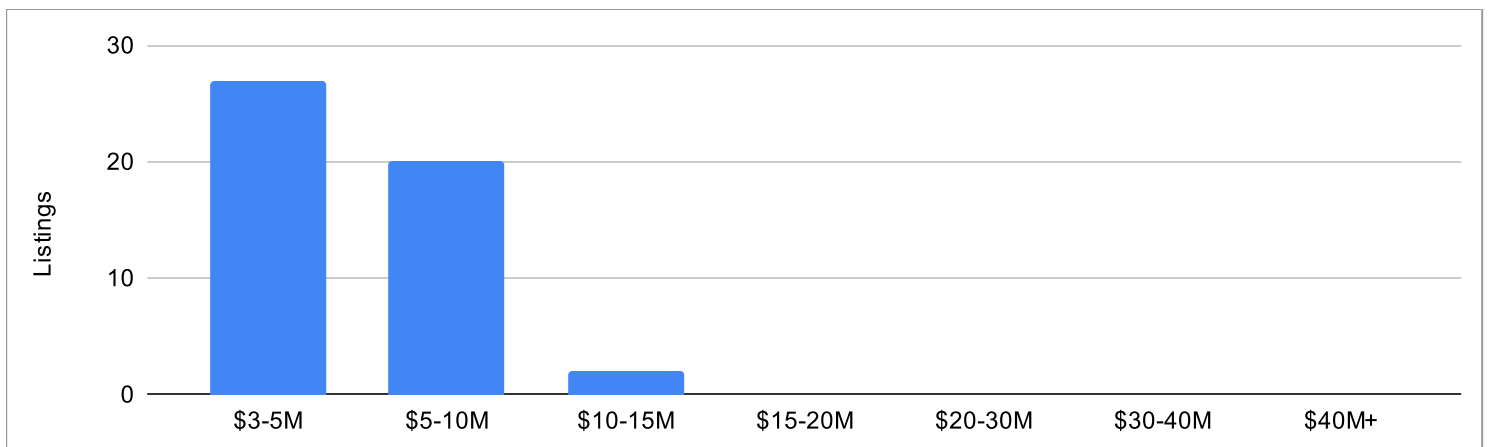
NEW LISTINGS AND HOMES SOLD



MEDIAN SOLD DAYS ON MARKET



ACTIVE LISTINGS BY PRICE



FEATURED LISTING



[23 STEPHEN TERRACE](#)

RANCHO MIRAGE · LA RESIDENCE

4 BED · 6 FULL + 1 HALF BATH

5,850 SF · 0.50 AC LOT

\$3,900,000 · \$538/MTH












LISTING AGENTS: CANAVAN COIT AND ASSOCIATES

RANCHO MIRAGE

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ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
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HOMES FOR SALE

	51 Falcon Point	Rancho Mirage Mirada Estates	BED: 6 BATH: 6/2 8,825 SF 1.79 AC LOT	\$12,500,000 \$2,868/mth	200
	40315 Cholla Ln	Rancho Mirage	BED: 7 BATH: 7/2 10,344 SF 8.48 AC LOT	\$11,000,000 Turnkey	138
	40440 Morningstar Rd*	Rancho Mirage Mission Ranch	BED: 8 BATH: 9/2 9,350 SF 1.26 AC LOT	\$9,999,000 \$1,600/mth	182
	70418 Placerville Rd	Rancho Mirage Thunderbird Heights	BED: 4 BATH: 6/2 9,177 SF 1.07 AC LOT	\$8,800,000 \$8,063/yr	45
	7 Coronado Ct*	Rancho Mirage Coronado RM	BED: 5 BATH: 6/2 10,019 SF 2.00 AC LOT	\$8,250,000 \$1,200/mth	143
	3 Mozart Ln	Rancho Mirage The Renaissance	BED: 7 BATH: 9/1 8,818 SF 2.40 AC LOT	\$7,850,000 \$950/mth	29
	72200 Clancy Ln	Rancho Mirage Clancy Lane	BED: 6 BATH: 6/2 7,380 SF 3.08 AC LOT	\$7,495,000	120
	38850 Kelly Ln*	Rancho Mirage	BED: 5 BATH: 4 4,100 SF 3.83 AC LOT	\$7,495,000	28
	38705 Vista Del Sol	Rancho Mirage	BED: 5 BATH: 8/3 4,227 SF 4.83 AC LOT	\$7,250,000	97
	3 Beach Dunes Ct	Rancho Mirage	BED: 5 BATH: 5/2 8,019 SF 1.99 AC LOT	\$7,100,000 \$350/mth Partially	134
	6 Big Sioux Rd*	Rancho Mirage Big Sioux	BED: 6 BATH: 6/2 6,750 SF 0.98 AC LOT	\$6,900,000 \$600/mth	56













RANCHO MIRAGE

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	70378 Pecos Rd	Rancho Mirage Thunderbird Heights	BED: 8 BATH: 10/1 7,566 SF 1.04 AC LOT	\$5,995,000 \$8,063/yr	4
	2 Wren Ct	Rancho Mirage	BED: 5 BATH: 5/1 5,934 SF 1.25 AC LOT	\$5,995,000 \$485/mth	51
	7 Makena Ln	Rancho Mirage Makena	BED: 6 BATH: 5/2 6,228 SF 0.74 AC LOT	\$5,995,000 \$462/mth	78
	1 Sterling Ridge Dr	Rancho Mirage Sterling Ridge	BED: 5 BATH: 6 5,426 SF 0.51 AC LOT	\$5,995,000 \$189/mth	53
	70663 Oroville Cir	Rancho Mirage Thunderbird Heights	BED: 6 BATH: 4/1 7,312 SF 1.29 AC LOT	\$5,750,000 \$672/mth	46
	15 Buena Vista Ct	Rancho Mirage Mirada Estates	BED: 4 BATH: 4/1 4,365 SF 0.68 AC LOT	\$5,500,000 \$1,380/mth	32
	27 Grande View Ct	Rancho Mirage Mirada Estates	BED: 4 BATH: 5/2 4,310 SF 0.63 AC LOT	\$5,450,000 \$1,150/mth	159
	71000 Tamarisk Ln	Rancho Mirage Tamarisk C.C.	BED: 5 BATH: 4/1 5,300 SF 0.41 AC LOT	\$5,400,000	9
	3 Coronado Ct	Rancho Mirage Coronado RM	BED: 4 BATH: 5/1 7,601 SF 1.03 AC LOT	\$5,395,000 \$650/mth	119
	12 Via Linea Rancho Mirage Ca	Rancho Mirage Linea Rancho Mirage	BED: 4 BATH: 4/1 5,000 SF 0.42 AC LOT	\$5,275,000 \$540/mth	4
	70418 Pecos Rd	Rancho Mirage Thunderbird Heights	BED: 4 BATH: 4/1 4,539 SF 0.54 AC LOT	\$5,100,000 \$8,063/yr	81
	42055 Indian Trail	Rancho Mirage Magnesia Falls Cove	BED: 6 BATH: 7 4,991 SF 0.70 AC LOT	\$4,995,000	63













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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	12 Strauss Ter*	Rancho Mirage The Renaissance	BED: 5 BATH: 7/1 7,480 SF 1.31 AC LOT	\$4,995,000 \$950/mth	130
	70150 Thunderbird Rd	Rancho Mirage Thunderbird Heights	BED: 4 BATH: 4/2 5,630 SF 0.88 AC LOT	\$4,975,000 \$566/mth	236
	14 Via Linea Rancho Mirage Ca	Rancho Mirage Linea Rancho Mirage	BED: 5 BATH: 5/1 4,737 SF 0.40 AC LOT	\$4,850,000 \$540/mth	18
	25 Clancy Lane Estates	Rancho Mirage Clancy Estates	BED: 4 BATH: 4/1 4,720 SF 0.65 AC LOT	\$4,795,000 \$326/mth	341
	13 Via Linea Rancho Mirage Ca	Rancho Mirage Linea Rancho Mirage	BED: 4 BATH: 4/1 4,615 SF 0.39 AC LOT	\$4,775,000 \$540/mth	56
	40231 Club View Dr	Rancho Mirage Thunderbird C.C.	BED: 4 BATH: 4 4,821 SF 0.43 AC LOT	\$4,700,475 \$7,332/yr	43
	1 Desert Lark Cir	Rancho Mirage Lark 8	BED: 4 BATH: 4/1 4,764 SF 0.48 AC LOT	\$4,580,000 \$393/mth	135
	72355 Morningstar Rd*	Rancho Mirage Mission Ranch	BED: 4 BATH: 5/1 4,914 SF 0.88 AC LOT	\$4,500,000 \$750/mth	135
	1 Makena Ln	Rancho Mirage Makena	BED: 4 BATH: 4/1 4,483 SF 0.51 AC LOT	\$4,498,000 \$285/mth	39
	4 Bravo Ct*	Rancho Mirage	BED: 5 BATH: 5/1 4,824 SF 0.42 AC LOT	\$4,385,000 \$200/mth	101
	81 Royal St Georges Way	Rancho Mirage Mission Hills/Westgate	BED: 4 BATH: 4/1 4,146 SF 0.62 AC LOT	\$4,299,900 \$710/mth Partially	3
	9 Regency Dr	Rancho Mirage Morningside Country	BED: 4 BATH: 5/1 4,929 SF 0.32 AC LOT	\$4,250,000 \$1,450/mth	14












RANCHO MIRAGE

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	3 Bravo Ct*	Rancho Mirage	BED: 5 BATH: 5/1 4,631 SF 0.40 AC LOT	\$4,250,000 \$200/mth	101
	98 Royal St Georges Way	Rancho Mirage Mission Hills/Westgate	BED: 4 BATH: 4/1 4,082 SF 0.57 AC LOT	\$3,999,995 \$450/mth	83
	23 Stephen Terrace*	Rancho Mirage La Residence	BED: 4 BATH: 6/1 5,850 SF 0.50 AC LOT	\$3,900,000 \$538/mth	24
	24 Sierra Vista Dr	Rancho Mirage Mirada Estates	BED: 3 BATH: 3/2 4,348 SF 0.53 AC LOT	\$3,897,000 \$1,280/mth	118
	70630 Boothill Rd	Rancho Mirage Thunderbird Heights	BED: 4 BATH: 4/1 3,990 SF 0.47 AC LOT	\$3,785,000 \$672/mth	58
	70434 Pecos Rd	Rancho Mirage Thunderbird Heights	BED: 4 BATH: 4/1 3,874 SF 0.56 AC LOT	\$3,699,000 \$413/mth Furnished	17
	8 Via L' Antico	Rancho Mirage Bella Clancy	BED: 4 BATH: 4/1 4,255 SF 0.41 AC LOT	\$3,595,000 \$275/mth	149
	70854 Fairway Dr	Rancho Mirage Thunderbird C.C.	BED: 3 BATH: 3 3,722 SF 0.42 AC LOT	\$3,500,000 \$6,022/yr	49
	1 Via L' Antico	Rancho Mirage Bella Clancy	BED: 4 BATH: 3/1 3,412 SF 0.42 AC LOT	\$3,400,000 \$275/mth	340
	40380 Tonopah Rd	Rancho Mirage Thunderbird Heights	BED: 3 BATH: 4/1 4,181 SF 0.54 AC LOT	\$3,330,000 \$900/mth	33
	70461 Placerville Rd	Rancho Mirage Thunderbird Heights	BED: 3 BATH: 3/1 4,190 SF 0.46 AC LOT	\$3,250,000 \$8,063/yr	50
	40735 Paxton Dr	Rancho Mirage Thunderbird Terrace	BED: 4 BATH: 3/1 5,792 SF 0.69 AC LOT	\$3,195,000 \$750/mth	55

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	ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
	72415 Morningstar Rd	Rancho Mirage Mission Ranch	BED: 5 BATH: 5/1 7,189 SF 0.76 AC LOT	\$3,075,000 \$700/mth	119
	6 Rocky Ln	Rancho Mirage La Residence	BED: 5 BATH: 6 6,000 SF 0.51 AC LOT	\$3,000,000 \$583/mth	31
	39525 Kersten Dr	Rancho Mirage	BED: 5 BATH: 5 4,283 SF 0.66 AC LOT	\$2,999,000	24
	26 Sierra Vista Dr	Rancho Mirage Mirada Estates	BED: 3 BATH: 3/2 3,964 SF 0.62 AC LOT	\$2,999,000 \$1,440/mth	113
	70380 Desert Cove Ave*	Rancho Mirage	BED: 5 BATH: 7/1 8,990 SF 1.50 AC LOT	\$2,995,000	44
	11 Santa Rosa Mountain Ln	Rancho Mirage Villas of Mirada	BED: 3 BATH: 3/1 2,959 SF 0.47 AC LOT	\$2,990,000 \$700/mth	22
	71418 Mirage Rd	Rancho Mirage Magnesia Falls Cove	BED: 3 BATH: 3/1 3,315 SF 0.35 AC LOT	\$2,899,000	21
	41 Ambassador Cir*	Rancho Mirage Artisan	BED: 5 BATH: 5/1 4,822 SF 0.48 AC LOT	\$2,895,000 \$325/mth	84
	1 Regency Dr	Rancho Mirage Morningside Country	BED: 4 BATH: 4 5,096 SF 0.33 AC LOT	\$2,850,000 \$1,450/mth	56
	25 Sun Ridge Cir	Rancho Mirage Tamarisk Ridge	BED: 3 BATH: 5 4,585 SF 0.43 AC LOT	\$2,847,000 \$900/mth	64
	23 Emerald Ct	Rancho Mirage Revelle at Clancy Ln	BED: 3 BATH: 3/1 3,499 SF 0.35 AC LOT	\$2,800,000 \$340/mth	42

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HOMES IN ESCROW

	9 Echo Ln	Rancho Mirage	BED: 4 BATH: 4/1 4,145 SF 0.46 AC LOT	\$4,950,000 \$383/mth	3
	71020 La Paz Rd	Rancho Mirage Tamarisk C.C.	BED: 3 BATH: 2/1 4,107 SF 0.46 AC LOT	\$4,295,000 Turnkey	8
	6 Bravo Ct*	Rancho Mirage	BED: 5 BATH: 5/1 4,800 SF 0.42 AC LOT	\$4,100,000 \$200/mth	153
	79 Royal St Georges Way	Rancho Mirage Mission Hills/Westgate	BED: 4 BATH: 4/2 6,125 SF 0.62 AC LOT	\$3,995,000 \$710/mth	114
	8 Strauss Ter	Rancho Mirage The Renaissance	BED: 5 BATH: 5/1 5,523 SF 1.48 AC LOT	\$3,965,000 \$959/mth	67
	40780 Thunderbird Rd	Rancho Mirage Thunderbird Heights	BED: 3 BATH: 3 3,472 SF 0.48 AC LOT	\$3,800,000 \$8,063/yr	22
	27 Clancy Lane Estates	Rancho Mirage Clancy Estates	BED: 5 BATH: 6/1 6,570 SF 1.33 AC LOT	\$3,695,000 \$600/mth	
	70750 Halper Lake Dr	Rancho Mirage Tamarisk C.C.	BED: 3 BATH: 3/1 4,715 SF 0.74 AC LOT	\$3,150,000	101
	70650 Frank Sinatra Dr	Rancho Mirage Tamarisk C.C.	BED: 4 BATH: 3 3,280 SF 0.44 AC LOT	\$3,100,000	31
	20 Churchill Ln	Rancho Mirage Morningside Country	BED: 4 BATH: 5 4,604 SF 0.22 AC LOT	\$2,900,000 \$1,450/mth	8

RANCHO MIRAGE

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ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
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HOMES SOLD IN FEBRUARY

	12133 Turnberry Dr**	Rancho Mirage Mission Hills/Fairway	BED: 5 BATH: 5/2 5,433 SF 0.48 AC LOT	\$2,825,000 \$470/mth	101
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BERMUDA DUNES



HOMES FOR SALE

ACTIVE LISTINGS -67%▼ 1
NEW LISTINGS -100%▼ 0
HIGHEST PRICE -34%▼ \$2,950,000

AVERAGE PRICE	-17%▼	\$2,950,000	\$2,950,000	▼-8%	MEDIAN PRICE
AVERAGE DOM	-60%▼	44	44	▼-33%	MEDIAN DOM
AVERAGE SF	-34%▼	4,800	4,800	▼-26%	MEDIAN SF
AVERAGE \$/SF	19%▲	\$615	\$615	▲34%	MEDIAN \$/SF
AVERAGE LOT	-5%▼	175,547	175,547	0%	MEDIAN LOT

HOMES IN ESCROW

HOMES IN ESCROW 1
NEW HOMES IN ESCROW 1
HIGHEST PRICE \$2,995,000

AVERAGE PRICE	\$2,995,000	\$2,995,000	MEDIAN PRICE
AVERAGE DOM	92	92	MEDIAN DOM
AVERAGE SF	6,510	6,510	MEDIAN SF
AVERAGE \$/SF	\$460	\$460	MEDIAN \$/SF
AVERAGE LOT	26,572	26,572	MEDIAN LOT

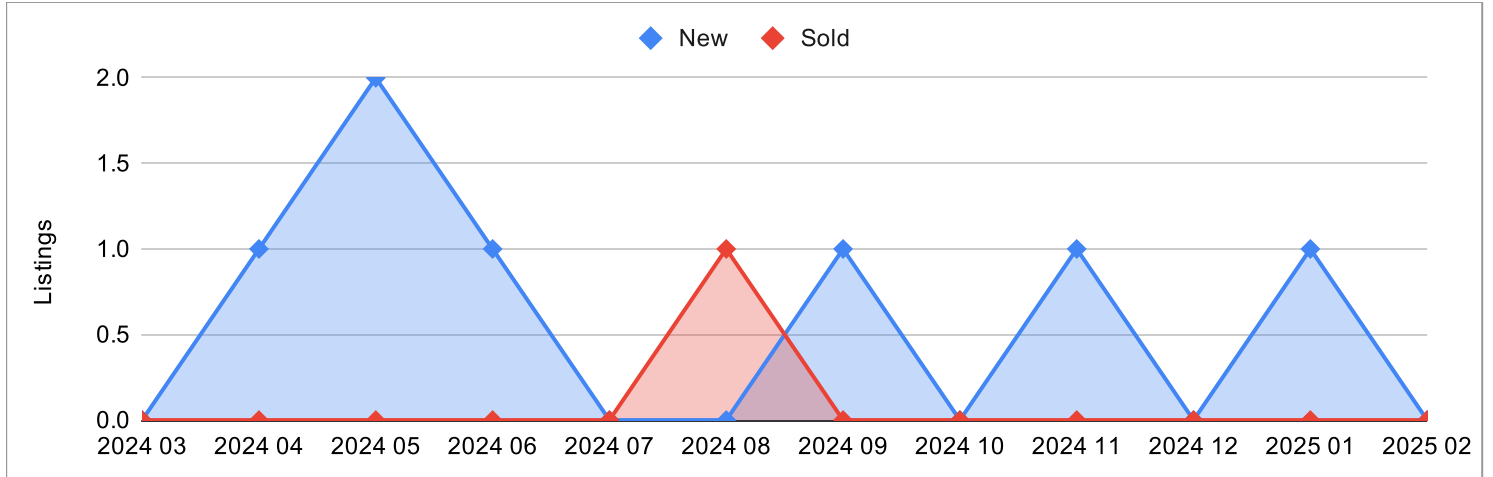
HOMES SOLD

NO HOMES SOLD

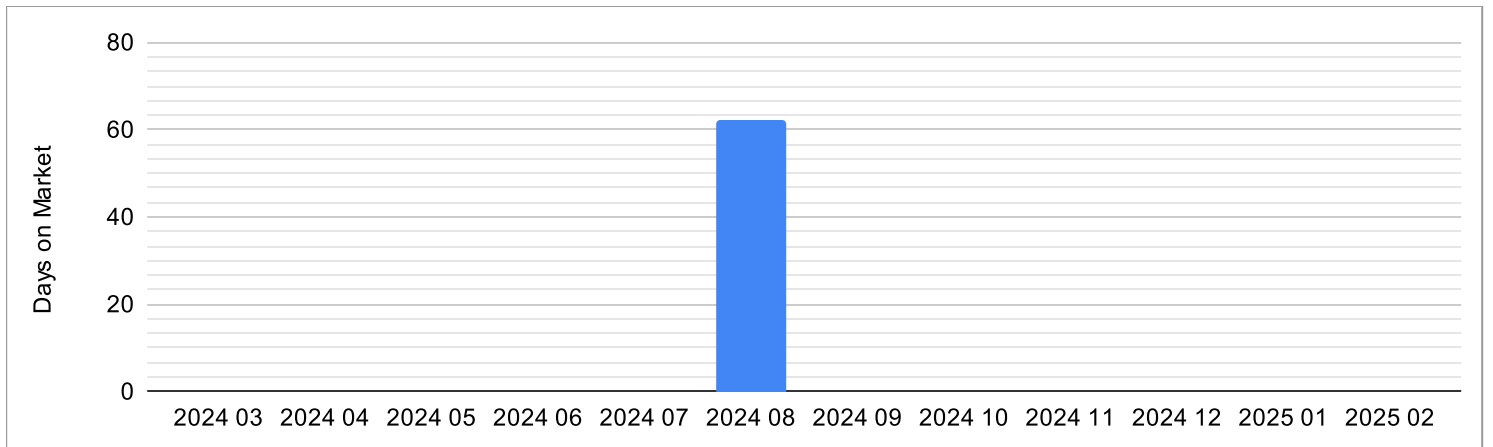
MARKET TREND

Luxury Homes (\$2.8M+) as of February 28, 2025

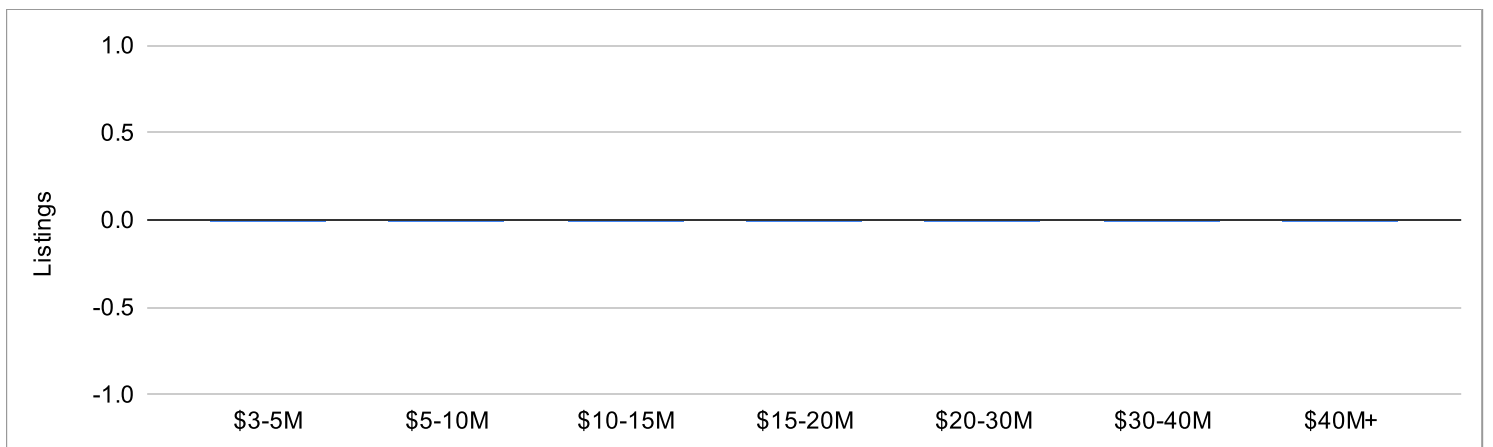
NEW LISTINGS AND HOMES SOLD



MEDIAN SOLD DAYS ON MARKET



ACTIVE LISTINGS BY PRICE



BERMUDA DUNES


* Listed by Compass
** Sold by Compass
** Listed & Sold by Compass

ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
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HOMES FOR SALE

	42605 Byron Pl	Bermuda Dunes	BED: 4 BATH: 5 4,800 SF 4.03 AC LOT	\$2,950,000	44
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HOMES IN ESCROW

	41490 Sparkey Way	Bermuda Dunes	BED: 6 BATH: 4/1 6,510 SF 0.61 AC LOT	\$2,995,000 Furnished	91
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HOMES SOLD IN FEBRUARY

No Homes Sold

INDIO



HOMES FOR SALE

ACTIVE LISTINGS 100%▲ 2
NEW LISTINGS 1
HIGHEST PRICE 0% \$3,999,725

AVERAGE PRICE	0%	\$3,994,863	\$3,994,863	0%	MEDIAN PRICE
AVERAGE DOM	-45%▼	286	286	▼-45%	MEDIAN DOM
AVERAGE SF	-2%▼	4,952	4,952	▼-2%	MEDIAN SF
AVERAGE \$/SF	2%▲	\$807	\$807	▲2%	MEDIAN \$/SF
AVERAGE LOT	-46%▼	199,723	199,723	▼-46%	MEDIAN LOT

HOMES IN ESCROW

NO HOMES IN ESCROW

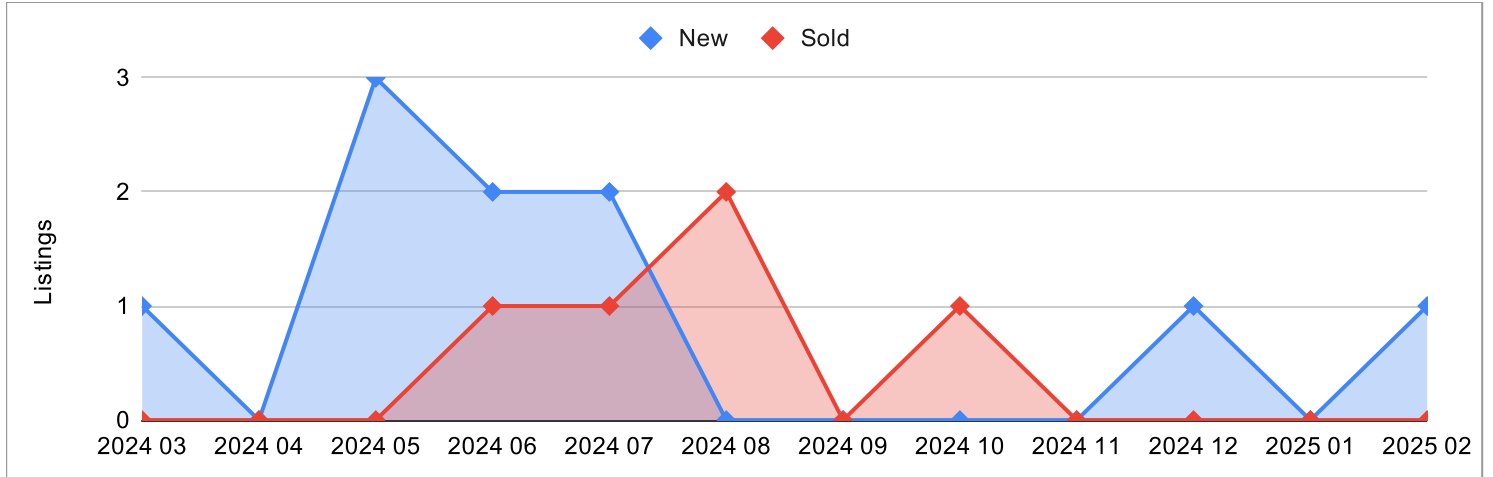
HOMES SOLD

NO HOMES SOLD

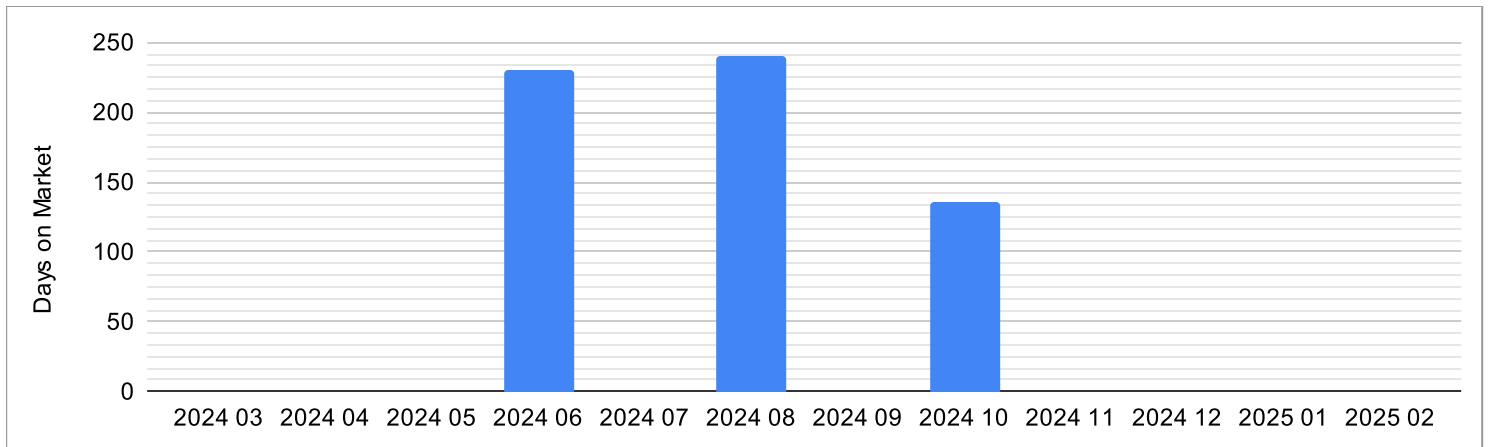
MARKET TREND

Luxury Homes (\$2.8M+) as of February 28, 2025

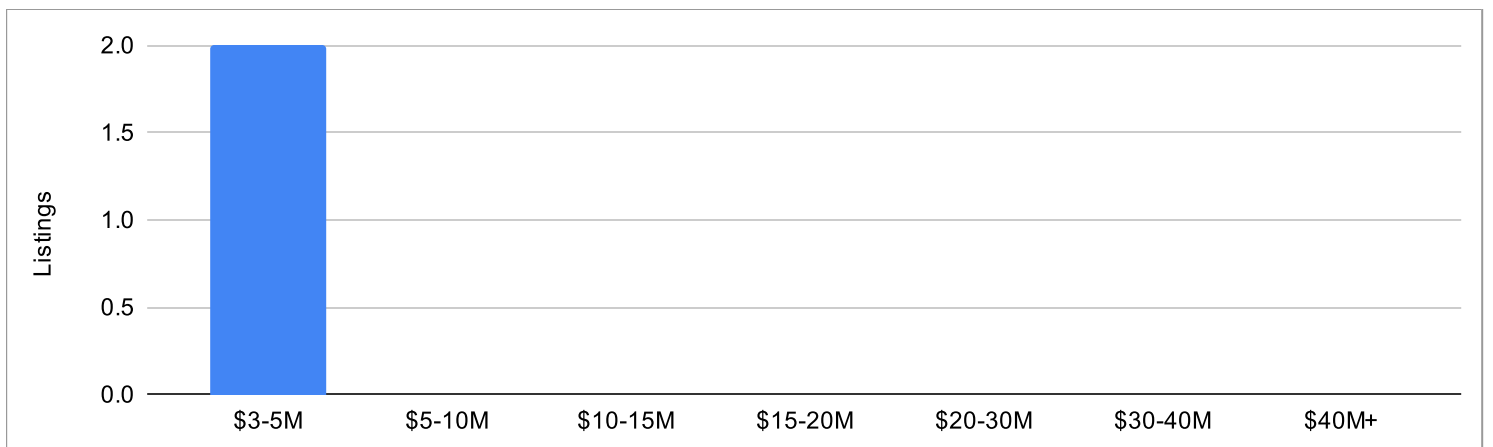
NEW LISTINGS AND HOMES SOLD



MEDIAN SOLD DAYS ON MARKET



ACTIVE LISTINGS BY PRICE





INDIO

* Listed by Compass
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ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
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HOMES FOR SALE

	83054 S Bay Dr	Indio Shadow Lake Estates	BED: 4 BATH: 3/1 4,867 SF 0.68 AC LOT	\$3,999,725 \$1,420/mth Partially	25
	82301 Avenue 50	Indio	BED: 6 BATH: 6/1 5,036 SF 8.49 AC LOT	\$3,990,000	547

HOMES IN ESCROW

No Homes In Escrow

HOMES SOLD IN FEBRUARY

No Homes Sold

MOUNTAIN CENTER



HOMES FOR SALE

ACTIVE LISTINGS	0%	2
NEW LISTINGS		1
HIGHEST PRICE	0%	\$4,500,000

AVERAGE PRICE	0%	\$4,249,250	\$4,249,250	0%	MEDIAN PRICE
AVERAGE DOM	-58%▼	111	111	▼-58%	MEDIAN DOM
AVERAGE SF	0%	6,067	6,067	0%	MEDIAN SF
AVERAGE \$/SF	0%	\$700	\$700	0%	MEDIAN \$/SF
AVERAGE LOT	0%	2,352,022	2,352,022	0%	MEDIAN LOT

HOMES IN ESCROW

NO HOMES IN ESCROW

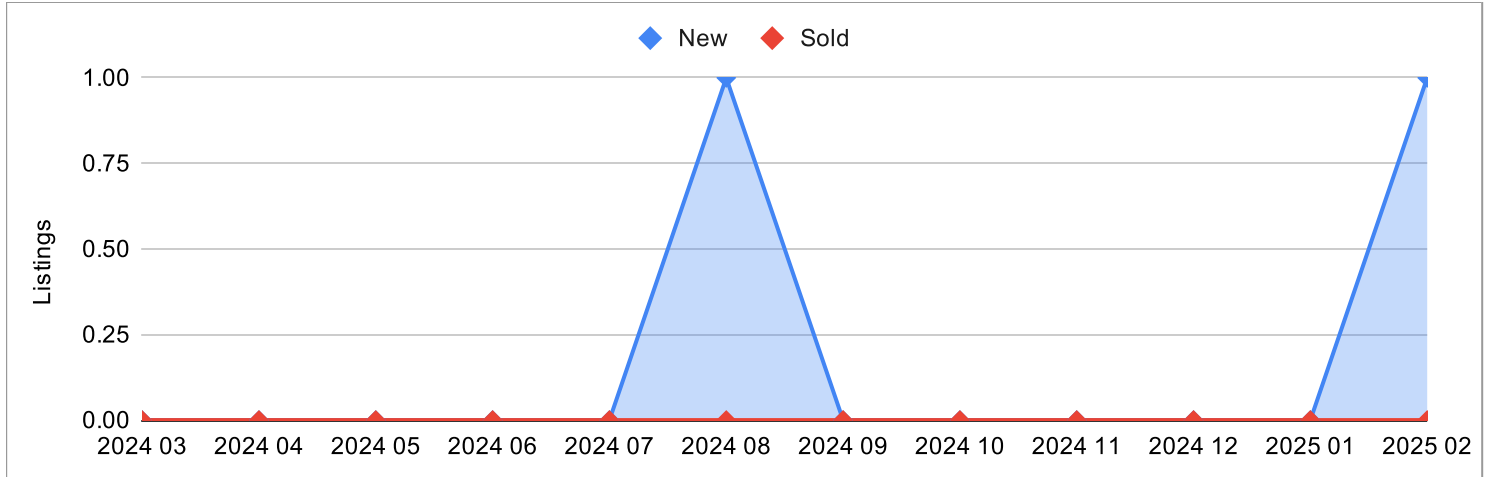
HOMES SOLD

NO HOMES SOLD

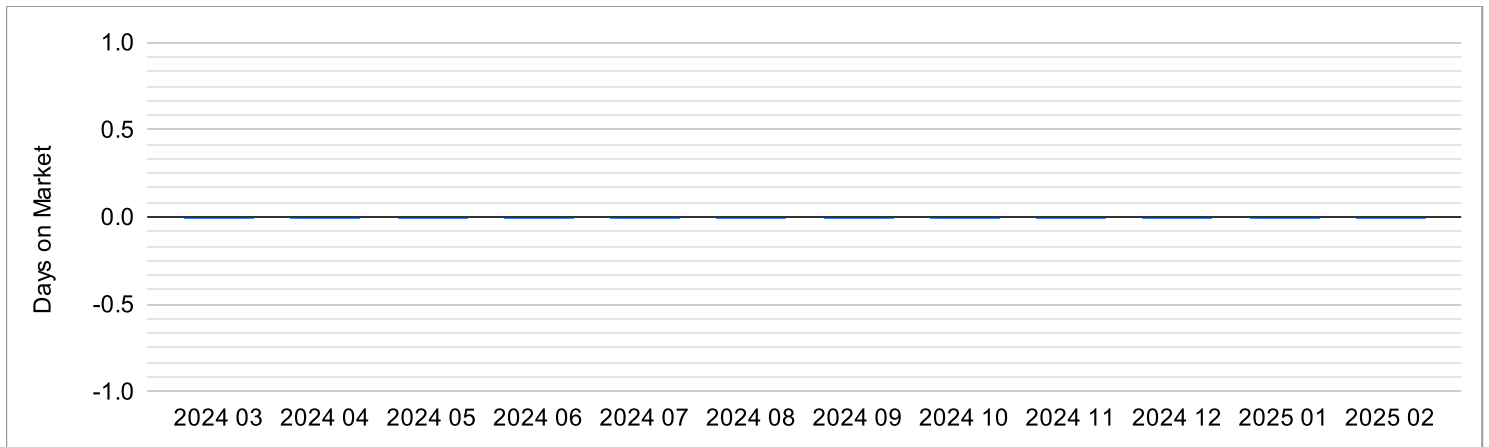
MARKET TREND

Luxury Homes (\$2.8M+) as of February 28, 2025

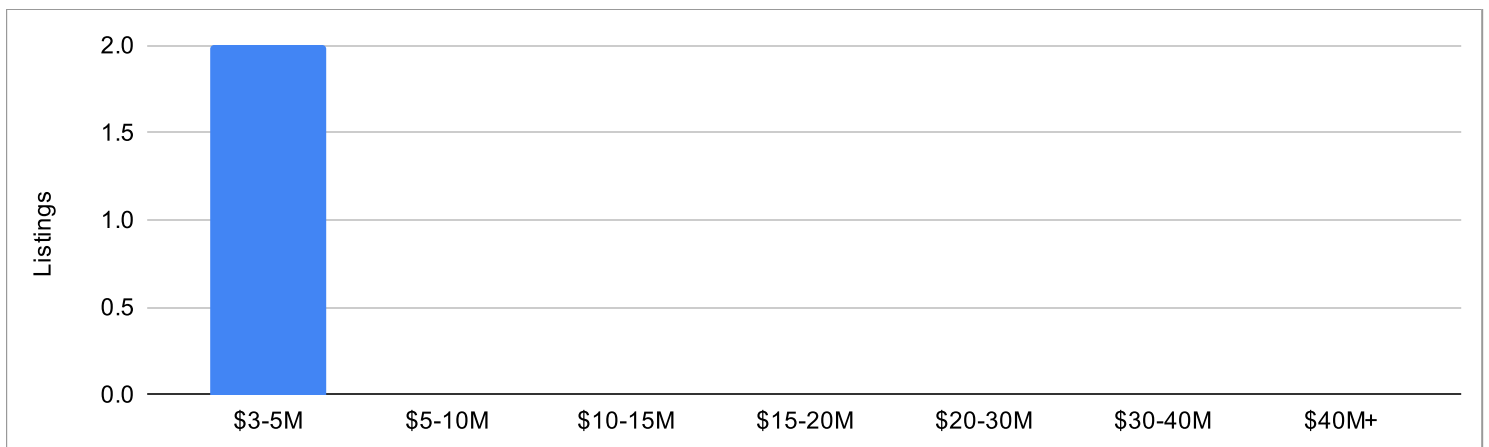
NEW LISTINGS AND HOMES SOLD



MEDIAN SOLD DAYS ON MARKET



ACTIVE LISTINGS BY PRICE





MOUNTAIN CENTER

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ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
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HOMES FOR SALE

 Frank Sinatra's Desert Hideaway	70300 San Lorenzo Rd	Mountain Center	BED: 9 BATH: 12/1 6,428 SF 7.50 AC LOT	\$4,500,000 \$1,980/yr	21
	29101 Bonita Vista Rd	Mountain Center	BED: 10 BATH: 7 5,705 SF 100.49 AC LOT	\$3,998,500	201

HOMES IN ESCROW

No Homes In Escrow

HOMES SOLD IN FEBRUARY

No Homes Sold

THERMAL



HOMES FOR SALE

ACTIVE LISTINGS 20%▲ 6
NEW LISTINGS -50%▼ 1
HIGHEST PRICE 0% \$17,900,000

AVERAGE PRICE	3%▲ \$7,555,833	\$6,247,500 ▲25%	MEDIAN PRICE
AVERAGE DOM	-30%▼ 436	72 ▼-9%	MEDIAN DOM
AVERAGE SF	10%▲ 8,736	8,322 ▲11%	MEDIAN SF
AVERAGE \$/SF	-3%▼ \$808	\$720 ▼-4%	MEDIAN \$/SF
AVERAGE LOT	-17%▼ 2,240,000	16,117 ▲16%	MEDIAN LOT

HOMES IN ESCROW

NO HOMES IN ESCROW

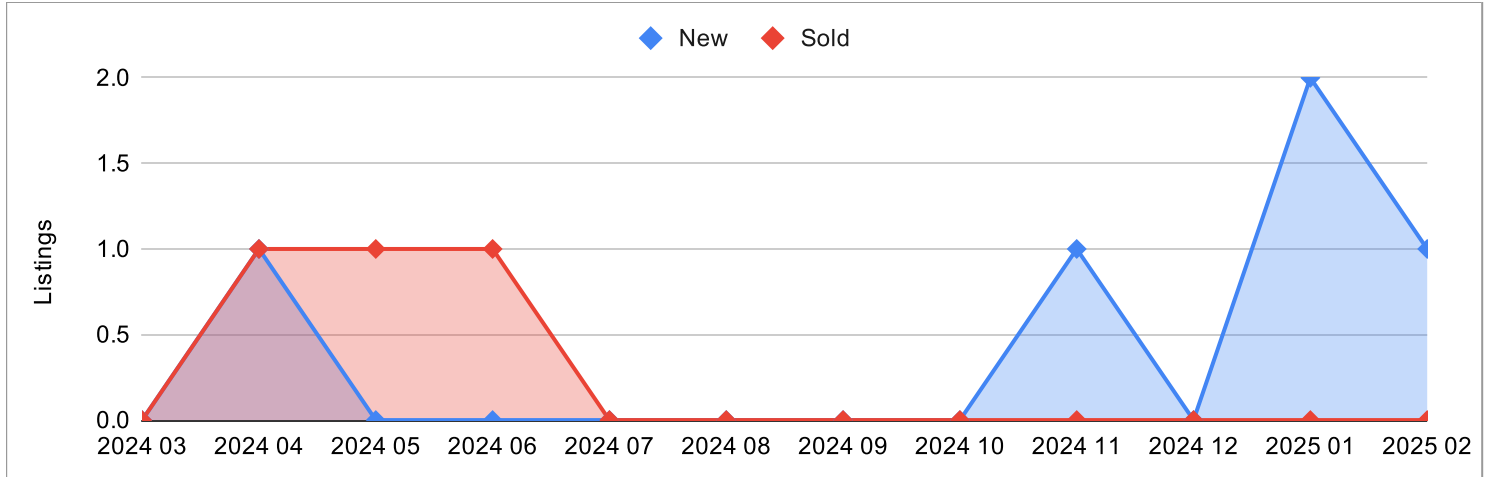
HOMES SOLD

NO HOMES SOLD

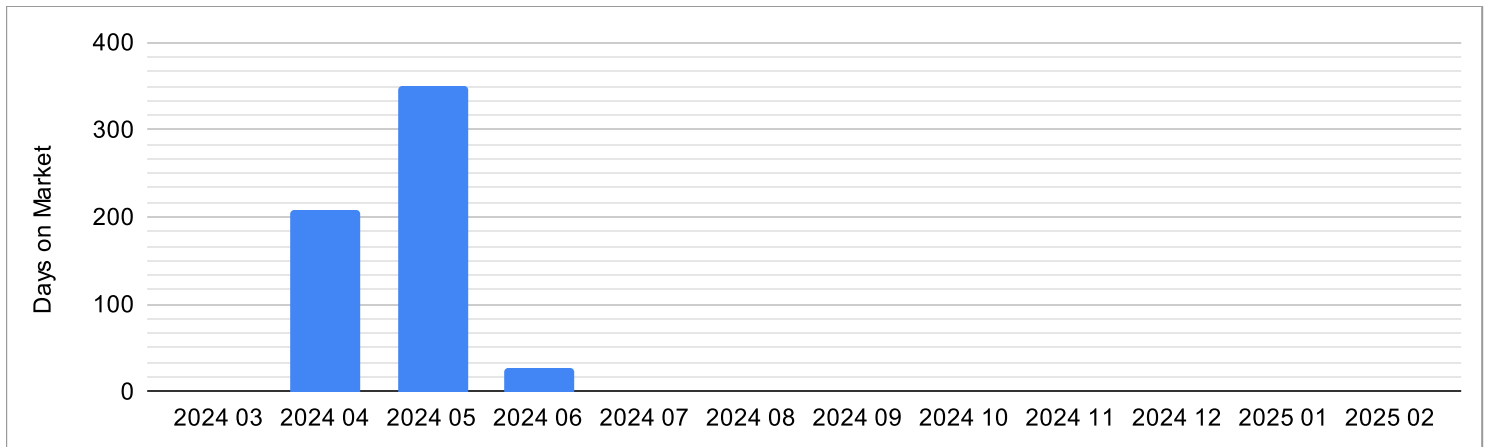
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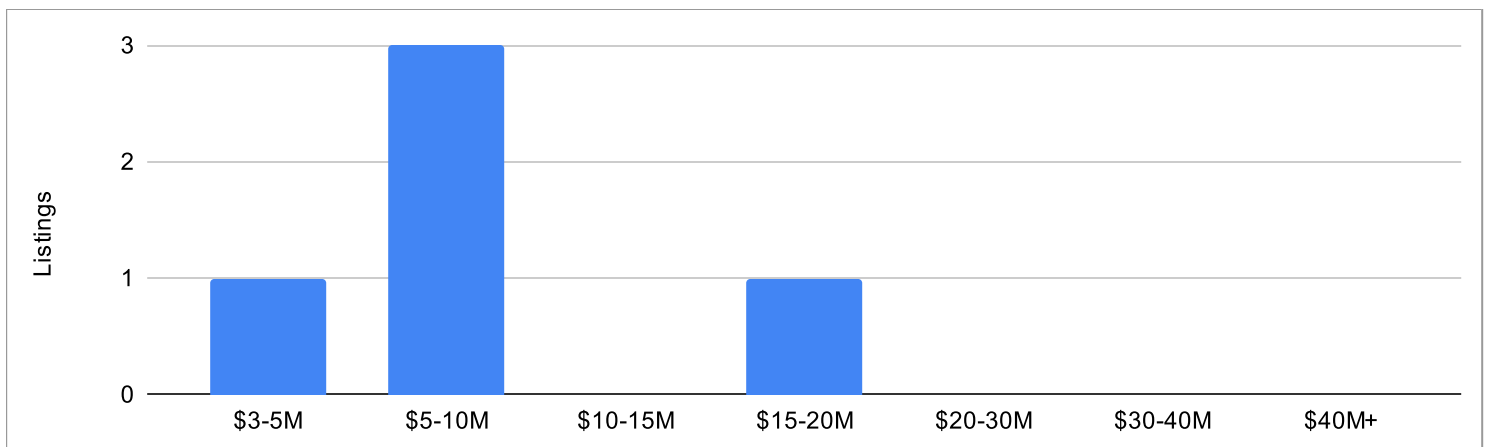
NEW LISTINGS AND HOMES SOLD



MEDIAN SOLD DAYS ON MARKET



ACTIVE LISTINGS BY PRICE



FEATURED LISTING



[82820 AVENUE 54](#)

THERMAL · VISTA SANTA ROSA

9 BED · 5 FULL + 1 HALF BATH

9,131 SF · 9.29 AC LOT

\$7,495,000







LISTING AGENT: VALERY NEUMAN

THERMAL

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 ** Sold by Compass
 ** Listed & Sold by Compass

ADDRESS	CITY SUBDIVISION	DETAILS	PRICE · FEES FURNISHED	DOM
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HOMES FOR SALE

	81755 62nd Ave	Thermal Vista Santa Rosa	BED: 11 BATH: 10/1 12,016 SF 298.15 AC LOT	\$17,900,000	1954
	61006 Watkins Glen Dr	Thermal	BED: 4 BATH: 4/2 12,665 SF 0.42 AC LOT	\$8,750,000 \$2,400/mth	1
	82820 Avenue 54*	Thermal Vista Santa Rosa	BED: 9 BATH: 5/1 9,131 SF 9.29 AC LOT	\$7,495,000	27
	86816 Rogers Way*	Thermal	BED: 2 BATH: 2 6,673 SF 0.17 AC LOT	\$5,000,000 \$2,400/mth	37
	61680 Fullerton Dr	Thermal	BED: 3 BATH: 3/1 7,513 SF 0.32 AC LOT	\$3,250,000 \$2,400/mth	491
	61993 Fullerton Dr, Unit A	Thermal	BED: 3 BATH: 4/1 4,415 SF 0.19 AC LOT	\$2,940,000 \$2,400/mth	107

HOMES IN ESCROW

No Homes In Escrow

HOMES SOLD IN FEBRUARY

No Homes Sold



48745 VISTA ESTRELLA, LA QUINTA · RANCHO LA QUINTA CC



COMPASS