



Joshua Tree

Sales Comparables - April 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Joshua Tree	61093 Prescott Trl	940	\$ 578.00	2	1	4/20/2026	\$ 543,500.00	18000	0.41	0588-392-12-0000
Joshua Tree	61948 Calle Las Sierras	936	\$ 304.00	3	1	4/24/2026	\$ 285,000.00	19325	0.44	0600-153-01-0000
Joshua Tree	63623 Two Mile Rd	1346	\$ 876.00	3	2	4/24/2026	\$ 1,180,000.00	40966	0.94	0604-211-39-0000
Joshua Tree	1120 Shangrila Ln	1255	\$ 252.00	2	1.75	4/30/2026	\$ 317,000.00	316681	7.27	0631-161-44-0000
Joshua Tree	62200 Skyline Dr	2733	\$ 402.00	3	1	4/13/2026	\$ 1,100,000.00	709592	16.29	0588-291-29-0000
Joshua Tree	7805 Elwood St	2092	\$ 812.00	4	2	4/27/2026	\$ 1,700,000.00	24000	0.55	0588-472-06-0000
Joshua Tree	4955 1st St E	391	\$ 767.00	1	1	4/1/2026	\$ 300,000.00	8015	0.18	0607-284-01-0000
Joshua Tree	61746 Melton Trl	1512	\$ 254.00	2	2	4/24/2026	\$ 385,000.00	20050	0.46	0588-442-04-0000
Joshua Tree	60250 Chesapeake Dr	1464	\$ 324.00	3	2	4/22/2026	\$ 475,000.00	10295	0.24	0601-621-34-0000
Joshua Tree	7201 Alturas Dr	1903	\$ 428.00	2	2	4/23/2026	\$ 815,000.00	95396	2.19	0603-171-16-0000
Joshua Tree	4135 Border Ave	1398	\$ 41.00	2	1	4/10/2026	\$ 58,500.00	73616	1.69	0605-201-28-0000
Joshua Tree	61375 Latham Trl	1050	\$ 395.00	1	1	4/16/2026	\$ 415,000.00	98881	2.27	0588-232-02-0000
Joshua Tree	4044 Polaris Ave	984	\$ 711.00	2	1	4/29/2026	\$ 700,000.00	108900	2.5	0599-361-31-0000
Joshua Tree	6738 Saddleback Rd	1124	\$ 693.00	2	1	4/2/2026	\$ 780,000.00	49527	1.137	0602-111-10-0000
Joshua Tree	60849 Duvall Dr	1488	\$ 325.00	3	2	4/6/2026	\$ 485,000.00	87555	2.01	0599-513-11-0000



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Total Sales:	15
Average Sales Price:	\$635,933.33
Average Square Feet:	1374