



Indian Wells

Sales Comparables - August 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Indian Wells	50100 Desert Arroyo Trl	4330	\$ 796.00	4	3.75	8/2/2023	\$ 3,450,000.00	13503	0.31	658-370-016
Indian Wells	42310 Via Vicchio	3724	\$ 933.00	4	3.75	8/3/2023	\$ 3,475,000.00	13068	0.3	634-560-009
Indian Wells	43163 Via Lucca	5469	\$ 745.00	4	3.75	8/4/2023	\$ 4,075,000.00	15681	0.36	634-310-006
Indian Wells	45635 Camino Del Rey	3544	\$ 705.00	2	3	8/8/2023	\$ 2,500,000.00	11761	0.27	633-221-001
Indian Wells	75230 Purple Hills Rd	2556	\$ 361.00	3	2.25	8/15/2023	\$ 925,000.00	11761	0.27	633-071-017
Indian Wells	45370 Cielito Dr	2114	\$ 430.00	3	2.25	8/23/2023	\$ 910,000.00	12632	0.29	633-501-028
Indian Wells	77350 Black Mountain Trl	3334	\$ 517.00	3	2.5	8/28/2023	\$ 1,725,000.00	12632	0.29	633-850-006
Indian Wells	44080 Mojave Ct	2942	\$ 288.00	3	2.75	8/30/2023	\$ 849,000.00	4791	0.11	625-400-042
Indian Wells	75176 Citadel Pl	3557	\$ 513.00	4	4.5	8/31/2023	\$ 1,825,000.00	10018	0.23	633-880-055

Total Sales:	9
Average Sales Price:	\$2,192,666.67
Average Square Feet:	3508