



Idyllwild
Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Idyllwild	52411 Double View Dr	4158	\$ 222.00	5	3.5	8/1/2025	\$ 927,000.00	20908	0.48	557-150-010
Idyllwild	25085 Fern Valley Rd	1779	\$ 364.00	3	2.25	8/1/2025	\$ 649,000.00	33105	0.76	564-203-004
Idyllwild	24938 Roble Dr	2844	\$ 430.00	3	2.25	8/1/2025	\$ 1,225,000.00	1102503	25.31	567-050-039
Idyllwild	24820 Upper Rim Rock Rd	1308	\$ 605.00	2	2.5	8/1/2025	\$ 792,000.00	11325	0.26	567-070-008
Idyllwild	54385 S Circle Dr	1100	\$ 395.00	2	1.5	8/6/2025	\$ 435,000.00	8276	0.19	565-102-019
Idyllwild	26540 Crestview Dr	1184	\$ 364.00	2	1	8/6/2025	\$ 432,000.00	7840	0.18	565-223-001
Idyllwild	25275 Palomar Rd	936	\$ 443.00	2	1	8/8/2025	\$ 415,000.00	15681	0.36	564-172-002
Idyllwild	26801 Canyon Dr	1024	\$ 349.00	2	1.75	8/11/2025	\$ 358,000.00	7405	0.17	561-093-010
Idyllwild	25625 Tahquitz Dr	2097	\$ 469.00	3	1.75	8/11/2025	\$ 985,000.00	36154	0.83	563-222-008
Idyllwild	55250 John Muir Rd	1404	\$ 302.00	4	1.5	8/13/2025	\$ 425,000.00	7405	0.17	564-163-009
Idyllwild	54220 Ridge Dr N	720	\$ 767.00	1	1	8/14/2025	\$ 552,500.00	28749	0.66	563-051-004
Idyllwild	25150 Cougar Rd	1336	\$ 557.00	3	2	8/15/2025	\$ 745,000.00	10018	0.23	564-051-010
Idyllwild	24981 Marino Ridge Dr	816	\$ 373.00	2	1.75	8/15/2025	\$ 305,000.00	9147	0.21	559-153-012
Idyllwild	23350 Highway 243					8/18/2025	\$ 515,000.00	11761	0.27	559-162-005
Idyllwild	54703 Pine Crest Ave	1527	\$ 330.00	2	1.75	8/18/2025	\$ 505,000.00	13503	0.31	563-265-001
Idyllwild	25585 Highway 243	1568	\$ 340.00	3	1.75	8/20/2025	\$ 534,500.00	18295	0.42	560-080-006
Idyllwild	52760 Pine Ridge Rd	480	\$ 791.00	2	1	8/22/2025	\$ 380,000.00	20473	0.47	559-194-009
Idyllwild	53224 Pina Vista Dr	336	\$ 446.00	1	1.75	8/26/2025	\$ 150,000.00	4791	0.11	559-085-027
Idyllwild	56450 Logan Creek Rd	384	\$ 617.00	1	1.75	8/28/2025	\$ 237,000.00	11325	0.26	559-081-018
Idyllwild	25177 Norwood Dr					8/28/2025	\$ 600,000.00	8712	0.2	559-271-086
Idyllwild	53635 Country Club Dr	1176	\$ 357.00	3	1.75	8/29/2025	\$ 420,000.00	9147	0.21	561-122-024
Idyllwild	24565 Fern Valley Rd	928	\$ 533.00	3	1.75	8/29/2025	\$ 495,000.00	9583	0.22	567-121-017
Idyllwild	53299 Forest Lake Dr	3026	\$ 247.00	4	5	8/29/2025	\$ 749,000.00	8276	0.19	560-102-020
Idyllwild	27450 Saunders Mdws	560	\$ 651.00	1	1.75	8/29/2025	\$ 365,000.00	15245	0.35	565-214-008
Idyllwild	24888 Walters Dr	2024	\$ 419.00	3	1.75	8/29/2025	\$ 850,000.00	35283	0.81	560-031-058



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<i>Total Sales:</i>	25
<i>Average Sales Price:</i>	\$561,840.00
<i>Average Square Feet:</i>	1422