



Joshua Tree

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Joshua Tree	63466 Single Tree Rd	923	\$ 444.00	2	1	8/5/2025	\$ 410,000.00	217800	5	0589-212-18-0000
Joshua Tree	65057 Venus St	1176	\$ 170.00	2	1	8/5/2025	\$ 200,000.00	108900	2.5	0632-231-16-0000
Joshua Tree	62087 Easterly Pl	1386	\$ 212.00	3	2	8/7/2025	\$ 295,000.00	9551	0.22	0603-061-22-0000
Joshua Tree	61461 El Reposo St	1274	\$ 317.00	3	1	8/7/2025	\$ 405,000.00	8280	0.19	0602-242-07-0000
Joshua Tree	62628 Turtle Rd	2125	\$ 296.00	3	2	8/7/2025	\$ 630,000.00	108900	2.5	0589-192-43-0000
Joshua Tree	2600 Sunny Vista Rd	1751	\$ 571.00	3	2	8/11/2025	\$ 1,000,000.00	95701	2.197	0599-501-11-0000
Joshua Tree	60390 Alta Mura Dr	1350	\$ 288.00	3	1	8/18/2025	\$ 389,000.00	18700	0.43	0601-484-06-0000
Joshua Tree	61276 La Brisa Dr	924	\$ 154.00	1	1	8/18/2025	\$ 143,000.00	108900	2.5	0631-331-37-0000
Joshua Tree	60683 La Mirada Trl	1651	\$ 190.00	3	2	8/18/2025	\$ 315,000.00	18007	0.41	0588-214-33-0000
Joshua Tree	7037 Calapooya Way	616	\$ 333.00	1	1	8/20/2025	\$ 205,500.00	21450	0.49	0607-061-19-0000
Joshua Tree	5177 Avenida Del Sol	2242	\$ 161.00	4	1	8/21/2025	\$ 362,500.00	108900	2.5	0600-231-33-0000
Joshua Tree	64873 Chollita Rd	1080	\$ 273.00	3	1	8/21/2025	\$ 295,000.00	22500	0.52	0607-122-09-0000
Joshua Tree	6029 Sunset Rd	768	\$ 455.00	2	1	8/21/2025	\$ 350,000.00	7360	0.17	0603-295-01-0000
Joshua Tree	61929 Petunia Dr	1040	\$ 216.00	3	2	8/28/2025	\$ 225,000.00	7475	0.17	0603-282-03-0000
Joshua Tree	7084 Mount Lassen Ave	2381	\$ 377.00	4	2	8/29/2025	\$ 899,000.00	49658	1.14	0608-021-14-0000



Lawyers Title

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<i>Total Sales:</i>	15
<i>Average Sales Price:</i>	\$408,266.67
<i>Average Square Feet:</i>	1379