



## Lucerne Valley

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Lucerne Valley	31560 Chrysolite Ave	600	\$ 400.00	1	1	8/11/2025	\$ 240,000.00	103237	2.37	0453-251-05-0000
Lucerne Valley	7717 Fairlane Rd	490	\$ 224.00	1	1	8/15/2025	\$ 110,000.00	108900	2.5	0449-641-16-0000
Lucerne Valley	Northside Rd					8/15/2025	\$ 27,000.00	435600	10	0452-341-01-0000
Lucerne Valley	35726 Cambria Rd	1256	\$ 516.00	2	1	8/19/2025	\$ 648,889.00	3484800	80	0452-121-18-0000
Lucerne Valley	32341 Sapphire Rd	1520	\$ 217.00	3	3	8/20/2025	\$ 330,000.00	28012	0.64	0450-263-11-0000
Lucerne Valley	35741 Old Woman Springs Rd	1281	\$ 286.00	3	2	8/21/2025	\$ 366,500.00	40554	0.93	0449-311-02-0000
Lucerne Valley	36749 Esaw Rd	1448	\$ 100.00	3	2	8/26/2025	\$ 145,000.00	192883	4.428	0452-151-69-0000
Lucerne Valley	32725 Spinel Rd	1216	\$ 242.00	3	2	8/28/2025	\$ 295,000.00	28125	0.65	0450-282-10-0000
Lucerne Valley	32222 Richard St	1032	\$ 247.00	1	1	8/29/2025	\$ 255,000.00	217800	5	0450-311-01-0000

<b>Total Sales:</b>	9
<b>Average Sales Price:</b>	\$268,598.78
<b>Average Square Feet:</b>	1105