



Indian Wells

Sales Comparables - February 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Indian Wells	76475 Via Chianti	3300	\$ 803.00	4	3.75	2/4/2025	\$ 2,650,000.00	11761	0.27	634-330-021
Indian Wells	45470 Camino Del Rey	3967	\$ 480.00	3	4	2/6/2025	\$ 1,905,000.00	12632	0.29	633-570-026
Indian Wells	46665 E Eldorado Dr	3885	\$ 1,101.00	2	2.5	2/6/2025	\$ 4,279,000.00	14810	0.34	623-231-004
Indian Wells	45758 Indian Wells Ln	1831	\$ 655.00	3	1.75	2/7/2025	\$ 1,200,000.00	6969	0.16	633-260-008
Indian Wells	76165 Osage Trl	2597	\$ 668.00	3	3	2/7/2025	\$ 1,735,000.00	12196	0.28	633-192-016
Indian Wells	75163 Pepperwood Dr	6330	\$ 682.00	4	4.5	2/7/2025	\$ 4,322,500.00	21780	0.5	623-340-001
Indian Wells	42580 Via Prato	2914	\$ 978.00	4	3.75	2/7/2025	\$ 2,850,000.00	12196	0.28	634-510-016
Indian Wells	42735 Via Orvieto	3300	\$ 842.00	4	3.75	2/10/2025	\$ 2,780,000.00	12632	0.29	634-440-035
Indian Wells	45567 Appian Way	3973	\$ 534.00	4	3.75	2/11/2025	\$ 2,125,000.00	15245	0.35	633-810-015
Indian Wells	74890 N Cove Dr	2936	\$ 354.00	3	3.5	2/13/2025	\$ 1,040,000.00	12196	0.28	625-541-019
Indian Wells	42615 Via Orvieto	4633	\$ 733.00	4	3.75	2/13/2025	\$ 3,400,000.00	14374	0.33	634-440-025
Indian Wells	76255 Via Chianti	4633	\$ 733.00	4	3.75	2/14/2025	\$ 3,400,000.00	12632	0.29	634-320-028
Indian Wells	43617 Via Orvieto	3300	\$ 1,000.00	4	3.75	2/14/2025	\$ 3,300,000.00	11761	0.27	634-400-004
Indian Wells	74857 S Cove Dr	4175	\$ 347.00	4	3.75	2/18/2025	\$ 1,450,000.00	12196	0.28	625-541-008
Indian Wells	45766 E Via Villaggio	3948	\$ 576.00	4	4	2/18/2025	\$ 2,275,000.00	12632	0.29	633-840-009
Indian Wells	76213 Via Volterra	4633	\$ 690.00	4	3.75	2/18/2025	\$ 3,200,000.00	13068	0.3	634-430-012
Indian Wells	43160 Via Siena	5384	\$ 1,021.00	4	3.75	2/19/2025	\$ 5,500,000.00	18730	0.43	634-370-018
Indian Wells	76331 Via Sovana	3682	\$ 1,052.00	4	3.75	2/24/2025	\$ 3,875,000.00	13068	0.3	634-580-009
Indian Wells	74535 Wren Dr	5863	\$ 460.00	4	5.25	2/25/2025	\$ 2,700,000.00	19602	0.45	625-450-008
Indian Wells	77495 Huntley Dr	2031	\$ 566.00	3	2.25	2/26/2025	\$ 1,150,000.00	9147	0.21	633-324-007
Indian Wells	75493 Stardust Ln	2317	\$ 420.00	3	1.75	2/26/2025	\$ 975,000.00	10454	0.24	633-042-037
Indian Wells	74190 Desert Rose Ln	4537	\$ 932.00	2	4.25	2/27/2025	\$ 4,230,000.00	21344	0.49	625-520-018
Indian Wells	45355 Taos Cv	3927	\$ 318.00	3	4.25	2/27/2025	\$ 1,250,000.00	12196	0.28	625-542-027



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Total Sales:	23
Average Sales Price:	\$2,677,891.30
Average Square Feet:	3830