



# Joshua Tree

## Sales Comparables - December 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Joshua Tree	60959 Prescott Trl	1610	\$ 170.00	2	1	12/2/2025	\$ 275,000.00	24660	0.57	0588-392-04-0000
Joshua Tree	8750 Desert Shadow Rd	1769	\$ 847.00	3	3	12/3/2025	\$ 1,500,000.00	376009	8.632	0589-183-21-0000
Joshua Tree	61562 Adobe Dr	900	\$ 394.00	2	1	12/4/2025	\$ 355,000.00	8400	0.19	0602-192-13-0000
Joshua Tree	60686 Belfair Dr	1488	\$ 306.00	3	2	12/4/2025	\$ 456,000.00	103237	2.37	0599-501-18-0000
Joshua Tree	61475 Onaga Trl	2142	\$ 490.00	4	2	12/4/2025	\$ 1,050,000.00	42932	0.99	0588-243-09-0000
Joshua Tree	6783 Easterly Dr	1308	\$ 329.00	2	1	12/5/2025	\$ 431,000.00	12825	0.29	0603-152-22-0000
Joshua Tree	277 Flamingo Ave	1076	\$ 396.00	2	1	12/8/2025	\$ 427,000.00	108900	2.5	0632-321-17-0000
Joshua Tree	66425 Foothill Dr	1597	\$ 479.00	2	1	12/8/2025	\$ 765,000.00	108900	2.5	0608-081-08-0000
Joshua Tree	61584 Pueblo Trl	1274	\$ 608.00	2	2	12/8/2025	\$ 775,000.00	49440	1.135	0588-232-26-0000
Joshua Tree	6979 White Feather Rd	1453	\$ 502.00	3	2	12/8/2025	\$ 730,000.00	66646	1.53	0604-071-22-0000
Joshua Tree	8775 Desert Shadow Rd	1840	\$ 307.00	3	2	12/11/2025	\$ 565,000.00	108900	2.5	0589-183-22-0000
Joshua Tree	6944 Saddleback Rd	1714	\$ 14.00	3	2	12/12/2025	\$ 24,000.00	47393	1.088	0602-071-13-0000
Joshua Tree	61073 Sandalwood Trl	1370	\$ 284.00	2	2	12/12/2025	\$ 390,000.00	20289	0.47	0588-391-21-0000
Joshua Tree	65055 Sun Mesa Rd	1560	\$ 583.00	3	2	12/12/2025	\$ 910,000.00	62290	1.43	0606-111-14-0000
Joshua Tree	61804 Oleander Dr	1314	\$ 125.00	2	1	12/15/2025	\$ 165,000.00	7150	0.16	0603-293-18-0000
Joshua Tree	60633 Pueblo Trl	1792	\$ 454.00	3	2	12/15/2025	\$ 815,000.00	99316	2.28	0588-201-04-0000
Joshua Tree	61730 Oleander Dr	1204	\$ 295.00	2	1	12/16/2025	\$ 356,000.00	7360	0.17	0603-296-16-0000
Joshua Tree	61118 Prescott Trl	2458	\$ 478.00	5	3	12/17/2025	\$ 1,175,000.00	21000	0.48	0588-421-21-0000
Joshua Tree	4574 Avenida Del Sol	1056	\$ 295.00	2	1	12/22/2025	\$ 312,000.00	19425	0.45	0600-161-05-0000
Joshua Tree	2837 Border Ave	1052	\$ 503.00	3	2	12/23/2025	\$ 530,000.00	152895	3.51	0605-311-35-0000
Joshua Tree	62932 Shifting Sands Trl	1258	\$ 274.00	2	1	12/23/2025	\$ 345,000.00	108900	2.5	0605-321-16-0000
Joshua Tree	6816 Saddleback Rd	960	\$ 588.00	3	1	12/26/2025	\$ 565,000.00	54450	1.25	0602-111-15-0000
Joshua Tree	4789 Avenida Del Sol	984	\$ 350.00	2	2	12/29/2025	\$ 345,000.00	19425	0.45	0600-172-07-0000
Joshua Tree	64172 Hollinger Rd	1270	\$ 466.00	2	2	12/30/2025	\$ 592,726.00	100623	2.31	0607-011-40-0000



**Lawyers Title**

## *Joshua Tree*

Sales Comparables - December 2025

<i>Total Sales:</i>	24
<i>Average Sales Price:</i>	\$577,238.58
<i>Average Square Feet:</i>	1435