



## Joshua Tree

Sales Comparables - February 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Joshua Tree	7070 White Feather Rd	696	\$ 768.00	2	0.75	2/16/2023	\$ 535,000.00	222156	5.1	0604-071-14-0000
Joshua Tree	62113 Dennis Ave	913	\$ 416.00	1	1	2/23/2023	\$ 380,000.00	53012	1.217	0600-251-01-0000
Joshua Tree	277 Flamingo Ave	1076	\$ 446.00	2	1	2/7/2023	\$ 480,000.00	108900	2.5	0632-321-17-0000
Joshua Tree	60231 Granada Dr	912	\$ 438.00	2	1	2/27/2023	\$ 400,000.00	18334	0.42	0601-464-07-0000
Joshua Tree	4650 Joshua Cove Dr	1500	\$ 406.00	2	1	2/6/2023	\$ 610,000.00	54450	1.25	0600-081-08-0000
Joshua Tree	63726 La Brisa Dr	1520	\$ 134.00	9	1	2/14/2023	\$ 205,000.00	108900	2.5	0632-071-20-0000
Joshua Tree	60468 Latham Trl	1468	\$ 357.00	2	1	2/16/2023	\$ 525,000.00	18444	0.42	0588-142-21-0000
Joshua Tree	6144 Morningside Rd	1564	\$ 74.00	2	1	2/7/2023	\$ 115,971.00	7200	0.17	0603-253-23-0000
Joshua Tree	61839 Oleander Dr	1092	\$ 238.00	3	1	2/10/2023	\$ 260,000.00	7475	0.17	0603-294-04-0000
Joshua Tree	5889 Rice Rd	780	\$ 298.00	2	1	2/15/2023	\$ 233,000.00	108900	2.5	0604-211-01-0000
Joshua Tree	62223 Sonora Rd	596	\$ 478.00	1	1	2/13/2023	\$ 285,000.00	96267	2.21	0631-291-03-0000
Joshua Tree	61521 Sunburst Dr	1026	\$ 287.00	3	1	2/21/2023	\$ 295,000.00	7440	0.17	0602-204-07-0000
Joshua Tree	62218 Crestview Dr	1533	\$ 65.00	3	2	2/21/2023	\$ 100,000.00	18080	0.42	0603-312-05-0000
Joshua Tree	61656 El Reposo St	1262	\$ 247.00	2	2	2/16/2023	\$ 312,000.00	8760	0.2	0602-263-15-0000
Joshua Tree	4741 Avenida Del Sol	1764	\$ 435.00	3	3	2/17/2023	\$ 769,000.00	19425	0.45	0600-172-10-0000



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<b>Total Sales:</b>	15
<b>Average Sales Price:</b>	\$366,998.07
<b>Average Square Feet:</b>	1180