



Indian Wells

Sales Comparables - February 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Indian Wells	74645 Desert Arroyo Trl	7211	\$621.00	4	4.25	2/3/2026	\$4,485,000.00	72745	1.67	658-120-009
Indian Wells	76238 Via Chianti	4097	\$634.00	4	3.75	2/3/2026	\$2,600,000.00	12632	0.29	634-320-008
Indian Wells	49482 Desert Barranca Trl	2498	\$895.00	3	3	2/4/2026	\$2,237,500.00	9583	0.22	658-370-003
Indian Wells	43052 Via Siena	9572	\$1,083.00	5	5.25	2/4/2026	\$10,375,000.00	31363	0.72	634-480-003
Indian Wells	45758 Indian Wells Ln	1831	\$573.00	3	1.75	2/6/2026	\$1,050,000.00	6969	0.16	633-260-008
Indian Wells	43677 Via Orvieto	3300	\$642.00	4	3.75	2/9/2026	\$2,120,000.00	11761	0.27	634-400-002
Indian Wells	75757 Via Stia	3300	\$990.00	4	3.75	2/11/2026	\$3,270,000.00	11761	0.27	634-550-001
Indian Wells	74716 Casandra Ct	2837	\$669.00	2	5.25	2/18/2026	\$1,900,000.00	2364	0.05	625-321-021
Indian Wells	46115 Garnet Ct	5132	\$1,802.00	3	4.25	2/24/2026	\$9,250,000.00	23086	0.53	623-222-020
Indian Wells	46428 War Bonnet Cir	2260	\$508.00	2	1.75	2/24/2026	\$1,150,000.00	9147	0.21	623-302-010
Indian Wells	75224 Citadel Pl	3159	\$645.00	3	3.25	2/26/2026	\$2,040,000.00	10890	0.25	633-880-020
Indian Wells	47215 Crystal Loop	3475	\$997.00	3	2.75	2/27/2026	\$3,465,000.00	19166	0.44	623-152-024

Total Sales:	12
Average Sales Price:	\$3,661,875.00
Average Square Feet:	4056

Deemed reliable but not guaranteed

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