



## Indian Wells

Sales Comparables - January 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Indian Wells	42645 Via Orvieto	5469	\$731.00	4	4	1/5/2026	\$4,000,000.00	14810	0.34	634-440-024
Indian Wells	44288 Mesquite Dr	2674	\$342.00	4	2.75	1/13/2026	\$915,000.00	9147	0.21	625-050-037
Indian Wells	74923 Jasmine Way	2333	\$351.00	4	2.75	1/15/2026	\$820,000.00	8712	0.2	625-570-002
Indian Wells	45725 Paradise Valley Rd	3487	\$609.00	4	3.25	1/15/2026	\$2,125,000.00	11761	0.27	633-081-011
Indian Wells	50078 Desert Arroyo Trl	3749	\$726.00	4	3.75	1/16/2026	\$2,723,500.00	13068	0.3	658-370-015
Indian Wells	45660 Camino Del Rey	3402	\$517.00	4	2.5	1/21/2026	\$1,760,500.00	11761	0.27	633-232-001
Indian Wells	76489 Via Chianti	3766	\$663.00	4	3.75	1/21/2026	\$2,500,000.00	11761	0.27	634-330-020
Indian Wells	75251 Pepperwood Dr	4332	\$1,315.00	3	4	1/23/2026	\$5,700,000.00	18295	0.42	623-360-014
Indian Wells	45534 Indian Wells Ln	2267	\$533.00	3	2.75	1/27/2026	\$1,210,000.00	6534	0.15	633-250-011
Indian Wells	76936 Comanche Ln	2909	\$410.00	3	2.25	1/28/2026	\$1,195,000.00	9147	0.21	633-740-044
Indian Wells	75700 Beryl Ln	6131	\$1,386.00	4	3.75	1/30/2026	\$8,500,000.00	26571	0.61	623-111-004
Indian Wells	76054 Via Saturnia	2590	\$772.00	3	3	1/30/2026	\$2,000,000.00	12196	0.28	634-450-001

<b>Total Sales:</b>	12
<b>Average Sales Price:</b>	\$2,787,416.67
<b>Average Square Feet:</b>	3592

Deemed reliable but not guaranteed

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