



Joshua Tree

Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Joshua Tree	7815 Outpost Rd	1731	\$ 545.00	2	1	7/1/2025	\$ 945,000.00	47916	1.1	0588-281-37-0000
Joshua Tree	61850 Alta Vista Dr	1559	\$ 275.00	3	2	7/2/2025	\$ 430,000.00	20000	0.46	0603-022-08-0000
Joshua Tree	65059 Cobalt Rd	1572	\$ 218.00	3	2	7/3/2025	\$ 343,500.00	93654	2.15	0607-343-04-0000
Joshua Tree	60186 Cielito Dr	1269	\$ 788.00	3	1	7/7/2025	\$ 1,000,000.00	102365	2.35	0599-472-09-0000
Joshua Tree	64752 Carot Rd	768	\$ 501.00	1	1	7/8/2025	\$ 385,000.00	108900	2.5	0632-272-25-0000
Joshua Tree	6847 Conejo Ave	1216	\$ 226.00	3	1	7/8/2025	\$ 275,000.00	7200	0.17	0602-201-09-0000
Joshua Tree	8830 Quail Springs Rd	1200	\$ 583.00	2	1	7/9/2025	\$ 700,000.00	113255	2.6	0589-182-16-0000
Joshua Tree	60358 La Mirada Trl	1680	\$ 226.00	3	2	7/10/2025	\$ 381,000.00	17600	0.4	0588-144-29-0000
Joshua Tree	4588 Avenida La Flora Desierta	1526	\$ 219.00	3	2	7/11/2025	\$ 335,000.00	19425	0.45	0600-152-16-0000
Joshua Tree	62853 Desert Trail Dr	994	\$ 115.00	1	1	7/11/2025	\$ 115,000.00	217800	5	0604-261-13-0000
Joshua Tree	6116 Panorama St	3036	\$ 139.00	3	3	7/15/2025	\$ 425,000.00	14400	0.33	0603-252-26-0000
Joshua Tree	61391 Alta Vista Dr	1066	\$ 267.00	3	1	7/16/2025	\$ 285,000.00	6400	0.15	0602-341-35-0000
Joshua Tree	61480 Alta Vista Dr	1532	\$ 195.00	3	2	7/16/2025	\$ 300,000.00	8280	0.19	0602-193-22-0000
Joshua Tree	65095 Giant Rock Rd	1176	\$ 92.00	2	2	7/16/2025	\$ 109,000.00	217800	5	0632-231-20-0000
Joshua Tree	61646 Capilla Dr	1199	\$ 191.00	2	1	7/22/2025	\$ 230,000.00	8640	0.2	0602-221-05-0000
Joshua Tree	7115 Alturas Dr	1491	\$ 264.00	2	1	7/25/2025	\$ 395,000.00	204731	4.7	0603-171-08-0000
Joshua Tree	61711 Morningside Rd	1040	\$ 278.00	3	1	7/28/2025	\$ 290,000.00	7200	0.17	0603-242-03-0000
Joshua Tree	6785 Saddleback Rd	1050	\$ 380.00	1	1	7/28/2025	\$ 399,000.00	54450	1.25	0602-101-01-0000
Joshua Tree	64515 Del Oro Rd	1110	\$ 180.00	1	1	7/29/2025	\$ 200,000.00	108900	2.5	0632-262-03-0000
Joshua Tree	61881 Joshua Trl	836	\$ 1,525.00	1	1	7/29/2025	\$ 1,275,000.00	86684	1.99	0589-111-29-0000
Joshua Tree	7215 Cascade Rd	2468	\$ 172.00	3	2	7/30/2025	\$ 425,000.00	46173	1.06	0608-024-12-0000
Joshua Tree	63576 Cobalt Rd	1616	\$ 649.00	3	2	7/30/2025	\$ 1,050,000.00	93654	2.15	0605-012-07-0000
Joshua Tree	2725 Foxy Flats Rd	900	\$ 366.00	1	1	7/30/2025	\$ 330,000.00	90082	2.068	0599-221-26-0000
Joshua Tree	64075 Rincon Rd	1787	\$ 529.00	4	1	7/30/2025	\$ 947,000.00	87120	2	0589-201-54-0000
Joshua Tree	61475 Alta Vista Dr	1365	\$ 278.00	2	1	7/31/2025	\$ 380,000.00	8400	0.19	0602-194-09-0000
Joshua Tree	63854 Orion Rd	784	\$ 301.00	1	1	7/31/2025	\$ 236,000.00	108900	2.5	0632-311-31-0000



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Total Sales:	26
Average Sales Price:	\$468,673.08
Average Square Feet:	1384