



Indian Wells

Sales Comparables - November 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Indian Wells	45414 Appian Way	3725	\$ 590.00	3	4	11/20/2023	\$ 2,200,000.00	17859	0.41	633-800-021
Indian Wells	45475 Club Dr	2447	\$ 439.00	3	2.75	11/1/2023	\$ 1,075,000.00	7405	0.17	633-250-041
Indian Wells	47160 Crystal Loop	2815	\$ 1,065.00	3	2.5	11/13/2023	\$ 3,000,000.00	6534	0.15	623-143-027
Indian Wells	74248 Desert Bajada Trl	5836	\$ 899.00	5	5.25	11/15/2023	\$ 5,250,000.00	20037	0.46	658-050-063
Indian Wells	75165 Hancock Pl	3229	\$ 595.00	4	4	11/1/2023	\$ 1,921,500.00	10018	0.23	633-880-069
Indian Wells	75195 Palisades Pl	2606	\$ 710.00	3	3.25	11/15/2023	\$ 1,851,500.00	10018	0.23	633-880-031
Indian Wells	75270 Skylark Trl	2484	\$ 700.00	2	2.75	11/20/2023	\$ 1,739,000.00	13503	0.31	633-062-011
Indian Wells	75297 Skylark Trl	2842	\$ 580.00	3	3	11/14/2023	\$ 1,650,000.00	12196	0.28	633-064-002
Indian Wells	76245 Via Saturnia	4963	\$ 916.00	4	3.75	11/6/2023	\$ 4,550,000.00	13068	0.3	634-460-023
Indian Wells	76331 Via Sovana	3682	\$ 1,000.00	4	3.75	11/9/2023	\$ 3,685,000.00	13068	0.3	634-580-009
Indian Wells	76373 Via Sovana	3682	\$ 1,000.00	4	3.75	11/16/2023	\$ 3,685,000.00	12632	0.29	634-580-012
Indian Wells	42190 Via Vicchio	3585	\$ 1,115.00	4	3.75	11/9/2023	\$ 3,999,000.00	12632	0.29	634-570-003
Indian Wells	76197 Via Volterra	4299	\$ 139.00	4	3.75	11/8/2023	\$ 600,000.00	13068	0.3	634-430-013

Total Sales:	13
Average Sales Price:	\$2,708,153.85
Average Square Feet:	3553