



## Joshua Tree

Sales Comparables - November 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Joshua Tree	61516 Valley View Dr	896	\$ 322.00	2	1	11/3/2025	\$ 289,000.00	8400	0.19	0602-233-05-0000
Joshua Tree	7716 Sunset Rd	1176	\$ 425.00	2	1	11/5/2025	\$ 500,000.00	72745	1.67	0588-281-10-0000
Joshua Tree	6737 Saddleback Rd	1196	\$ 591.00	2	2	11/7/2025	\$ 707,500.00	54450	1.25	0602-101-04-0000
Joshua Tree	62571 Desert Way	1620	\$ 246.00	3	2	11/10/2025	\$ 400,000.00	108900	2.5	0604-251-16-0000
Joshua Tree	4610 Sunkist Rd	1568	\$ 467.00	3	1	11/12/2025	\$ 732,500.00	130680	3	0606-042-07-0000
Joshua Tree	3175 Waverly Dr	2646	\$ 249.00	3	1	11/13/2025	\$ 660,000.00	104544	2.4	0599-171-46-0000
Joshua Tree	61185 Sandalwood Trl	1604	\$ 246.00	3	2	11/14/2025	\$ 395,000.00	20044	0.46	0588-421-06-0000
Joshua Tree	61947 Petunia Dr	1000	\$ 295.00	3	1	11/18/2025	\$ 295,000.00	7475	0.17	0603-282-05-0000
Joshua Tree	6655 Cascade Rd	1541	\$ 463.00	3	1	11/25/2025	\$ 715,000.00	45302	1.04	0608-013-06-0000

<b>Total Sales:</b>	9
<b>Average Sales Price:</b>	\$521,555.56
<b>Average Square Feet:</b>	1472