



Coachella

Sales Comparables - October 2025

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|-----------|------------------------|-------|----------------|-----|------|------------|---------------|-----------|--------|-------------|
| Coachella | 83868 Calle Moreno | 2824 | \$ 222.00 | 5 | 3 | 10/1/2025 | \$ 628,500.00 | 5227 | 0.12 | 779-620-023 |
| Coachella | 52335 Morgan Ave | 984 | \$ 198.00 | 3 | 1 | 10/1/2025 | \$ 195,000.00 | 6534 | 0.15 | 778-252-013 |
| Coachella | 84581 Via Hermosa | 846 | \$ 200.00 | 1 | 1 | 10/1/2025 | \$ 170,000.00 | 4356 | 0.1 | 603-411-018 |
| Coachella | 84086 Magnolia St | 1428 | \$ 315.00 | 4 | 1.75 | 10/2/2025 | \$ 450,000.00 | 6098 | 0.14 | 603-453-024 |
| Coachella | 49072 Pluma Verde Pl | 2520 | \$ 295.00 | 5 | 3 | 10/3/2025 | \$ 745,000.00 | 6534 | 0.15 | 612-590-020 |
| Coachella | 50298 Paseo Cadiz | 2363 | \$ 230.00 | 3 | 1.75 | 10/10/2025 | \$ 545,000.00 | 8276 | 0.19 | 768-020-022 |
| Coachella | 84449 Redondo Sur | 2121 | \$ 268.00 | 4 | 2.75 | 10/14/2025 | \$ 570,000.00 | 6969 | 0.16 | 603-572-010 |
| Coachella | 1250 4th St | 1200 | \$ 326.00 | 3 | 1 | 10/15/2025 | \$ 392,000.00 | 6098 | 0.14 | 778-071-004 |
| Coachella | 49636 Washington Ave | 1290 | \$ 172.00 | 3 | 2 | 10/16/2025 | \$ 222,500.00 | 6969 | 0.16 | 603-551-001 |
| Coachella | 84457 Raphael Way | 1893 | \$ 277.00 | 3 | 1.75 | 10/20/2025 | \$ 525,000.00 | 7405 | 0.17 | 768-040-041 |
| Coachella | 53956 Corte Del Roble | 1859 | \$ 277.00 | 4 | 2.75 | 10/21/2025 | \$ 515,000.00 | 3484 | 0.08 | 778-415-004 |
| Coachella | 49597 Redondo Este | 2121 | \$ 273.00 | 4 | 2.75 | 10/21/2025 | \$ 580,000.00 | 7840 | 0.18 | 603-570-029 |
| Coachella | 84448 Calle Rodriguez | | | | | 10/23/2025 | \$ 549,000.00 | 6594 | 0.15 | 768-500-028 |
| Coachella | 48596 Charlton Peak St | 2940 | \$ 185.00 | 5 | 3 | 10/27/2025 | \$ 545,000.00 | 6098 | 0.14 | 612-573-015 |
| Coachella | 86101 Corte Olivia | 1000 | \$ 400.00 | 3 | 1 | 10/31/2025 | \$ 400,000.00 | 7840 | 0.18 | 763-041-027 |



Coachella

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|-----------------------------|--------------|
| Total Sales: | 15 |
| Average Sales Price: | \$468,800.00 |
| Average Square Feet: | 1814 |