



Joshua Tree

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Joshua Tree	60815 Natoma Trl	1031	\$ 376.00	2	2	10/1/2025	\$ 388,000.00	18318	0.42	0588-212-36-0000
Joshua Tree	62358 Onaga Trl	1184	\$ 489.00	2	1	10/1/2025	\$ 580,000.00	243936	5.6	0588-301-40-0000
Joshua Tree	2654 Olympic Rd	748	\$ 481.00	2	1	10/3/2025	\$ 360,000.00	217800	5	0599-161-11-0000
Joshua Tree	61497 Valley View Dr	1280	\$ 207.00	3	1	10/3/2025	\$ 265,000.00	8400	0.19	0602-234-02-0000
Joshua Tree	61961 Aster Pl	852	\$ 288.00	2	1	10/10/2025	\$ 245,500.00	9516	0.22	0603-263-06-0000
Joshua Tree	63157 Cielito Dr	1497	\$ 420.00	3	2	10/14/2025	\$ 630,000.00	217800	5	0605-281-06-0000
Joshua Tree	62110 Hi View Rd	1426	\$ 245.00	1	1	10/14/2025	\$ 350,000.00	108900	2.5	0589-161-18-0000
Joshua Tree	1524 Mile Square Rd	1155	\$ 294.00	2	1	10/15/2025	\$ 340,000.00	108900	2.5	0632-211-30-0000
Joshua Tree	63011 Shifting Sands Trl	1248	\$ 641.00	3	1	10/17/2025	\$ 800,000.00	108900	2.5	0605-321-30-0000
Joshua Tree	63326 Sunny Sands Dr	864	\$ 560.00	2	1	10/17/2025	\$ 484,000.00	179902	4.13	0606-321-26-0000
Joshua Tree	4099 Dewey	780	\$ 511.00	1	1	10/20/2025	\$ 399,000.00	78843	1.81	0605-222-13-0000
Joshua Tree	60459 Granada Dr	1046	\$ 314.00	2	2	10/22/2025	\$ 329,000.00	22500	0.52	0601-473-09-0000
Joshua Tree	61480 Capilla Dr	1255	\$ 298.00	3	2	10/23/2025	\$ 375,000.00	18420	0.42	0602-231-10-0000
Joshua Tree	64033 Desert Trail Dr	828	\$ 948.00	2	1	10/24/2025	\$ 785,000.00	54450	1.25	0604-191-46-0000
Joshua Tree	5958 El Reposo St	1465	\$ 163.00	3	1	10/27/2025	\$ 240,000.00	7475	0.17	0603-292-09-0000
Joshua Tree	60532 La Mirada Trl	1200	\$ 335.00	3	1	10/28/2025	\$ 402,500.00	17871	0.41	0588-213-21-0000
Joshua Tree	61465 Latham Trl	1946	\$ 264.00	3	2	10/29/2025	\$ 515,000.00	49440	1.135	0588-232-38-0000
Joshua Tree	61539 Sunburst Dr	875	\$ 342.00	2	1	10/29/2025	\$ 300,000.00	7440	0.17	0602-204-09-0000
Joshua Tree	3961 Avenida Del Sol	1001	\$ 199.00	1	1	10/30/2025	\$ 200,000.00	217800	5	0599-351-02-0000
Joshua Tree	60566 Security Dr	1160	\$ 1,551.00	2	1.75	10/30/2025	\$ 1,800,000.00	101625	2.333	0601-311-22-0000



Lawyers Title

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<i>Total Sales:</i>	20
<i>Average Sales Price:</i>	\$489,400.00
<i>Average Square Feet:</i>	1142