



Idyllwild

Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Idyllwild	24873 Ponderosa Dr	1794	\$ 298.00	2	1.75	9/3/2025	\$ 535,000.00	21780	0.5	560-051-044
Idyllwild	25090 Fern Valley Rd	1983	\$ 254.00	3	1.5	9/4/2025	\$ 505,000.00	13068	0.3	564-221-007
Idyllwild	55220 Strong Dr	705	\$ 510.00	1	1.75	9/4/2025	\$ 360,000.00	9583	0.22	564-104-023
Idyllwild	25141 Cascade Dr	1289	\$ 341.00	2	1.75	9/8/2025	\$ 440,000.00	8712	0.2	560-051-013
Idyllwild	53845 Pine Crest Ave	2265	\$ 282.00	4	2.5	9/8/2025	\$ 640,000.00	20473	0.47	561-032-009
Idyllwild	52551 Pine Ridge Rd	1428	\$ 262.00	2	1.5	9/8/2025	\$ 375,000.00	26571	0.61	559-231-023
Idyllwild	52580 Sylvan Way	930	\$ 451.00	2	1	9/11/2025	\$ 420,000.00	11325	0.26	559-191-008
Idyllwild	25964 Hemstreet Pl	912	\$ 372.00	2	1	9/16/2025	\$ 340,000.00	7840	0.18	564-104-012
Idyllwild	52543 Double View Dr	1748	\$ 183.00	3	2	9/17/2025	\$ 320,000.00	19602	0.45	557-162-003
Idyllwild	52811 Pine Cove Rd	576	\$ 451.00	2	1.75	9/19/2025	\$ 260,000.00	10890	0.25	559-172-005
Idyllwild	52660 Sylvan Way	1012	\$ 335.00	2	1.5	9/23/2025	\$ 340,000.00	11761	0.27	559-192-004
Idyllwild	25402 Lodge Rd	1584	\$ 299.00	3	1.75	9/26/2025	\$ 475,000.00	7405	0.17	564-174-001
Idyllwild	23121 Oak Leaf Ln	1076	\$ 171.00	2	1	9/30/2025	\$ 185,000.00	11761	0.27	559-291-036
Idyllwild	25280 Scenic Dr	1152	\$ 412.00	2	2	9/30/2025	\$ 475,000.00	14810	0.34	560-090-011

Total Sales:	14
Average Sales Price:	\$405,000.00
Average Square Feet:	1318