



Lucerne Valley

Sales Comparables - September 2025

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|----------------|----------------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|------------------|
| Lucerne Valley | 10378 Willow Wells Ave | 1080 | \$ 237.00 | 4 | 1 | 9/2/2025 | \$ 257,000.00 | 43560 | 1 | 0451-342-59-0000 |
| Lucerne Valley | 35862 Rabbit Springs Rd | 1156 | \$ 308.00 | 2 | 1 | 9/5/2025 | \$ 357,000.00 | 435600 | 10 | 0449-013-23-0000 |
| Lucerne Valley | 31277 Sage St | 1368 | \$ 292.00 | 2 | 1 | 9/5/2025 | \$ 400,000.00 | 95832 | 2.2 | 0451-551-17-0000 |
| Lucerne Valley | 35741 Old Woman Springs Rd | 1281 | \$ 42.00 | 3 | 2 | 9/11/2025 | \$ 55,000.00 | 40554 | 0.93 | 0449-311-02-0000 |
| Lucerne Valley | 30875 Morningside St | 1668 | \$ 145.00 | 3 | 2 | 9/12/2025 | \$ 243,111.00 | 87991 | 2.02 | 0451-105-37-0000 |
| Lucerne Valley | 32676 Foothill Rd | 1759 | \$ 77.00 | 3 | 1 | 9/16/2025 | \$ 136,000.00 | 217800 | 5 | 0450-163-19-0000 |
| Lucerne Valley | 35793 Sage St | 1281 | \$ 273.00 | 3 | 2 | 9/24/2025 | \$ 350,000.00 | 50006 | 1.148 | 0449-312-04-0000 |
| Lucerne Valley | 31212 Squaw Bush Rd | 960 | \$ 482.00 | 1 | 1 | 9/24/2025 | \$ 463,000.00 | 3203446 | 73.541 | 0464-221-03-0000 |
| Lucerne Valley | 32673 Zircon Rd | 951 | \$ 223.00 | 2 | 1 | 9/25/2025 | \$ 213,000.00 | 28125 | 0.65 | 0450-272-08-0000 |

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| Total Sales: | 9 |
| Average Sales Price: | \$274,901.22 |
| Average Square Feet: | 1278 |