



Indian Wells

Sales Comparables - April 2023

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|--------------|---------------------------|-------|----------------|-----|------|-----------|------------------|-----------|--------|-------------|
| Indian Wells | 76335 Via Montelena | 2991 | \$ 451.00 | 3 | 3.25 | 4/3/2023 | \$ 1,350,000.00 | 10018 | 0.23 | 633-570-045 |
| Indian Wells | 74589 Palo Verde Dr | 3902 | \$ 807.00 | 2 | 3.25 | 4/4/2023 | \$ 3,150,000.00 | 11761 | 0.27 | 625-461-031 |
| Indian Wells | 50177 Hidden Valley Trl S | 2828 | \$ 760.00 | 3 | 3 | 4/10/2023 | \$ 2,150,000.00 | 12632 | 0.29 | 658-350-005 |
| Indian Wells | 76134 Via Arezzo | 2669 | \$ 868.00 | 3 | 3 | 4/11/2023 | \$ 2,317,500.00 | 14810 | 0.34 | 634-470-001 |
| Indian Wells | 76300 Fairway Dr | 3169 | \$ 631.00 | 3 | 3.25 | 4/14/2023 | \$ 2,000,000.00 | 10890 | 0.25 | 633-232-008 |
| Indian Wells | 77341 Box Ridge Pl | 3172 | \$ 472.00 | 4 | 4.25 | 4/17/2023 | \$ 1,500,000.00 | 14810 | 0.34 | 633-780-043 |
| Indian Wells | 76461 Via Chianti | 2850 | \$ 824.00 | 3 | 3 | 4/19/2023 | \$ 2,350,000.00 | 11761 | 0.27 | 634-330-022 |
| Indian Wells | 76063 Via Chianti | 5469 | \$ 641.00 | 4 | 3.75 | 4/20/2023 | \$ 3,510,000.00 | 14810 | 0.34 | 634-310-028 |
| Indian Wells | 75475 Desert Park Dr | 2558 | \$ 412.00 | 4 | 2.5 | 4/21/2023 | \$ 1,056,000.00 | 10018 | 0.23 | 633-064-015 |
| Indian Wells | 75465 Montecito Dr | 2924 | \$ 333.00 | 4 | 2.75 | 4/24/2023 | \$ 975,000.00 | 9147 | 0.21 | 633-041-011 |
| Indian Wells | 43139 Via Lucca | 4916 | \$ 7,267.00 | 4 | 3.75 | 4/24/2023 | \$ 35,728,000.00 | 15245 | 0.35 | 634-310-008 |
| Indian Wells | 43151 Via Lucca | 4916 | \$ 7,267.00 | 4 | 3.75 | 4/24/2023 | \$ 35,728,000.00 | 15245 | 0.35 | 634-310-007 |
| Indian Wells | 43152 Via Lucca | 4633 | \$ 7,711.00 | 4 | 3.75 | 4/24/2023 | \$ 35,728,000.00 | 13939 | 0.32 | 634-310-009 |
| Indian Wells | 43163 Via Lucca | 5469 | \$ 6,532.00 | 4 | 3.75 | 4/24/2023 | \$ 35,728,000.00 | 15681 | 0.36 | 634-310-006 |
| Indian Wells | 43164 Via Lucca | 4315 | \$ 8,279.00 | 4 | 3.75 | 4/24/2023 | \$ 35,728,000.00 | 13503 | 0.31 | 634-310-010 |
| Indian Wells | 43176 Via Lucca | 4299 | \$ 8,310.00 | 4 | 3.75 | 4/24/2023 | \$ 35,728,000.00 | 13503 | 0.31 | 634-310-011 |
| Indian Wells | 43187 Via Lucca | 5414 | \$ 6,599.00 | 4 | 3.75 | 4/24/2023 | \$ 35,728,000.00 | 15245 | 0.35 | 634-310-044 |
| Indian Wells | 43188 Via Lucca | 4097 | \$ 8,720.00 | 4 | 3.75 | 4/24/2023 | \$ 35,728,000.00 | 12196 | 0.28 | 634-310-012 |
| Indian Wells | 43199 Via Lucca | 5469 | \$ 6,532.00 | 4 | 3.75 | 4/24/2023 | \$ 35,728,000.00 | 15681 | 0.36 | 634-310-043 |
| Indian Wells | 43200 Via Lucca | 3766 | \$ 9,486.00 | 4 | 3.75 | 4/24/2023 | \$ 35,728,000.00 | 12632 | 0.29 | 634-310-013 |
| Indian Wells | 43212 Via Lucca | | | 4 | 3.75 | 4/24/2023 | \$ 35,728,000.00 | 12632 | 0.29 | 634-310-014 |
| Indian Wells | 43224 Via Lucca | 2590 | \$ 13,794.00 | 3 | 3 | 4/24/2023 | \$ 35,728,000.00 | 15245 | 0.35 | 634-310-015 |
| Indian Wells | 75593 Camino De Paco | 4476 | \$ 385.00 | 3 | 4 | 4/26/2023 | \$ 1,725,000.00 | 12196 | 0.28 | 633-640-008 |



Indian Wells
Sales Comparables - April 2023

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|-----------------------------|------------------------|
| Total Sales: | 23 |
| Average Sales Price: | \$19,600,847.83 |
| Average Square Feet: | 3950 |