



Joshua Tree

Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Joshua Tree	8520 Purple Sage Rd	1204	\$ 1,328.00	1		5/18/2026	\$ 1,600,000.00	89559	2.056	0589-183-04-0000
Joshua Tree	62044 Valley View Cir	980	\$ 280.00	2	2	5/12/2026	\$ 275,000.00	6750	0.15	0603-132-13-0000
Joshua Tree	6942 Sunnyhill Rd	1350	\$ 351.00	3	2	5/29/2026	\$ 475,000.00	54450	1.25	0602-081-06-0000
Joshua Tree	3663 Olympic Rd	2582	\$ 348.00	3	2	5/21/2026	\$ 899,000.00	175111	4.02	0599-181-35-0000
Joshua Tree	5517 Bartlett Mountain Rd	975	\$ 526.00	1	1	5/1/2026	\$ 513,000.00	217800	5	0601-291-01-0000
Joshua Tree	60523 Los Coyotes Dr	560	\$ 669.00	1	1	5/1/2026	\$ 375,000.00	108900	2.5	0601-301-20-0000
Joshua Tree	6773 San Angelo Ave	1500	\$ 256.00	2	2	5/6/2026	\$ 385,000.00	21424	0.49	0601-432-16-0000
Joshua Tree	62060 Valley View Cir	600	\$ 565.00	1	1	5/6/2026	\$ 339,000.00	6750	0.15	0603-132-11-0000
Joshua Tree	63434 Two Mile Rd	1388	\$ 273.00	3	1	5/15/2026	\$ 379,000.00	108900	2.5	0605-013-04-0000
Joshua Tree	60323 La Mirada Trl	2276	\$ 527.00	5	3	5/21/2026	\$ 1,200,000.00	18040	0.41	0588-145-10-0000
Joshua Tree	62420 Canterbury St	1213	\$ 519.00	2	1	5/19/2026	\$ 630,000.00	196020	4.5	0599-331-22-0000
Joshua Tree	8173 Fleur Dr	1700	\$ 452.00	2	2	5/29/2026	\$ 770,000.00	217800	5	0589-131-06-0000
Joshua Tree	60473 Starlight St	900	\$ 416.00	2	1	5/6/2026	\$ 375,000.00	217800	5	0631-131-22-0000
Joshua Tree	1040 Jackalope Rd	784	\$ 420.00	2	1	5/29/2026	\$ 330,000.00	217800	5	0632-292-08-0000
Joshua Tree	60633 Melton Trl	1958	\$ 295.00	2	1	5/5/2026	\$ 578,000.00	101494	2.33	0588-202-04-0000
Joshua Tree	2724 Stonehill Ave	1344	\$ 348.00	3	2	5/22/2026	\$ 469,000.00	91040	2.09	0599-393-05-0000
Joshua Tree	62111 Crestview Rd	1483	\$ 259.00	2	2	5/19/2026	\$ 385,000.00	18415	0.42	0603-311-01-0000
Joshua Tree	61029 Navajo Trl	1260	\$ 357.00	2	2	5/1/2026	\$ 450,000.00	18000	0.41	0588-402-21-0000
Joshua Tree	61526 Pueblo Trl	1196	\$ 632.00	2	1	5/11/2026	\$ 757,000.00	49440	1.135	0588-232-22-0000
Joshua Tree	7117 Bonita Ave	1456	\$ 274.00	3	2	5/18/2026	\$ 399,000.00	110206	2.53	0607-021-44-0000
Joshua Tree	61191 Wilson Ter	1884	\$ 246.00	4	2	5/27/2026	\$ 465,000.00	54450	1.25	0602-291-21-0000
Joshua Tree	4762 Avenida Del Sol	1144	\$ 337.00	2	2	5/12/2026	\$ 386,000.00	19425	0.45	0600-171-04-0000
Joshua Tree	65125 Saturn St	792	\$ 310.00	1	1	5/21/2026	\$ 246,000.00	108900	2.5	0632-231-21-0000
Joshua Tree	64974 Tonto Dr	1344	\$ 247.00	3	2	5/7/2026	\$ 332,000.00	9449	0.22	0607-273-13-0000
Joshua Tree	63720 Pluto Rd	860	\$ 266.00	1	1	5/6/2026	\$ 229,000.00	108900	2.5	0632-322-24-0000



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Total Sales:	25
Average Sales Price:	\$529,640.00
Average Square Feet:	1309