



## Joshua Tree

Sales Comparables - February 2018

| City        | Address               | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price   | Lot Sq Ft | Lot Ac | APN         |
|-------------|-----------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Joshua Tree | 2420 Polaris Ave      | 1288  | \$ 100.00      | 2   | 1    | 2/6/2018  | \$ 129,000.00 | 99970     | 2.295  | 0631-143-17 |
| Joshua Tree | 5193 Sunburst St      | 1512  | \$ 109.00      | 3   | 1    | 2/6/2018  | \$ 165,000.00 | 54450     | 1.25   | 0600-221-03 |
| Joshua Tree | 62025 Aberdeen Dr     | 1579  | \$ 123.00      | 3   | 2    | 2/8/2018  | \$ 195,000.00 | 217800    | 5      | 0599-301-09 |
| Joshua Tree | 1125 Sun Ray Dr       | 400   | \$ 346.00      | 1   | 1    | 2/12/2018 | \$ 138,500.00 | 217800    | 5      | 0632-262-14 |
| Joshua Tree | 62126 Desert Air Rd   | 1238  | \$ 125.00      | 3   | 2    | 2/13/2018 | \$ 155,000.00 | 6665      | 0.15   | 0603-143-16 |
| Joshua Tree | 7393 Sunset Rd        | 1544  | \$ 140.00      | 3   | 2    | 2/13/2018 | \$ 217,000.00 | 33524     | 0.77   | 0588-431-17 |
| Joshua Tree | 62476 Hacienda Dr     | 2595  | \$ 153.00      | 4   | 2    | 2/15/2018 | \$ 398,000.00 | 108900    | 2.5    | 0600-261-28 |
| Joshua Tree | 62923 Gold Nugget Rd  | 1154  | \$ 129.00      | 4   | 1    | 2/16/2018 | \$ 150,000.00 | 108900    | 2.5    | 0604-281-11 |
| Joshua Tree | 7170 Mount Shasta Ave | 1392  | \$ 199.00      | 3   | 2    | 2/21/2018 | \$ 278,000.00 | 47916     | 1.1    | 0608-023-02 |
| Joshua Tree | 4848 Sunfair Rd       | 436   | \$ 114.00      |     | 1    | 2/21/2018 | \$ 50,000.00  | 22216     | 0.51   | 0606-023-17 |
| Joshua Tree | 63922 29 Palms Hwy    | 929   | \$ 75.00       |     |      | 2/27/2018 | \$ 70,000.00  | 163350    | 3.75   | 0604-151-45 |
| Joshua Tree | 61742 Alta Mura Dr    | 1566  | \$ 80.00       | 2   | 1    | 2/27/2018 | \$ 126,000.00 | 18900     | 0.43   | 0603-024-10 |
| Joshua Tree | 61887 Grand View Cir  | 750   | \$ 145.00      | 2   | 1    | 2/27/2018 | \$ 109,000.00 | 15960     | 0.37   | 0603-081-18 |
| Joshua Tree | 7117 Juniper Rd       | 2045  | \$ 178.00      | 4   | 2    | 2/27/2018 | \$ 365,000.00 | 54450     | 1.25   | 0602-031-12 |
| Joshua Tree | 63328 Walpi Dr        | 800   | \$ 200.00      | 1   | 1    | 2/27/2018 | \$ 160,000.00 | 39960     | 0.92   | 0605-081-13 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 15           |
| <b>Average Sales Price:</b> | \$180,366.67 |
| <b>Average Square Feet:</b> | 1282         |