



Indian Wells

Sales Comparables - January 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Indian Wells	45701 E Via Villaggio	3675	\$563.00	4	4	1/2/2024	\$2,070,000.00	18730	0.43	633-840-017
Indian Wells	74597 Palo Verde Dr	3723	\$1,148.00	2	3.25	1/3/2024	\$4,275,000.00	12196	0.28	625-470-042
Indian Wells	75356 Montecito Dr	2581	\$420.00	3	2.75	1/4/2024	\$1,085,000.00	11325	0.26	633-042-011
Indian Wells	44350 Elkhorn Trl	1988	\$330.00	3	2.75	1/8/2024	\$658,000.00	8276	0.19	633-323-016
Indian Wells	76450 Via Uzzano	3766	\$650.00	4	3.75	1/8/2024	\$2,450,000.00	13939	0.32	634-420-008
Indian Wells	77185 Delgado Dr	4420	\$441.00	4	3.5	1/10/2024	\$1,950,000.00	19602	0.45	633-521-007
Indian Wells	45700 Indian Canyon Rd	3105	\$523.00	3	3	1/11/2024	\$1,625,000.00	15245	0.35	633-850-004
Indian Wells	76369 Via Chianti	4995	\$975.00	5	4.5	1/12/2024	\$4,875,000.00	18295	0.42	634-330-032
Indian Wells	43212 Via Lucca			4	3.75	1/16/2024	\$2,610,000.00	12632	0.29	634-310-014
Indian Wells	47865 Vintage Dr E	9854	\$456.00	3	5.5	1/16/2024	\$4,500,000.00	22651	0.52	623-450-011
Indian Wells	74119 Desert Tenaja Trl	2559	\$752.00	3	3	1/23/2024	\$1,925,000.00	11325	0.26	658-061-033
Indian Wells	46645 Quail Run Dr	4190	\$560.00	3	3	1/26/2024	\$2,350,000.00	12196	0.28	623-390-014
Indian Wells	74295 Desert Tenaja Trl	3068	\$774.00	3	3	1/29/2024	\$2,375,000.00	12632	0.29	658-061-026
Indian Wells	75211 Palisades Pl	2697	\$539.00	3	3.25	1/30/2024	\$1,455,000.00	10018	0.23	633-880-032
Indian Wells	77702 N Via Villaggio	3087	\$761.00	3	3.25	1/30/2024	\$2,350,000.00	12196	0.28	633-830-005
Indian Wells	45368 Espinazo St	4340	\$391.00	4	4.25	1/31/2024	\$1,700,000.00	15245	0.35	633-790-014



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<i>Total Sales:</i>	16
<i>Average Sales Price:</i>	\$2,390,812.50
<i>Average Square Feet:</i>	3870