



Phelan

Sales Comparables - April 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	9589 Conicera Ct	1620	\$ 253.00	3	2	4/27/2026	\$ 410,000.00	4800	0.11	3066-281-44-0000
Phelan	8325 Johnson Rd	2218	\$ 243.00	3	2	4/6/2026	\$ 540,000.00	145490	3.34	3037-181-24-0000
Phelan	10088 Beekley Rd	1792	\$ 256.00	3	2	4/2/2026	\$ 459,000.00	86248	1.98	3067-461-14-0000
Phelan	6581 Bartlett Dr	2213	\$ 356.00	3	2	4/9/2026	\$ 789,000.00	68389	1.57	3065-181-15-0000
Phelan	8529 Nielson Rd	1710	\$ 350.00	2	2	4/20/2026	\$ 600,000.00	180774	4.15	3065-551-13-0000
Phelan	5971 Brawley Rd	1470	\$ 298.00	3	2	4/14/2026	\$ 439,000.00	108900	2.5	3066-611-25-0000
Phelan	4265 Camellia Rd	1808	\$ 246.00	4	2	4/17/2026	\$ 445,000.00	38821	0.89	3101-381-31-0000
Phelan	11077 Valle Vista Rd	2709	\$ 223.00	3	2.5	4/17/2026	\$ 605,000.00	209088	4.8	3069-281-01-0000
Phelan	9550 Riggins Rd	1961	\$ 244.00	4	2	4/14/2026	\$ 479,000.00	18000	0.41	3066-281-08-0000
Phelan	2425 Tokay Rd	3026	\$ 211.00	4	3	4/1/2026	\$ 640,000.00	100188	2.3	3099-521-16-0000
Phelan	9177 Taylor Way	2504	\$ 339.00	4	2	4/16/2026	\$ 850,000.00	97138	2.23	3038-581-21-0000
Phelan	7677 Mono Rd	3521	\$ 143.00	4	3	4/29/2026	\$ 505,000.00	84593	1.942	3070-261-09-0000
Phelan	6895 Coyote Rd	2000	\$ 260.00	3	2	4/13/2026	\$ 521,000.00	108900	2.5	3070-201-17-0000
Phelan	6906 Phelan Rd # A-B	1380	\$ 278.00	3	2	4/3/2026	\$ 385,000.00	189224	4.344	3065-081-15-0000
Phelan	5635 Hollister Rd	3027	\$ 222.00	4	3	4/16/2026	\$ 675,000.00	91040	2.09	3066-601-21-0000
Phelan	8840 Smoke Tree Rd	1636	\$ 314.00	4	2	4/20/2026	\$ 515,000.00	86553	1.987	3070-551-18-0000



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Total Sales:	16
Average Sales Price:	\$553,562.50
Average Square Feet:	2162