

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	6845 Phelan Rd	1998	\$ 215.00	3	2	8/2/2023	\$ 430,000.00	29455	0.68	3065-171-31-0000
Phelan	8824 Monte Vista Rd	1740	\$ 275.00	3	2	8/8/2023	\$ 480,000.00	100188	2.3	3037-121-14-0000
Phelan	9323 Serra St	1801	\$ 241.00	3	2	8/8/2023	\$ 435,000.00	30558	0.7	3066-271-14-0000
Phelan	9326 Muscatel Rd	1598	\$ 294.00	3	2	8/9/2023	\$ 470,000.00	181645	4.17	3065-641-11-0000
Phelan	12610 Hacienda Rd	2012	\$ 243.00	4	2	8/11/2023	\$ 490,000.00	100188	2.3	3098-501-14-0000
Phelan	13227 Smith Rd	2390	\$ 211.00	4	2	8/11/2023	\$ 506,000.00	95396	2.19	3098-471-03-0000
Phelan	6811 Snow Line Dr	1559	\$ 253.00	2	1	8/14/2023	\$ 395,000.00	400316	9.19	3038-041-03-0000
Phelan	12401 Pionero Rd	1797	\$ 230.00	3	2	8/14/2023	\$ 415,000.00	96267	2.21	3099-591-08-0000
Phelan	11350 Nugget Rd	1809	\$ 292.00	3	2	8/15/2023	\$ 530,000.00	176853	4.06	3069-061-15-0000
Phelan	9430 Smith Rd	2271	\$ 290.00	4	3	8/16/2023	\$ 660,000.00	108900	2.5	3070-461-16-0000
Phelan	9323 Buttonwood St	2424	\$ 206.00	4	3	8/16/2023	\$ 500,000.00	39000	0.9	3066-581-22-0000
Phelan	8226 Nevada Rd	3147	\$ 182.00	3	2	8/17/2023	\$ 575,000.00	89733	2.06	3038-081-16-0000
Phelan	6425 Meadow Lark Ave	1712	\$ 224.00	3	2	8/17/2023	\$ 385,000.00	217800	5	0351-061-37-0000
Phelan	4574 Snow Line Dr	1832	\$ 172.00	3	2	8/17/2023	\$ 316,000.00	95832	2.2	3037-131-08-0000
Phelan	10376 Windermere Rd	1269	\$ 113.00	3	2	8/18/2023	\$ 144,500.00	98881	2.27	3065-131-29-0000
Phelan	10575 Tumbleweed Rd	2260	\$ 247.00	4	2	8/22/2023	\$ 560,000.00	97574	2.24	3070-281-09-0000
Phelan	8271 Beaver Ave	3160	\$ 202.00	4	3	8/23/2023	\$ 640,000.00	74923	1.72	3038-461-32-0000
Phelan	6076 Solano Rd	2098	\$ 228.00	4	2	8/24/2023	\$ 480,000.00	86248	1.98	3069-571-24-0000
Phelan	9125 Woodcliff Rd	2866	\$ 226.00	4	3	8/25/2023	\$ 650,000.00	198198	4.55	3038-421-11-0000
Phelan	5425 Gorgonio Rd	1368	\$ 310.00	3	2	8/30/2023	\$ 425,000.00	90169	2.07	3069-351-02-0000



## Phelan

Sales Comparables - August 2023

<b>Total Sales:</b>	20
<b>Average Sales Price:</b>	\$474,325.00
<b>Average Square Feet:</b>	2056