



Phelan

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	6430 Lindero Rd	864	\$ 265.00	2	1	8/1/2025	\$ 229,000.00	91911	2.11	3098-631-13-0000
Phelan	8636 Riggins Rd	2350	\$ 254.00	4	3	8/7/2025	\$ 599,000.00	98881	2.27	3037-091-01-0000
Phelan	9846 Sunny Vista Rd	1385	\$ 144.00	3	2	8/7/2025	\$ 200,000.00	207781	4.77	3065-431-15-0000
Phelan	14366 Bambi Ct	1188	\$ 311.00	3	2	8/8/2025	\$ 370,000.00	29011	0.67	3101-461-27-0000
Phelan	5014 Sunnyslope Rd	1500	\$ 136.00	3	2	8/8/2025	\$ 205,000.00	101059	2.32	3066-551-18-0000
Phelan	14480 Nevada Rd	1973	\$ 240.00	4	2	8/12/2025	\$ 475,000.00	78408	1.8	3102-341-25-0000
Phelan	4853 Woodward Rd					8/12/2025	\$ 405,000.00	207781	4.77	3101-161-06-0000
Phelan	5767 Cayucos Dr	2462	\$ 225.00	4	3	8/15/2025	\$ 555,000.00	91040	2.09	3098-441-02-0000
Phelan	7677 Solano Rd	2110	\$ 220.00	4	3	8/19/2025	\$ 465,000.00	108028	2.48	3070-261-07-0000
Phelan	9414 Burbank Rd	1524	\$ 282.00	3	2	8/25/2025	\$ 430,000.00	100188	2.3	3067-601-06-0000
Phelan	9999 Del Sol Ave	1909	\$ 251.00	3	2	8/26/2025	\$ 480,000.00	100188	2.3	3066-161-09-0000
Phelan	9474 Malpaso Rd	1700	\$ 264.00	3	2	8/27/2025	\$ 450,000.00	91475	2.1	3066-211-28-0000

Total Sales:	12
Average Sales Price:	\$405,250.00
Average Square Feet:	1724