



Phelan

Sales Comparables - December 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	6316 Mcallister Rd	2346	\$ 217.00	4	3	12/3/2025	\$ 510,000.00	90169	2.07	3066-671-07-0000
Phelan	8725 Monte Vista Rd	1806	\$ 235.00	3	2	12/4/2025	\$ 425,000.00	100188	2.3	3037-121-20-0000
Phelan	4778 Luna Rd	1998	\$ 274.00	4	2	12/8/2025	\$ 549,000.00	84942	1.95	3098-141-15-0000
Phelan	9224 Beekley Rd	1897	\$ 248.00	3	2	12/9/2025	\$ 472,000.00	95832	2.2	3067-611-31-0000
Phelan	7445 Cedar St	2462	\$ 196.00	4	3	12/9/2025	\$ 485,000.00	93654	2.15	3038-111-17-0000
Phelan	8774 Monte Vista Rd	1326	\$ 158.00	3	2	12/9/2025	\$ 210,000.00	100188	2.3	3037-121-15-0000
Phelan	11565 Lebec Rd	2174	\$ 128.00	3	2	12/10/2025	\$ 280,000.00	194408	4.463	3069-071-03-0000
Phelan	12288 Desert Ranch Rd	1623	\$ 281.00	4	2	12/18/2025	\$ 457,000.00	87991	2.02	3098-281-13-0000
Phelan	8381 White Rd	3608	\$ 189.00	4	2	12/18/2025	\$ 685,000.00	203425	4.67	3038-381-12-0000
Phelan	12780 Hacienda Rd	1248	\$ 220.00	3	2	12/19/2025	\$ 275,000.00	100188	2.3	3098-491-09-0000
Phelan	11213 Monte Vista Rd	1116	\$ 322.00	2	1	12/22/2025	\$ 360,000.00	90169	2.07	3069-271-07-0000
Phelan	7332 Cygnet Rd	4103	\$ 169.00	4	3	12/23/2025	\$ 695,000.00	84680	1.944	3038-111-25-0000
Phelan	5335 Palmdale Rd	636	\$ 353.00	1	1	12/23/2025	\$ 225,000.00	87555	2.01	3101-521-09-0000
Phelan	2425 Tokay Rd	3026	\$ 118.00	4	3	12/30/2025	\$ 360,000.00	100188	2.3	3099-521-16-0000

Total Sales:	14
Average Sales Price:	\$427,714.29
Average Square Feet:	2098