



Phelan
Sales Comparables - July 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	9782 Tumbleweed Rd	2680	\$ 180.00	4	2	7/7/2023	\$ 483,000.00	98881	2.27	3065-111-15-0000
Phelan	8725 Paramount Rd	1727	\$ 234.00	4	2	7/11/2023	\$ 405,000.00	86684	1.99	3037-171-10-0000
Phelan	10078 Beekley Rd	2270	\$ 215.00	4	2	7/13/2023	\$ 490,000.00	81065	1.861	3067-461-12-0000
Phelan	7380 Luna Rd	2333	\$ 223.00	3	2	7/14/2023	\$ 521,000.00	91475	2.1	3097-101-05-0000
Phelan	6580 Trinity Rd	2316	\$ 250.00	5	3	7/14/2023	\$ 581,000.00	72309	1.66	3065-191-18-0000
Phelan	7653 Phelan Rd	3135	\$ 191.00	4	3	7/24/2023	\$ 600,000.00	65340	1.5	3065-251-09-0000
Phelan	11380 Rochester Rd	2496	\$ 214.00	4	2	7/26/2023	\$ 535,000.00	98881	2.27	3070-121-13-0000
Phelan	7431 Mono Rd	2065	\$ 227.00	3	3	7/31/2023	\$ 470,000.00	87120	2	3070-261-16-0000

Total Sales:	8
Average Sales Price:	\$510,625.00
Average Square Feet:	2378