



Phelan

Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	3253 Sacramento Rd	2509	\$ 234.00	4	3	7/1/2025	\$ 589,000.00	92782	2.13	3099-591-32-0000
Phelan	7226 Cholla Rd	1124	\$ 306.00	3	2	7/3/2025	\$ 345,000.00	72309	1.66	3065-061-16-0000
Phelan	7415 La Mesa Rd	1375	\$ 283.00	3	2	7/7/2025	\$ 390,000.00	54450	1.25	3097-281-05-0000
Phelan	6076 Solano Rd	2098	\$ 250.00	4	2	7/8/2025	\$ 525,000.00	86248	1.98	3069-571-24-0000
Phelan	10080 Valle Vista Rd	2129	\$ 239.00	3	2	7/8/2025	\$ 510,000.00	82328	1.89	3066-111-32-0000
Phelan	6513 Monte Vista Rd	2004	\$ 232.00	4	2	7/10/2025	\$ 466,000.00	83286	1.912	0351-191-77-0000
Phelan	5824 White Fox Trl	1820	\$ 282.00	3	2	7/10/2025	\$ 515,000.00	53361	1.225	3066-471-18-0000
Phelan	9591 Sagebrush Ct	1588	\$ 251.00	3	2	7/11/2025	\$ 399,000.00	4836	0.11	3066-281-57-0000
Phelan	11076 Yuba Rd	4181	\$ 159.00	5	5	7/11/2025	\$ 665,000.00	80760	1.854	3069-201-07-0000
Phelan	3423 Smoke Tree Rd	2457	\$ 203.00	3	2	7/14/2025	\$ 500,000.00	84724	1.945	3066-011-19-0000
Phelan	7988 Merrick St	2740	\$ 297.00	4	3	7/22/2025	\$ 815,000.00	98881	2.27	3038-581-12-0000
Phelan	12233 Pueblo Trl	2097	\$ 238.00	4	2	7/28/2025	\$ 500,000.00	43560	1	3097-551-12-0000
Phelan	5185 Amador Rd	1838	\$ 228.00	2	1	7/30/2025	\$ 420,000.00	208216	4.78	3069-491-12-0000

Total Sales:	13
Average Sales Price:	\$510,692.31
Average Square Feet:	2151