



Phelan

Sales Comparables - March 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	4875 Sunnyslope Rd	1300	\$ 330.00	3	2	3/23/2026	\$ 430,000.00	82764	1.9	3037-121-32-0000
Phelan	12911 Corton St	1880	\$ 223.00	4	2	3/3/2026	\$ 420,000.00	36228	0.83	3099-441-56-0000
Phelan	8249 Beaver Ave	2922	\$ 232.00	4	2	3/24/2026	\$ 679,500.00	74923	1.72	3038-461-31-0000
Phelan	8328 Chateau Rd	2591	\$ 241.00	4	3	3/5/2026	\$ 625,000.00	88862	2.04	3038-151-18-0000
Phelan	4851 Chevoit Rd	1670	\$ 245.00	3	2	3/12/2026	\$ 410,000.00	92782	2.13	3098-131-26-0000
Phelan	7536 Sunset Rd	2358	\$ 236.00	4	3	3/18/2026	\$ 557,000.00	100188	2.3	3070-111-06-0000
Phelan	9322 Hollywood Ct	2905	\$ 171.00	4	3	3/2/2026	\$ 499,000.00	30598	0.7	3066-621-37-0000
Phelan	8354 White Rd # 1-2	2186	\$ 336.00	3	2	3/20/2026	\$ 735,000.00	799326	18.35	3038-341-05-0000
Phelan	275 Canyon Rd	1975	\$ 316.00	3	2	3/3/2026	\$ 625,000.00	126324	2.9	3067-171-05-0000
Phelan	6720 Mono Rd	1852	\$ 257.00	3	2	3/10/2026	\$ 477,500.00	90169	2.07	3070-181-03-0000
Phelan	8630 Sheep Creek Rd	2440	\$ 155.00	2	2	3/19/2026	\$ 380,475.00	409028	9.39	3037-061-10-0000
Phelan	8225 Ailanthus St	2185	\$ 237.00	3	2	3/27/2026	\$ 520,000.00	90474	2.077	3037-231-15-0000

Total Sales:	12
Average Sales Price:	\$529,872.92
Average Square Feet:	2189