



Phelan

Sales Comparables - November 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	8959 Schlitz Rd	2406	\$ 272.00	3	3	11/1/2022	\$ 655,000.00	138956	3.19	3066-641-25-0000
Phelan	9942 Blue Stake Rd	960	\$ 276.00	2	2	11/10/2022	\$ 265,000.00	108900	2.5	3066-031-12-0000
Phelan	6414 Nielson Rd	1935	\$ 222.00	3	2	11/10/2022	\$ 430,000.00	100623	2.31	3066-661-32-0000
Phelan	4575 Goss Rd	760	\$ 335.00	2	1	11/14/2022	\$ 255,000.00	185565	4.26	3069-271-01-0000
Phelan	7429 Cygnet Rd	2798	\$ 221.00	4	3	11/16/2022	\$ 620,000.00	108028	2.48	3038-121-16-0000
Phelan	9338 Tumbleweed Rd	1982	\$ 181.00	3	3	11/16/2022	\$ 360,000.00	85377	1.96	3065-261-16-0000
Phelan	8874 Joshua Ln	1080	\$ 305.00	2	2	11/17/2022	\$ 330,000.00	87120	2	3037-121-05-0000
Phelan	12358 Desert Ranch Rd	1441	\$ 263.00	3	2	11/18/2022	\$ 379,000.00	71874	1.65	3098-281-11-0000
Phelan	6378 Nielson Rd	2134	\$ 255.00	4	3	11/23/2022	\$ 545,000.00	100623	2.31	3066-661-31-0000
Phelan	10441 Trinidad Rd	2570	\$ 214.00	4	3	11/23/2022	\$ 550,000.00	92172	2.116	3065-371-21-0000
Phelan	8022 Shasta Rd	2374	\$ 250.00	4	3	11/28/2022	\$ 595,000.00	86858	1.994	3038-481-14-0000
Phelan	9530 Baldy Mesa Rd	1840	\$ 230.00	3	2	11/29/2022	\$ 425,000.00	184694	4.24	3065-621-11-0000
Phelan	4526 Snow Line Dr	1880	\$ 132.00	3	2	11/30/2022	\$ 250,000.00	83809	1.924	3037-131-04-0000

Total Sales:	13
Average Sales Price:	\$435,307.69
Average Square Feet:	1858