



# Phelan

## Sales Comparables - November 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	10666 Monte Vista Rd	864	\$ 376.00	2	1	11/4/2025	\$ 325,000.00	95832	2.2	3069-321-06-0000
Phelan	7175 White Fox Trl	3494	\$ 200.00	4	3	11/6/2025	\$ 700,000.00	195148	4.48	3065-081-05-0000
Phelan	9846 Sunny Vista Rd	1385	\$ 350.00	3	2	11/19/2025	\$ 485,000.00	207781	4.77	3065-431-15-0000
Phelan	10625 Caughlin Rd	2173	\$ 269.00	4	2	11/25/2025	\$ 585,000.00	95135	2.184	3070-511-13-0000
Phelan	11832 Valle Vista Rd	1000	\$ 455.00	2	1	11/26/2025	\$ 455,000.00	87991	2.02	3069-101-30-0000

<b>Total Sales:</b>	5
<b>Average Sales Price:</b>	\$510,000.00
<b>Average Square Feet:</b>	1783