



# Phelan

## Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	8826 Avenal St	2249	\$ 276.00	4	2	10/2/2025	\$ 621,000.00	99316	2.28	3065-371-15-0000
Phelan	4615 Lindero St	1804	\$ 263.00	3	2	10/3/2025	\$ 475,000.00	41000	0.94	3066-151-23-0000
Phelan	4965 Sunnyslope Rd	3461	\$ 202.00	5	3	10/3/2025	\$ 700,000.00	108900	2.5	3037-161-22-0000
Phelan	8325 Johnson Rd	2218	\$ 169.00	3	2	10/6/2025	\$ 375,000.00	145490	3.34	3037-181-24-0000
Phelan	8851 Sonora Rd	2633	\$ 189.00	4	3	10/6/2025	\$ 498,000.00	93218	2.14	3038-051-02-0000
Phelan	4077 Amador Rd	2252	\$ 206.00	3	2	10/8/2025	\$ 464,000.00	87120	2	3069-191-17-0000
Phelan	12238 Windermere Rd	1539	\$ 269.00	3	2	10/10/2025	\$ 415,000.00	99752	2.29	3097-311-13-0000
Phelan	13880 Paramount Rd	1761	\$ 295.00	3	2	10/15/2025	\$ 520,000.00	92695	2.128	3101-491-27-0000
Phelan	8164 Flowerfield Rd	2683	\$ 242.00	4	3	10/17/2025	\$ 650,000.00	279263	6.411	3037-191-13-0000
Phelan	8777 Hollister Rd	1568	\$ 191.00	3	2	10/20/2025	\$ 300,000.00	189355	4.347	3065-561-05-0000
Phelan	12275 Barbet Rd	2007	\$ 78.00	4	2	10/21/2025	\$ 157,916.00	90169	2.07	3097-311-24-0000
Phelan	7381 Cygnet Rd	2807	\$ 445.00	3	3	10/22/2025	\$ 1,250,000.00	108028	2.48	3038-121-15-0000
Phelan	5420 Hess Rd	762	\$ 459.00	2	1	10/22/2025	\$ 350,000.00	86031	1.975	0351-052-10-0000
Phelan	12185 Atsina Rd	1579	\$ 370.00	3	2	10/23/2025	\$ 585,000.00	103672	2.38	3097-311-07-0000
Phelan	5935 Monte Vista Rd	1880	\$ 305.00	3	2	10/23/2025	\$ 575,000.00	435600	10	0351-041-33-0000
Phelan	11665 Sheep Creek Rd	1350	\$ 200.00	3	2	10/24/2025	\$ 270,000.00	92347	2.12	3069-131-02-0000
Phelan	9525 Cambria Ct	2548	\$ 241.00	4	3	10/27/2025	\$ 615,000.00	33298	0.76	3066-171-26-0000
Phelan	10831 Sierra Vista Rd	1848	\$ 147.00	3	2	10/27/2025	\$ 273,000.00	108900	2.5	3069-301-16-0000
Phelan	9275 Appleton St	2202	\$ 166.00	4	3	10/28/2025	\$ 367,000.00	88601	2.034	3070-561-25-0000
Phelan	4176 Goss Rd	3157	\$ 201.00	4	2	10/28/2025	\$ 635,000.00	217800	5	3069-141-04-0000
Phelan	5045 Elsinore Rd	2073	\$ 236.00	3	2	10/30/2025	\$ 490,000.00	89298	2.05	3066-531-05-0000
Phelan	9078 Smith Rd	2288	\$ 218.00	3	2	10/30/2025	\$ 499,000.00	169448	3.89	3066-641-05-0000
Phelan	9372 Serra St	2386	\$ 209.00	4	3	10/31/2025	\$ 500,000.00	42087	0.97	3066-271-12-0000



**Lawyers Title**

## **Phelan**

Sales Comparables - October 2025

<b>Total Sales:</b>	23
<b>Average Sales Price:</b>	\$503,692.00
<b>Average Square Feet:</b>	2133