



**Phelan**  
Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	11530 Manada Rd	2128	\$ 285.00	3	2	9/3/2025	\$ 608,500.00	189093	4.341	3070-031-16-0000
Phelan	9280 Avalon Rd	840	\$ 273.00	2	1	9/4/2025	\$ 230,000.00	86248	1.98	3067-611-01-0000
Phelan	8125 Centola Rd	1844	\$ 244.00	3	2	9/4/2025	\$ 450,000.00	86684	1.99	3037-231-12-0000
Phelan	3955 Sacramento Rd	2085	\$ 278.00	4	2	9/4/2025	\$ 580,000.00	183823	4.22	3098-231-14-0000
Phelan	6643 Avenal St	2559	\$ 230.00	4	3	9/8/2025	\$ 590,000.00	179467	4.12	3065-021-09-0000
Phelan	9875 Sahara Rd	1320	\$ 333.00	3	2	9/9/2025	\$ 440,000.00	100188	2.3	3066-121-10-0000
Phelan	11089 Rochester Rd	1674	\$ 238.00	4	2	9/12/2025	\$ 400,000.00	108900	2.5	3070-261-01-0000
Phelan	9925 Alta Mesa Ave	1330	\$ 263.00	3	2	9/15/2025	\$ 350,000.00	49222	1.13	3066-151-16-0000
Phelan	4491 Smoke Tree Rd	768	\$ 703.00	2	1	9/16/2025	\$ 540,000.00	143748	3.3	3066-101-20-0000
Phelan	10627 Nugget Rd	2305	\$ 216.00	3	3	9/18/2025	\$ 500,000.00	98010	2.25	3069-221-14-0000
Phelan	9443 Sierra Vista Rd	2388	\$ 213.00	4	2	9/23/2025	\$ 510,000.00	22799	0.52	3066-291-26-0000
Phelan	5620 Ailanthus St	2105	\$ 241.00	4	2	9/24/2025	\$ 507,500.00	89733	2.06	3037-231-06-0000
Phelan	8686 Capelin Rd	2130	\$ 414.00	4	2	9/25/2025	\$ 882,000.00	259617	5.96	3038-371-10-0000
Phelan	6873 Nyack Rd	2552	\$ 260.00	4	3	9/25/2025	\$ 665,000.00	87991	2.02	3097-181-08-0000
Phelan	9098 Rattlesnake Rd	3335	\$ 217.00	4	3	9/25/2025	\$ 725,000.00	202118	4.64	3038-431-04-0000
Phelan	14549 Valle Vista Rd	1540	\$ 285.00	3	2	9/26/2025	\$ 440,000.00	108900	2.5	3101-161-09-0000



**Lawyers Title**

## *Phelan*

Sales Comparables - September 2025

<i>Total Sales:</i>	16
<i>Average Sales Price:</i>	\$526,125.00
<i>Average Square Feet:</i>	1931