



Phelan

Sales Comparables - February 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	9783 Corton Rd	2059	\$ 227.00	3	2	2/2/2024	\$ 469,000.00	84070	1.93	3067-471-06-0000
Phelan	12186 Desert Ranch Rd	1441	\$ 333.00	3	2	2/2/2024	\$ 480,000.00	91911	2.11	3098-281-16-0000
Phelan	4156 Cholame Rd	1404	\$ 252.00	3	2	2/6/2024	\$ 355,000.00	102365	2.35	3101-411-12-0000
Phelan	3176 Yucca Terrace Dr	2495	\$ 215.00	4	3	2/6/2024	\$ 538,000.00	85116	1.954	3067-451-08-0000
Phelan	7375 Smoke Tree Rd	1571	\$ 292.00	3	2	2/8/2024	\$ 460,000.00	87120	2	3065-091-02-0000
Phelan	4025 Goss Rd	1592	\$ 270.00	3	2	2/9/2024	\$ 430,000.00	86684	1.99	3069-191-02-0000
Phelan	8319 Nahoa Way	2276	\$ 213.00	3	2	2/15/2024	\$ 485,000.00	74923	1.72	3038-461-14-0000
Phelan	4834 Smoke Tree Rd	2503	\$ 221.00	5	3	2/15/2024	\$ 555,000.00	95396	2.19	3069-321-28-0000
Phelan	13072 Anderson Ranch Rd	1838	\$ 212.00	4	2	2/16/2024	\$ 390,000.00	91475	2.1	3098-441-14-0000
Phelan	7926 Mesa Rd	1897	\$ 210.00	3	2	2/16/2024	\$ 400,000.00	80150	1.84	3070-301-03-0000
Phelan	7448 Shasta Rd	2592	\$ 277.00	4	3	2/23/2024	\$ 720,000.00	435600	10	3038-511-02-0000
Phelan	9264 Rattlesnake Rd	1860	\$ 269.00	3	2	2/27/2024	\$ 501,000.00	174327	4.002	3038-431-11-0000
Phelan	3485 Smoke Tree Rd	1932	\$ 248.00	3	2	2/27/2024	\$ 480,000.00	84942	1.95	3066-011-20-0000
Phelan	12215 Pueblo Trl	2436	\$ 197.00	4	2	2/29/2024	\$ 480,000.00	22000	0.51	3097-551-06-0000
Phelan	8775 Wilson Ranch Rd	1666	\$ 291.00	3	2	2/29/2024	\$ 486,000.00	185565	4.26	3038-011-10-0000



Total Sales:	15
Average Sales Price:	\$481,933.33
Average Square Feet:	1971