



Phelan

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	9580 Conicera Ct	1623	\$ 134.00	3	2	1/5/2018	\$ 218,000.00	4836	0.11	3066-281-59
Phelan	9554 Sunrise Ct	1770	\$ 158.00	3	2	1/5/2018	\$ 280,000.00			3066-281-24
Phelan	6840 Alberta Rd	1810	\$ 150.00	3	2	1/8/2018	\$ 272,000.00	89210	2.048	3065-171-29
Phelan	6523 Monte Vista Rd					1/12/2018	\$ 320,000.00	95657	2.196	0351-191-76
Phelan	10626 Beaver Ave	2879	\$ 131.00	4	2	1/17/2018	\$ 380,000.00	95396	2.19	3070-591-18
Phelan	14380 Monte Vista Rd	1852	\$ 149.00	4	2	1/17/2018	\$ 277,000.00	40075	0.92	3101-421-22
Phelan	5468 Sundown Dr	1692	\$ 164.00	3	2	1/19/2018	\$ 279,000.00	90169	2.07	3037-201-21
Phelan	7450 White Fox Trl	1825	\$ 140.00	3	2	1/25/2018	\$ 257,000.00	90169	2.07	3065-111-23

Total Sales:	8
Average Sales Price:	\$285,375.00
Average Square Feet:	1922