

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	10414 Sierra Vista Rd	1894	\$ 184.00	3	2	7/2/2018	\$ 350,000.00	100188	2.3	3066-101-14
Phelan	8921 Tumbleweed Rd	2167	\$ 173.00	4	2	7/2/2018	\$ 375,000.00	108900	2.5	3065-281-26
Phelan	11022 Beaver Ave	3041	\$ 134.00	4	2	7/3/2018	\$ 408,000.00	89733	2.06	3070-571-25
Phelan	9170 Wilson Ranch Rd	1913	\$ 187.00	3	2	7/3/2018	\$ 358,000.00	86248	1.98	3066-671-18
Phelan	9242 Valencia St	2711	\$ 173.00	4	3	7/5/2018	\$ 470,000.00	188614	4.33	3070-581-04
Phelan	7435 Nielson Rd	1702	\$ 222.00	3	2	7/9/2018	\$ 379,000.00	94960	2.18	3065-271-12
Phelan	3930 South St	2210	\$ 148.00	4	2	7/9/2018	\$ 328,000.00	198633	4.56	3101-081-13
Phelan	10730 Tumbleweed Rd	3296	\$ 113.00	5	4	7/10/2018	\$ 375,000.00	108900	2.5	3070-271-15
Phelan	12995 Wagon Train Rd	1852	\$ 148.00	4	2	7/11/2018	\$ 275,000.00	54450	1.25	3099-441-45
Phelan	6262 La Mesa Rd	3156	\$ 121.00	4	3	7/12/2018	\$ 385,000.00	186349	4.278	3098-481-08
Phelan	10001 Monte Vista Rd	1786	\$ 167.00	4	2	7/12/2018	\$ 300,000.00	145926	3.35	3066-161-05
Phelan	9430 Sierra Vista Rd	1730	\$ 167.00	3	2	7/12/2018	\$ 290,000.00	17800	0.41	3066-291-22
Phelan	10573 Anderson Ranch Rd	1796	\$ 139.00	3	2	7/16/2018	\$ 250,000.00	99752	2.29	3069-621-16
Phelan	6829 Juniper Rd	1388	\$ 178.00	3	2	7/16/2018	\$ 248,000.00	89298	2.05	3065-021-27
Phelan	4970 Nielson Rd	1372	\$ 163.00	3	2	7/16/2018	\$ 225,000.00	24700	0.57	3066-531-20
Phelan	9364 Serra St	3144	\$ 124.00	6	3	7/16/2018	\$ 390,000.00	37182	0.85	3066-271-11
Phelan	11932 Valle Vista Rd	2587	\$ 142.00	4	2	7/18/2018	\$ 368,000.00	86248	1.98	3069-101-28
Phelan	9581 Conicera Ct	1597	\$ 144.00	3	2	7/24/2018	\$ 230,000.00	4800	0.11	3066-281-43
Phelan	11025 Sonora Rd	2200	\$ 147.00	4	2	7/25/2018	\$ 325,000.00	96267	2.21	3070-221-02
Phelan	4176 Dos Palmas Rd	1884	\$ 143.00	3	3	7/30/2018	\$ 270,000.00	177289	4.07	3101-411-33



**Lawyers Title**

## *Phelan*

Sales Comparables - July 2018

<i>Total Sales:</i>	20
<i>Average Sales Price:</i>	\$329,950.00
<i>Average Square Feet:</i>	2171