

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	8686 Goss Rd	759	\$ 118.00	1	1	8/7/2018	\$ 90,000.00	2613600	60	3070-391-04
Phelan	9452 Bonanza Rd	2221	\$ 119.00	3	3	8/13/2018	\$ 265,000.00	193406	4.44	3065-451-08
Phelan	7251 Maricopa Rd	1880	\$ 46.00	4	2	8/13/2018	\$ 88,000.00	108900	2.5	3097-061-05
Phelan	10690 Johnson Rd	1176	\$ 113.00	2	1	8/14/2018	\$ 133,000.00	95832	2.2	3069-321-13
Phelan	4884 Avenal St	1400	\$ 177.00	3	2	8/15/2018	\$ 248,000.00	86684	1.99	3066-141-12
Phelan	11089 Rochester Rd	1674	\$ 169.00	4	2	8/17/2018	\$ 284,000.00	108900	2.5	3070-261-01
Phelan	13384 Sheep Creek Rd	1564	\$ 168.00	3	2	8/17/2018	\$ 263,000.00	54450	1.25	3098-061-10
Phelan	5434 Sundown Dr	2086	\$ 151.00	5	3	8/17/2018	\$ 315,000.00	90169	2.07	3037-201-20
Phelan	4559 Us Highway 138	980	\$ 423.00	2	1	8/20/2018	\$ 415,000.00	871200	20	0351-091-07
Phelan	4830 Lindero St	2738	\$ 109.00	5	3	8/27/2018	\$ 300,000.00	90169	2.07	3066-161-23
Phelan	9876 Oxford Rd	2626	\$ 121.00	3	3	8/29/2018	\$ 320,000.00	99316	2.28	3065-111-05
Phelan	7526 Sunset Rd	2358	\$ 112.00	4	3	8/29/2018	\$ 265,000.00	91040	2.09	3070-111-04
Phelan	9475 Malpaso Rd	1188	\$ 172.00	2	2	8/31/2018	\$ 204,500.00	91475	2.1	3066-221-04
Phelan	9175 Wilson Ranch Rd	1960	\$ 144.00	3	3	8/31/2018	\$ 284,000.00	85813	1.97	3065-191-21



Phelan

Sales Comparables - August 2018

Total Sales:	14
Average Sales Price:	\$248,178.57
Average Square Feet:	1758