



Phelan

Sales Comparables - September 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	8119 Del Ct	2399	\$ 162.00	4	3	9/6/2018	\$ 389,000.00	54450	1.25	3038-471-08
Phelan	12371 Riggins Rd	1623	\$ 166.00	4	2	9/7/2018	\$ 270,000.00	98881	2.27	3098-281-10
Phelan	6171 Bonanza Rd					9/13/2018	\$ 340,000.00	100188	2.3	3101-611-22
Phelan	11727 Oxford Rd	2234	\$ 161.00	4	3	9/17/2018	\$ 360,000.00	87120	2	3070-101-12
Phelan	9884 Shasta Rd	1400	\$ 167.00	3	2	9/17/2018	\$ 235,000.00	108900	2.5	3065-361-07
Phelan	8380 Chateau Rd	1457	\$ 178.00	2	2	9/18/2018	\$ 260,000.00	93610	2.149	3038-151-17
Phelan	7380 Luna Rd	2333	\$ 156.00	3	2	9/21/2018	\$ 365,000.00	91475	2.1	3097-101-05
Phelan	9930 Desert Ln	1322	\$ 173.00	2	1	9/24/2018	\$ 230,000.00	108900	2.5	3071-061-15

Total Sales:	8
Average Sales Price:	\$306,125.00
Average Square Feet:	1824