



## Phelan

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	8775 Gobi Rd	2005	\$ 221.00	4	3	4/3/2023	\$ 445,000.00	87120	2	3037-121-25-0000
Phelan	3578 Gorgonio Rd	2628	\$ 203.00	5	3	4/5/2023	\$ 535,000.00	100100	2.298	3069-021-27-0000
Phelan	10167 Centola Rd	1649	\$ 252.00	3	2	4/7/2023	\$ 417,000.00	47044	1.08	3133-181-20-0000
Phelan	12377 La Mirada Rd	1695	\$ 237.00	3	2	4/10/2023	\$ 402,000.00	101059	2.32	3098-631-11-0000
Phelan	10450 Nevada Rd	2472	\$ 204.00	4	2	4/12/2023	\$ 505,000.00	97574	2.24	3065-051-13-0000
Phelan	14340 Sonora Rd	2299	\$ 195.00	4	3	4/12/2023	\$ 450,000.00	85116	1.954	3102-311-12-0000
Phelan	10730 Tumbleweed Rd	3296	\$ 154.00	5	4	4/12/2023	\$ 510,000.00	88862	2.04	3070-271-15-0000
Phelan	9223 Mesquite Rd					4/13/2023	\$ 720,000.00	94089	2.16	3038-581-01-0000
Phelan	8362 Rodeo Rd	855	\$ 600.00	2	2	4/13/2023	\$ 513,500.00	193057	4.432	3070-341-12-0000
Phelan	9076 Shasta Rd	2655	\$ 240.00	4	2	4/24/2023	\$ 639,000.00	188614	4.33	3065-521-05-0000
Phelan	3675 Sunnyslope Rd	1752	\$ 231.00	4	2	4/24/2023	\$ 405,000.00	84506	1.94	3037-011-03-0000
Phelan	5045 Elsinore Rd	2073	\$ 221.00	3	2	4/25/2023	\$ 460,000.00	89298	2.05	3066-531-05-0000
Phelan	9025 Buttonwood St	2025	\$ 266.00	4	2	4/27/2023	\$ 540,000.00	98794	2.268	3066-601-29-0000
Phelan	9891 Randolph Rd	1372	\$ 182.00	4	3	4/27/2023	\$ 250,000.00	119790	2.75	3065-111-07-0000

<b>Total Sales:</b>	14
<b>Average Sales Price:</b>	\$485,107.14
<b>Average Square Feet:</b>	2060