



# Phelan

## Sales Comparables - December 2023

| City   | Address              | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date  | Sales Price   | Lot Sq Ft | Lot Ac | APN              |
|--------|----------------------|-------|----------------|-----|------|------------|---------------|-----------|--------|------------------|
| Phelan | 11975 Riggins Rd     | 1912  | \$ 258.00      | 3   | 2    | 12/1/2023  | \$ 495,000.00 | 98010     | 2.25   | 3069-101-03-0000 |
| Phelan | 9139 Muscatel Rd     | 2081  | \$ 233.00      | 3   | 2    | 12/8/2023  | \$ 485,000.00 | 191794    | 4.403  | 3038-401-02-0000 |
| Phelan | 9225 Muscatel Rd     | 3419  | \$ 176.00      | 4   | 3    | 12/8/2023  | \$ 603,000.00 | 425581    | 9.77   | 3038-401-04-0000 |
| Phelan | 4931 Del Rosa Rd     | 2342  | \$ 264.00      | 4   | 2    | 12/13/2023 | \$ 620,000.00 | 76230     | 1.75   | 3069-371-02-0000 |
| Phelan | 8672 Sierra Vista Rd | 1942  | \$ 226.00      | 3   | 2    | 12/15/2023 | \$ 440,000.00 | 89733     | 2.06   | 3037-091-08-0000 |
| Phelan | 13375 Johnson Rd     | 1988  | \$ 256.00      | 4   | 2    | 12/18/2023 | \$ 510,000.00 | 86248     | 1.98   | 3098-341-06-0000 |
| Phelan | 9370 Joshua Ln       | 1867  | \$ 262.00      | 4   | 3    | 12/20/2023 | \$ 490,000.00 | 44431     | 1.02   | 3066-341-24-0000 |
| Phelan | 11221 Valle Vista Rd | 1120  | \$ 401.00      | 4   | 1    | 12/21/2023 | \$ 450,000.00 | 208652    | 4.79   | 3069-271-09-0000 |
| Phelan | 8363 Ailanthus St    | 1825  | \$ 246.00      | 4   | 2    | 12/22/2023 | \$ 450,000.00 | 99316     | 2.28   | 3037-221-19-0000 |
| Phelan | 9358 Buttonwood St   | 1864  | \$ 236.00      | 3   | 2    | 12/27/2023 | \$ 440,000.00 | 38000     | 0.87   | 3066-571-26-0000 |
| Phelan | 9480 Acanthus St     | 1430  | \$ 220.00      | 3   | 2    | 12/28/2023 | \$ 315,000.00 | 95832     | 2.2    | 3066-661-19-0000 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 11           |
| <b>Average Sales Price:</b> | \$481,636.36 |
| <b>Average Square Feet:</b> | 1981         |