



Phelan

Sales Comparables - February 2026

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|--------|-----------------------|-------|----------------|-----|------|-----------|--------------|-----------|--------|------------------|
| Phelan | 9121 Fourth St | 1566 | \$226.00 | 3 | 2 | 2/2/2026 | \$355,000.00 | 100188 | 2.3 | 3070-421-01-0000 |
| Phelan | 6439 Lime Rd | 2575 | \$151.00 | 4 | 3 | 2/2/2026 | \$390,000.00 | 95832 | 2.2 | 3037-271-19-0000 |
| Phelan | 5021 Chelsea St | 2077 | \$288.00 | 3 | 2 | 2/3/2026 | \$600,000.00 | 104108 | 2.39 | 3066-551-08-0000 |
| Phelan | 9275 Rattlesnake Rd | 2472 | \$277.00 | 3 | 3 | 2/6/2026 | \$685,000.00 | 85900 | 1.972 | 3038-431-21-0000 |
| Phelan | 5330 Goss Rd | 2539 | \$202.00 | 4 | 3 | 2/11/2026 | \$515,000.00 | 79627 | 1.828 | 3069-401-10-0000 |
| Phelan | 3996 Yucca Terrace Dr | 2012 | \$253.00 | 4 | 2 | 2/12/2026 | \$510,000.00 | 94960 | 2.18 | 3066-061-01-0000 |
| Phelan | 10675 Paramount Rd | 1422 | \$334.00 | 3 | 2 | 2/19/2026 | \$475,000.00 | 175982 | 4.04 | 3069-561-04-0000 |
| Phelan | 8482 Tumbleweed Rd | 2775 | \$229.00 | 4 | 3 | 2/20/2026 | \$638,000.00 | 84942 | 1.95 | 3038-111-18-0000 |
| Phelan | 14426 Tumbleweed Rd | 2155 | \$264.00 | 5 | 4 | 2/23/2026 | \$570,000.00 | 98881 | 2.27 | 3102-361-26-0000 |
| Phelan | 10011 Alta Mesa Ave | 1644 | \$279.00 | 2 | 2 | 2/25/2026 | \$460,000.00 | 46609 | 1.07 | 3066-151-34-0000 |
| Phelan | 10575 Tumbleweed Rd | 2260 | \$243.00 | 4 | 2 | 2/25/2026 | \$550,000.00 | 97574 | 2.24 | 3070-281-09-0000 |

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| Total Sales: | 11 |
| Average Sales Price: | \$522,545.45 |
| Average Square Feet: | 2136 |