

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	9927 Arrowhead Rd	1935	\$ 67.00	4	2	3/5/2024	\$ 130,000.00	191664	4.4	3065-471-09-0000
Phelan	11575 El Esteban Rd	1534	\$ 283.00	3	2	3/5/2024	\$ 435,000.00	99316	2.28	3069-071-13-0000
Phelan	9180 Windermere Rd	2427	\$ 236.00	4	3	3/5/2024	\$ 575,000.00	98445	2.26	3065-311-04-0000
Phelan	4610 Camellia Rd	1484	\$ 289.00	3	2	3/6/2024	\$ 430,000.00	70131	1.61	3101-421-14-0000
Phelan	9930 Riggins Rd	1936	\$ 247.00	3	2	3/7/2024	\$ 480,000.00	99011	2.273	3066-111-13-0000
Phelan	12023 Riggins Rd	1600	\$ 271.00	3	2	3/7/2024	\$ 435,000.00	98445	2.26	3069-101-02-0000
Phelan	9582 Eaby Rd	1998	\$ 243.00	3	2	3/8/2024	\$ 486,500.00	86379	1.983	3066-581-04-0000
Phelan	5858 White Fox Trl	3945	\$ 168.00	5	3	3/11/2024	\$ 665,000.00	45302	1.04	3066-471-21-0000
Phelan	13928 Valle Vista Rd	1516	\$ 267.00	3	2	3/12/2024	\$ 406,000.00	63597	1.46	3101-401-21-0000
Phelan	8936 Verde St	2302	\$ 291.00	4	3	3/13/2024	\$ 670,000.00	100362	2.304	3070-581-21-0000
Phelan	12988 Beekley Rd	1852	\$ 239.00	4	2	3/15/2024	\$ 443,000.00	50965	1.17	3099-441-44-0000
Phelan	9315 Sierra Vista Rd	1577	\$ 240.00	3	2	3/19/2024	\$ 380,000.00	19575	0.45	3066-301-26-0000
Phelan	7085 Cygnet Rd	2341	\$ 245.00	4	2	3/20/2024	\$ 575,000.00	89733	2.06	3038-081-15-0000
Phelan	6225 Buckthorne St	1741	\$ 264.00	4	3	3/28/2024	\$ 460,000.00	99752	2.29	3066-491-05-0000
Phelan	2425 Tokay Rd	3026	\$ 171.00	4	3	3/29/2024	\$ 519,394.00	100188	2.3	3099-521-16-0000
Phelan	11321 Wolf Dr	1741	\$ 193.00	4	2	3/29/2024	\$ 337,100.00	100188	2.3	3070-081-07-0000



**Lawyers Title**

## *Phelan*

Sales Comparables - March 2024

<i>Total Sales:</i>	16
<i>Average Sales Price:</i>	\$464,187.13
<i>Average Square Feet:</i>	2060