



Phelan

Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	12865 Barbet Rd	1927	\$ 233.00	3	2	5/11/2026	\$ 449,000.00	49484	1.136	3097-281-37-0000
Phelan	12186 Desert Ranch Rd	1441	\$ 364.00	3	2	5/21/2026	\$ 525,000.00	91911	2.11	3098-281-16-0000
Phelan	3818 Sunnyslope Rd	1176	\$ 348.00	3	2	5/6/2026	\$ 410,000.00	87555	2.01	3066-231-29-0000
Phelan	4388 Amador Rd	1344	\$ 244.00	3	2	5/4/2026	\$ 329,000.00	99752	2.29	3069-251-17-0000
Phelan	12780 Hacienda Rd	1248	\$ 330.00	3	2	5/21/2026	\$ 412,000.00	100188	2.3	3098-491-09-0000
Phelan	10626 Beaver Ave	2879	\$ 203.00	4	2	5/22/2026	\$ 585,000.00	95396	2.19	3070-591-18-0000
Phelan	9616 Schlitz Rd	1653	\$ 269.00	2	2	5/6/2026	\$ 445,000.00	99316	2.28	3066-611-37-0000
Phelan	5636 Eaglestone Ln	900	\$ 370.00	2	1	5/20/2026	\$ 333,000.00	106722	2.45	0351-053-05-0000
Phelan	11670 Nevada Rd	2073	\$ 231.00	3	2	5/29/2026	\$ 480,000.00	108900	2.5	3070-071-02-0000
Phelan	9352 Eaby Rd # 185	992	\$ 604.00	2	2	5/18/2026	\$ 600,000.00	85072	1.953	3066-581-11-0000
Phelan	7426 Cedar St	2296	\$ 239.00	3	2	5/22/2026	\$ 551,000.00	94960	2.18	3038-101-06-0000

Total Sales:	11
Average Sales Price:	\$465,363.64
Average Square Feet:	1630