



# Phelan

## Sales Comparables - February 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	8735 Nielson Rd	Thomas	Wiley	2283	\$ 146.00	4	2	2/3/2017	\$ 335,000.00	185130	4.25	3065-561-01
Phelan	5282 Paramount Rd	Patrick	Wilson	2379	\$ 121.00	4	3	2/16/2017	\$ 290,000.00	99752	2.29	3037-181-11
Phelan	6047 Silver Ridge Dr	Qiaohong	Zhang	2237	\$ 160.00	3	2	2/21/2017	\$ 359,000.00	80586	1.85	3037-251-04
Phelan	8437 Nahoia Way	Craig	Moreira	1980	\$ 156.00	3	2	2/22/2017	\$ 310,000.00	74923	1.72	3038-461-17
Phelan	5879 Rockview Rd	David	Coleman	2448	\$ 165.00	4	3	2/23/2017	\$ 405,000.00	204731	4.7	0351-061-66
Phelan	13377 Paramount Rd	Mindy	Kum	1462	\$ 140.00	4	2	2/28/2017	\$ 205,000.00	97138	2.23	3098-381-05

<b>Total Sales:</b>	6
<b>Average Sales Price:</b>	\$317,333.33
<b>Average Square Feet:</b>	2132