



Phelan

Sales Comparables - March 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	9323 Cedar St	Jimmy	Nevarez	1766	\$ 180.00	4	2	3/3/2017	\$ 318,000.00	68824	1.58	3038-461-37
Phelan	9865 Valle Vista Rd	Joaquin	Faz	2138	\$ 129.00	4	3	3/7/2017	\$ 276,000.00	47916	1.1	3066-151-06
Phelan	3167 Cambria Rd	Jan	Kim	2956	\$ -	4	2	3/9/2017		106722	2.45	3067-601-19
Phelan	9920 Lebec Rd	Jose	Cruz	2260	\$ 181.00	4	2	3/10/2017	\$ 410,000.00	547070	12.559	3066-031-24
Phelan	10601 Anderson Ranch Rd	Malak	Guirgis	829	\$ 180.00	2	1	3/10/2017	\$ 150,000.00	217800	5	3069-621-11
Phelan	2803 Phelan Rd	Dae	Lee	1985	\$ 95.00	4	2	3/13/2017	\$ 190,000.00	11616	0.27	3067-551-20
Phelan	10690 Johnson Rd	Gerald	Lunde Jr	1176	\$ 102.00	2	1	3/15/2017	\$ 121,000.00	95832	2.2	3069-321-13
Phelan	12970 Gitano Rd	Jose	Gonzalez	1985	\$ 125.00	4	2	3/15/2017	\$ 250,000.00	100623	2.31	3099-421-14
Phelan	7575 La Mesa Rd	Vanessa	Rivera	1872	\$ 128.00	4	2	3/22/2017	\$ 240,000.00	85813	1.97	3097-241-13
Phelan	4973 Hilltop Rd	Boe	Mosier	2261	\$ 144.00	3	2	3/23/2017	\$ 327,000.00	87120	2	3037-161-06
Phelan	4626 Sundown Dr	Dan	Cox	2155	\$ 127.00	4	2	3/24/2017	\$ 275,000.00	89733	2.06	3037-121-12
Phelan	11776 Sheep Creek Rd	Samuel	Romero	1868	\$ 82.00	3	2	3/24/2017	\$ 155,000.00	98881	2.27	3069-041-18
Phelan	13372 Eaby Rd	Sara	Scott	1646	\$ 136.00	3	2	3/28/2017	\$ 225,000.00	82764	1.9	3098-381-17
Phelan	8957 Wilmont St	Ken	Cun	2297	\$ 146.00	4	2	3/29/2017	\$ 337,500.00	138085	3.17	3070-591-01
Phelan	6070 Brawley Rd	Nicholas	Carone	2628	\$ 131.00	3	2	3/30/2017	\$ 345,000.00	39640	0.91	3066-611-33
Phelan	4083 South St	Gabriel	Avila	1000	\$ 127.00	2	1	3/31/2017	\$ 127,000.00	87991	2.02	3101-351-04

Total Sales:	16
Average Sales Price:	\$249,766.67
Average Square Feet:	1926