



Phelan
Sales Comparables - April 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	8826 Avenal Rd	Michael	Lucas	2249	\$ 161.00	4	2	4/14/2017	\$ 363,000.00	99316	2.28	3065-371-15
Phelan	8124 Ailanthus St	Thomas	Rongey Jr	2843	\$ 121.00	4	2	4/19/2017	\$ 345,000.00	106722	2.45	3037-231-05
Phelan	7447 La Mesa Rd	Ren	Tang	2561	\$ 119.00	4	3	4/20/2017	\$ 305,000.00	53796	1.235	3097-281-06
Phelan	12381 Desert Ranch Rd	Armando	Preciado	1623	\$ 157.00	4	2	4/24/2017	\$ 255,000.00	52272	1.2	3098-281-29
Phelan	3577 Sunset Rd	Harold	Dore Jr	2189	\$ 154.00	3	3	4/24/2017	\$ 339,000.00	198198	4.55	3069-061-11
Phelan	8125 Centola Rd	Susan	Vanallen	1844	\$ 140.00	3	2	4/25/2017	\$ 260,000.00	86684	1.99	3037-231-12
Phelan	5675 Aragon Rd	Brian	Lewis	1966	\$ 143.00	3	2	4/27/2017	\$ 282,000.00	79714	1.83	3069-401-21
Phelan	3877 Sunnyslope Rd	Justin	Henderson	1938	\$ 124.00	3	2	4/27/2017	\$ 242,000.00	87555	2.01	3037-051-02

Total Sales:	8
Average Sales Price:	\$298,875.00
Average Square Feet:	2152