



Phelan

Sales Comparables - January 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Phelan	3887 Daisy Ln	952	\$151.00	2	1	1/4/2024	\$144,000.00	108900	2.5	3069-231-11-0000
Phelan	8111 White Rd	707	\$353.00	1	1	1/4/2024	\$250,000.00	423403	9.72	3038-391-03-0000
Phelan	9548 White Rd	1439	\$382.00	2	1	1/4/2024	\$550,000.00	1191801	27.36	3065-541-03-0000
Phelan	6658 Centola Rd	1494	\$334.00	3	2	1/10/2024	\$499,000.00	92434	2.122	0351-222-38-0000
Phelan	4681 Smoke Tree Rd	2345	\$200.00	2	1	1/16/2024	\$470,000.00	108900	2.5	3066-131-04-0000
Phelan	13456 Wolf Dr	1674	\$179.00	3	2	1/23/2024	\$300,000.00	98881	2.27	3097-061-22-0000
Phelan	6262 Cayucos Dr	2565	\$204.00	4	2	1/25/2024	\$525,000.00	181645	4.17	3098-471-11-0000
Phelan	8577 Valle Vista Rd	2594	\$175.00	4	2	1/26/2024	\$454,000.00	95396	2.19	3037-131-03-0000
Phelan	12853 Rochester Rd	1566	\$341.00	4	2	1/29/2024	\$535,000.00	90604	2.08	3097-241-19-0000
Phelan	7175 White Fox Trl	3494	\$198.00	4	3	1/29/2024	\$695,000.00	195148	4.48	3065-081-05-0000
Phelan	4664 Del Rosa Rd	2244	\$222.00	4	3	1/31/2024	\$500,000.00	87991	2.02	3069-121-25-0000
Phelan	7326 Del Rosa Rd	2634	\$208.00	3	2	1/31/2024	\$550,000.00	435600	10	3070-101-13-0000
Phelan	8155 Alta Mesa Rd	2689	\$223.00	4	2	1/31/2024	\$600,000.00	97574	2.24	3039-041-17-0000

Total Sales:	13
Average Sales Price:	\$467,076.92
Average Square Feet:	2031