



## Mentone

Sales Comparables - December 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Mentone	1386 Tourmaline Ave	1208	\$ 409.00	3	2	12/8/2023	\$ 495,000.00	11505	0.26	0298-083-32-0000
Mentone	37023 Alder Dr	2028	\$ 258.00	4	2	12/11/2023	\$ 525,000.00	20700	0.48	0320-115-54-0000
Mentone	1360 Fairview Ln	1624	\$ 289.00	2	2	12/14/2023	\$ 470,000.00	16160	0.37	0298-331-41-0000
Mentone	1377 Tourmaline Ave	939	\$ 479.00	3	1	12/14/2023	\$ 450,000.00	11505	0.26	0298-082-18-0000
Mentone	31271 Moss St	3901	\$ 184.00	4	2	12/21/2023	\$ 720,000.00	7220	0.17	0298-481-64-0000
Mentone	2234 Naples Ave	2681	\$ 229.00	4	2	12/28/2023	\$ 615,000.00	9864	0.23	0298-381-16-0000

<b>Total Sales:</b>	6
<b>Average Sales Price:</b>	\$545,833.33
<b>Average Square Feet:</b>	2064