



Mentone

Sales Comparables - August 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Mentone	1248 Turquoise Ave	1163	\$ 378.00	3	1	8/2/2023	\$ 440,000.00	8350	0.19	0298-102-22-0000
Mentone	36989 Old Mill Creek Rd	1144	\$ 319.00	2	1	8/11/2023	\$ 365,000.00	14400	0.33	0320-103-03-0000
Mentone	1814 Capri Ave	1738	\$ 281.00	3	2	8/17/2023	\$ 490,000.00	9750	0.22	0298-081-31-0000
Mentone	1253 Agate Ave	1156	\$ 562.00	3	2	8/25/2023	\$ 650,000.00	21320	0.49	0298-181-20-0000
Mentone	2098 Salerno Ave	868	\$ 518.00	2	1	8/30/2023	\$ 450,000.00	6095	0.14	0298-153-38-0000

Total Sales:	5
Average Sales Price:	\$479,000.00
Average Square Feet:	1214