



Mentone

Sales Comparables - December 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Mentone	1815 Capri Ave	647	\$ 629.00	2	1	12/2/2025	\$ 407,000.00	9120	0.21	0298-072-04-0000
Mentone	1378 Wabash Ave	1020	\$ 269.00	2	1	12/12/2025	\$ 275,000.00	26825	0.62	0298-011-22-0000
Mentone	2209 E Colton Ave	1698	\$ 300.00	3	2	12/15/2025	\$ 510,000.00	46217	1.061	0298-271-02-0000
Mentone	2220 Mentone Blvd	1190	\$ 375.00	3	1	12/26/2025	\$ 447,000.00	6850	0.16	0298-261-07-0000
Mentone	2789 Mill Creek Rd					12/30/2025	\$ 87,000.00	10850	0.25	0302-152-06-0000

Total Sales:	5
Average Sales Price:	\$345,200.00
Average Square Feet:	1139