



Mentone

Sales Comparables - January 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Mentone	1213 Rose St	472	\$713.00	1	1	1/5/2024	\$337,000.00	7300	0.17	0298-311-17-0000
Mentone	2369 Naples Ave	1338	\$291.00	2	2	1/11/2024	\$390,500.00	7533	0.17	0298-301-35-0000
Mentone	2020 Salerno Ave	1095	\$410.00	3	2	1/11/2024	\$450,000.00	6555	0.15	0298-153-23-0000
Mentone	1275 Alderwood Ln	1202	\$415.00	3	2	1/17/2024	\$500,000.00	5005	0.11	0298-421-59-0000
Mentone	2142 Nice Ave	1649	\$418.00	3	2	1/18/2024	\$690,000.00	38040	0.87	0298-231-02-0000
Mentone	1115 Olivine Ave	1056	\$402.00	3	1	1/19/2024	\$425,000.00	8375	0.19	0298-114-11-0000
Mentone	31206 Quarry St	1887	\$282.00	4	2	1/29/2024	\$534,000.00	5000	0.11	0298-401-43-0000

Total Sales:	7
Average Sales Price:	\$475,214.29
Average Square Feet:	1243