



## Mentone

Sales Comparables - January 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Mentone	4100 Mill Creek Rd	898	\$ 528.00	2	1	9/4/2025	\$ 475,000.00	78015	1.791	0302-162-10-0000
Mentone	31255 Nice Ave	2892	\$ 233.00	4	3	9/4/2025	\$ 675,000.00	7421	0.17	0298-481-13-0000
Mentone	2357 Bonview Dr	1360	\$ 345.00	2	2	9/8/2025	\$ 470,000.00	6800	0.16	0298-301-07-0000
Mentone	32272 Florida Ave	2040	\$ 404.00	4	2	9/11/2025	\$ 825,000.00	217800	5	0297-152-15-0000
Mentone	1230 Tourmaline Ave	1636	\$ 311.00	3	2	9/23/2025	\$ 510,000.00	8125	0.19	0298-111-33-0000

<b>Total Sales:</b>	5
<b>Average Sales Price:</b>	\$591,000.00
<b>Average Square Feet:</b>	1765