



## Grand Terrace

Sales Comparables - November 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Grand Terrace	12055 Mount Vernon Ave	1057	\$ 496.00	3	1	11/5/2025	\$ 525,000.00	12000	0.28	0276-182-04-0000
Grand Terrace	22263 Van Buren St	1118	\$ 469.00	3	2	11/7/2025	\$ 525,000.00	7280	0.17	1167-271-63-0000
Grand Terrace	22698 Eton Dr	1780	\$ 376.00	4	2	11/13/2025	\$ 670,000.00	9768	0.22	0276-292-13-0000
Grand Terrace	12338 Vivienda Ave	1485	\$ 437.00	4	2	11/14/2025	\$ 650,000.00	11188	0.26	1167-251-64-0000
Grand Terrace	159 Shirley Ct	2212	\$ 316.00	5	2	11/20/2025	\$ 700,000.00	10010	0.23	1167-071-12-0000
Grand Terrace	22820 Lark St	2284	\$ 308.00	5	3	11/25/2025	\$ 705,000.00	7200	0.17	1178-161-56-0000
Grand Terrace	22655 Minona Dr	1869	\$ 304.00	4	2	11/25/2025	\$ 570,000.00	11200	0.26	0276-192-04-0000

<b>Total Sales:</b>	7
<b>Average Sales Price:</b>	\$620,714.29
<b>Average Square Feet:</b>	1686

Deemed reliable but not guaranteed

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