



Grand Terrace

Sales Comparables - October 2025

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|---------------|-------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|------------------|
| Grand Terrace | 12559 Oriole Ave | 1622 | \$ 382.00 | 4 | 2 | 10/3/2025 | \$ 620,000.00 | 7800 | 0.18 | 1178-151-75-0000 |
| Grand Terrace | 22965 Cardinal St | 1698 | \$ 388.00 | 3 | 2 | 10/7/2025 | \$ 660,000.00 | 16000 | 0.37 | 1178-141-14-0000 |
| Grand Terrace | 11585 Bostick Ave | 2015 | \$ 992.00 | 3 | 1 | 10/15/2025 | \$ 2,000,000.00 | 165528 | 3.8 | 0275-192-03-0000 |
| Grand Terrace | 22715 Arliss Dr | 1605 | \$ 336.00 | 3 | 2 | 10/23/2025 | \$ 540,000.00 | 8625 | 0.2 | 0276-274-11-0000 |
| Grand Terrace | 11948 Canal St | 1660 | \$ 271.00 | 3 | 2 | 10/23/2025 | \$ 450,000.00 | 7500 | 0.17 | 0275-272-12-0000 |
| Grand Terrace | 12640 Jaden Ct | 2379 | \$ 306.00 | 4 | 3 | 10/24/2025 | \$ 730,000.00 | 11414 | 0.26 | 1178-181-40-0000 |
| Grand Terrace | 22746 Arliss Dr | 1701 | \$ 376.00 | 3 | 2 | 10/27/2025 | \$ 640,000.00 | 12350 | 0.28 | 0276-343-28-0000 |
| Grand Terrace | 22257 Emerald St | 1468 | \$ 354.00 | 3 | 2 | 10/27/2025 | \$ 521,000.00 | 8946 | 0.21 | 1167-281-25-0000 |
| Grand Terrace | 22230 Emerald St | 1178 | \$ 488.00 | 3 | 2 | 10/29/2025 | \$ 575,000.00 | 9550 | 0.22 | 1167-281-29-0000 |
| Grand Terrace | 22629 De Soto St | 1464 | \$ 420.00 | 4 | 2 | 10/30/2025 | \$ 615,000.00 | 8080 | 0.19 | 1178-031-47-0000 |

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| Total Sales: | 10 |
| Average Sales Price: | \$735,100.00 |
| Average Square Feet: | 1679 |

Deemed reliable but not guaranteed

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