



Grand Terrace

Sales Comparables - September 2025

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|---------------|---------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|------------------|
| Grand Terrace | 12815 Mike Todd Ln | 1899 | \$ 359.00 | 3 | 2 | 9/8/2025 | \$ 682,000.00 | 7344 | 0.17 | 1178-231-21-0000 |
| Grand Terrace | 22246 Mavis St | 1419 | \$ 408.00 | 4 | 2 | 9/12/2025 | \$ 580,000.00 | 8400 | 0.19 | 1167-251-45-0000 |
| Grand Terrace | 12655 Garden Ave | 1344 | \$ 430.00 | 4 | 2 | 9/16/2025 | \$ 579,000.00 | 8515 | 0.2 | 1167-201-27-0000 |
| Grand Terrace | 23020 Jensen Ct | 1398 | \$ 407.00 | 2 | 2 | 9/22/2025 | \$ 570,000.00 | 11659 | 0.27 | 1178-051-50-0000 |
| Grand Terrace | 12650 Kingfisher Rd | 2284 | \$ 306.00 | 5 | 3 | 9/25/2025 | \$ 700,000.00 | 10870 | 0.25 | 1178-181-05-0000 |
| Grand Terrace | 2160 Bostick Ave | 1197 | \$ 480.00 | 4 | 2 | 9/29/2025 | \$ 575,000.00 | 10066 | 0.23 | 1167-041-33-0000 |

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| Total Sales: | 6 |
| Average Sales Price: | \$614,333.33 |
| Average Square Feet: | 1590 |

Deemed reliable but not guaranteed

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