



Mentone

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Mentone	31216 Nice Ave	1887	\$ 185.00	4	2	1/9/2018	\$ 350,000.00	5000	0.11	0298-401-08
Mentone	2359 Naples Ave	1012	\$ 335.00	2	1	1/12/2018	\$ 340,000.00	21990	0.5	0298-301-40
Mentone	31215 Capistrano Ln	1937	\$ 202.00	4	2	1/25/2018	\$ 392,000.00	8746	0.2	0298-511-35
Mentone	2099 Salerno Ave	805	\$ 314.00	3	2	1/31/2018	\$ 253,500.00	6900	0.16	0298-152-01

Total Sales:	4
Average Sales Price:	\$333,875.00
Average Square Feet:	1410