



Mentone

Sales Comparables - March 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Mentone	3061 Mill Creek Rd	1132	\$ 437.00	3	1	3/5/2024	\$ 495,000.00	43995	1.01	0302-161-14-0000
Mentone	1149 Beryl Ave	1670	\$ 164.00	3	2	3/8/2024	\$ 275,000.00	13200	0.3	0298-111-26-0000
Mentone	1367 Agate Ave	1326	\$ 358.00	3	2	3/15/2024	\$ 475,000.00	9751	0.22	0298-134-11-0000
Mentone	1871 Capri Ave	736	\$ 584.00	2	1	3/15/2024	\$ 430,000.00	8000	0.18	0298-074-09-0000
Mentone	1380 Plumwood Ln	1283	\$ 388.00	3	2	3/15/2024	\$ 499,000.00	5723	0.13	0298-441-32-0000
Mentone	10171 Agate Ave	2138	\$ 268.00	5	3	3/18/2024	\$ 575,000.00	4800	0.11	0298-411-76-0000
Mentone	1815 Capri Ave	647	\$ 525.00	2	1	3/20/2024	\$ 340,000.00	9120	0.21	0298-072-04-0000
Mentone	1385 Ward Way	1280	\$ 304.00	3	2	3/22/2024	\$ 390,000.00	6500	0.15	0298-331-27-0000
Mentone	1355 Whitewood Dr	1202	\$ 324.00	3	2	3/27/2024	\$ 390,000.00	5604	0.13	0298-441-01-0000
Mentone	2859 Mill Creek Rd	958	\$ 517.00	3	1	3/29/2024	\$ 496,000.00	11200	0.26	0302-152-22-0000
Mentone	1338 Turquoise Ave	520	\$ 1,076.00	1	1	4/2/2024	\$ 560,000.00	11375	0.26	0298-093-03-0000
Mentone	2139 Nice Ave	800	\$ 1,281.00	3	1	4/3/2024	\$ 1,025,000.00	59154	1.358	0298-221-15-0000

Total Sales:	12
Average Sales Price:	\$495,833.33
Average Square Feet:	1141