



West Covina

Sales Comparables - October 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
West Covina	1131 E Larkwood St	1314	\$ 456.00	3	2	10/1/2018	\$ 600,000.00	7542	0.17	8487-001-002
West Covina	3840 S Morganfield Ave	2237	\$ 42.00	3	3	10/1/2018	\$ 94,000.00	8458	0.19	8724-010-021
West Covina	326 S Astell Ave	1179	\$ 392.00	3	2	10/2/2018	\$ 463,000.00	7480	0.17	8476-019-006
West Covina	2757 E Hillside Dr	4344	\$ 368.00	5	5	10/2/2018	\$ 1,600,000.00	20932	0.48	8493-048-004
West Covina	2148 Mesita Ave	1878	\$ 378.00	3	2	10/2/2018	\$ 710,000.00	10740	0.25	8485-015-001
West Covina	834 S Vanhorn Ave	1067	\$ 489.00	3	1	10/2/2018	\$ 522,000.00	6002	0.14	8468-007-012
West Covina	1709 E Autumn Dr	1258	\$ 468.00	3	2	10/3/2018	\$ 590,000.00	8330	0.19	8740-020-003
West Covina	2124 E Workman Ave	1420	\$ 383.00	4	2	10/3/2018	\$ 545,000.00	7200	0.17	8454-026-006
West Covina	203 N Hartley St	1171	\$ 153.00	3	1	10/4/2018	\$ 180,000.00	7013	0.16	8457-025-016
West Covina	1509 E Workman Ave	1478	\$ 378.00	3	2	10/4/2018	\$ 560,000.00	7441	0.17	8455-012-002
West Covina	1039 S Indian Summer Ave	1162	\$ 364.00	3	2	10/5/2018	\$ 423,000.00	8685	0.2	8488-014-003
West Covina	760 Quail Valley Ln	3730	\$ 291.00	4	4	10/5/2018	\$ 1,088,000.00	28855	0.66	8277-033-024
West Covina	928 S Sharonlee Dr	3039	\$ 191.00	5	3	10/5/2018	\$ 580,500.00	7452	0.17	8487-018-014
West Covina	850 S Greenberry Dr	1155	\$ 436.00	3	1	10/10/2018	\$ 504,500.00	9629	0.22	8469-011-020
West Covina	2136 E Loraine St	1925	\$ 309.00	3	3	10/10/2018	\$ 596,000.00	6509	0.15	8735-015-011
West Covina	916 W Michelle St	1741	\$ 347.00	4	2	10/10/2018	\$ 605,000.00	9042	0.21	8470-026-019
West Covina	2027 Sheba Ct	1372	\$ 411.00	3	2	10/10/2018	\$ 565,000.00	5968	0.14	8732-013-029
West Covina	1335 Bentley Ct	4403	\$ 363.00	5	5	10/11/2018	\$ 1,600,000.00	20214	0.46	8493-058-010
West Covina	218 N Chalburn Ave	1509	\$ 351.00	4	2	10/11/2018	\$ 530,000.00	8434	0.19	8459-011-015
West Covina	128 S Cherrywood St	1644	\$ 383.00	3	2	10/11/2018	\$ 630,000.00	7194	0.17	8477-008-004
West Covina	1604 S Meeker Ave	1572	\$ 400.00	3	2	10/11/2018	\$ 630,000.00	7495	0.17	8467-004-011
West Covina	2305 E Rebecca St	1230	\$ 390.00	3	2	10/11/2018	\$ 480,000.00	5231	0.12	8733-005-002
West Covina	1811 Shale Ave	1496	\$ 383.00	4	2	10/11/2018	\$ 573,000.00	8033	0.18	8490-005-042
West Covina	802 N Foxdale Ave	1576	\$ 316.00	3	2	10/12/2018	\$ 499,000.00	7719	0.18	8458-004-023
West Covina	420 S Leaf Ave	1844	\$ 341.00	3	2	10/16/2018	\$ 629,000.00	7283	0.17	8477-026-017
West Covina	334 N Leland Ave	1546	\$ 388.00	3	2	10/16/2018	\$ 600,000.00	14720	0.34	8459-015-022
West Covina	3124 La Puente Rd	1762	\$ 313.00	4	2	10/17/2018	\$ 552,000.00	11948	0.27	8724-007-005
West Covina	1819 E Rowland Ave	1344	\$ 386.00	3	2	10/17/2018	\$ 520,000.00	9486	0.22	8443-019-014
West Covina	2015 Cumberland Dr	2131	\$ 295.00	4	3	10/18/2018	\$ 629,000.00	6409	0.15	8743-022-044
West Covina	137 S Fernwood St	1638	\$ 366.00	3	2	10/19/2018	\$ 600,000.00	7214	0.17	8477-008-017



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West Covina	101 S Myrtlewood St	1267	\$ 394.00	3	2	10/19/2018	\$ 500,000.00	4877	0.11	8477-005-021
West Covina	1110 Raelyn Pl	1692	\$ 345.00	4	2	10/22/2018	\$ 585,000.00	7314	0.17	8743-006-018
West Covina	1520 S California Ave	1493	\$ 355.00	3	2	10/23/2018	\$ 531,000.00	10408	0.24	8470-044-034
West Covina	1316 E Harvest Moon St	1757	\$ 343.00	4	2	10/23/2018	\$ 603,000.00	11178	0.26	8740-010-022
West Covina	247 N Lark Ellen Ave	2373	\$ 235.00	4	3	10/23/2018	\$ 560,000.00	11468	0.26	8456-026-001
West Covina	1431 S Ardilla Ave	1638	\$ 219.00	4	3	10/24/2018	\$ 360,000.00	7165	0.16	8463-010-007
West Covina	1305 Bentley Ct	4634	\$ 388.00	5	5	10/24/2018	\$ 1,800,000.00	21586	0.5	8493-055-026
West Covina	423 E Lucille Ave	1288	\$ 458.00	3	2	10/24/2018	\$ 590,000.00	8621	0.2	8489-014-013
West Covina	1503 E Holly Oak Dr	1012	\$ 484.00	3	1	10/25/2018	\$ 490,000.00	7200	0.17	8477-018-007
West Covina	19020 E Northam St	1339	\$ 399.00	2	2	10/25/2018	\$ 535,000.00	6405	0.15	8725-013-004
West Covina	1024 S Susanna Ave	1067	\$ 487.00	3	1	10/25/2018	\$ 520,000.00	9367	0.22	8488-008-006
West Covina	1421 S Willow Ave	1731	\$ 337.00	5	3	10/25/2018	\$ 584,000.00	9779	0.22	8463-005-001
West Covina	1308 E Workman Ave	1022	\$ 557.00	3	1	10/25/2018	\$ 570,000.00	10362	0.24	8456-025-002
West Covina	1421 S Frandale Ave	2713	\$ 265.00	4	3	10/26/2018	\$ 720,000.00	9630	0.22	8741-001-028
West Covina	727 N Hartley St	1660	\$ 346.00	3	2	10/26/2018	\$ 575,000.00	7901	0.18	8440-008-008
West Covina	301 N Maplewood Ave	1855	\$ 283.00	3	2	10/26/2018	\$ 525,000.00	6640	0.15	8456-018-020
West Covina	2941 E Hillside Dr	4258	\$ 347.00	4	4	10/29/2018	\$ 1,480,000.00	25597	0.59	8493-054-010
West Covina	1345 S Ardilla Ave	1350	\$ 418.00	3	2	10/30/2018	\$ 565,000.00	7217	0.17	8463-011-006
West Covina	1049 E Greendale St	1118	\$ 483.00	2	1	10/30/2018	\$ 540,000.00	8040	0.18	8456-017-011
West Covina	401 N La Breda Ave	1532	\$ 293.00	2	2	10/30/2018	\$ 450,000.00	9150	0.21	8454-014-008
West Covina	2225 W Merced Ave	1164	\$ 558.00	2	1	10/31/2018	\$ 650,000.00	19965	0.46	8468-001-047

Deemed reliable but not guaranteed

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Total Sales:	51
Average Sales Price:	\$635,901.96
Average Square Feet:	1826