

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
West Covina	403 S Lark Ellen Ave	1100	\$ 509.00	3	1	12/3/2018	\$ 560,000.00	7574	0.17	8476-020-016
West Covina	2020 W Merced Ave	1698	\$ 354.00	4	2	12/3/2018	\$ 602,000.00	8873	0.2	8467-013-023
West Covina	3043 E Vermillion St	1225	\$ 171.00	3	2	12/6/2018	\$ 210,000.00	6211	0.14	8724-003-009
West Covina	2617 S Moorland Pl	1440	\$ 364.00	3	3	12/6/2018	\$ 525,000.00	4292	0.1	8730-014-037
West Covina	1115 S Vanhorn Ave	1512	\$ 373.00	3	2	12/7/2018	\$ 565,000.00	10945	0.25	8468-005-012
West Covina	1622 S California Ave	1879	\$ 289.00	3	2	12/7/2018	\$ 544,000.00	7325	0.17	8470-023-016
West Covina	1451 S Willow Ave	2663	\$ 262.00	4	2	12/7/2018	\$ 699,000.00	17114	0.39	8463-017-025
West Covina	1224 E Greenville Dr	1488	\$ 396.00	3	2	12/7/2018	\$ 590,000.00	9311	0.21	8490-008-027
West Covina	1515 E Sunset Hill Dr	1702	\$ 293.00	3	2	12/10/2018	\$ 500,000.00	7014	0.16	8477-028-020
West Covina	2436 E Rio Verde Dr	1539	\$ 451.00	3	2	12/10/2018	\$ 695,000.00	10382	0.24	8479-022-006
West Covina	1240 S Butterfield Rd	2123	\$ 296.00	4	3	12/12/2018	\$ 630,000.00	9322	0.21	8490-019-012
West Covina	3020 Greenleaf St	1871	\$ 309.00	4	3	12/12/2018	\$ 580,000.00	6024	0.14	8732-001-018
West Covina	1101 S Montezuma Way	2478	\$ 307.00	3	4	12/13/2018	\$ 762,500.00	10495	0.24	8493-021-003
West Covina	1609 W Howellhurst Dr	1614	\$ 333.00	3	2	12/13/2018	\$ 539,000.00	8332	0.19	8458-010-032
West Covina	708 N Conlon Ave	1498	\$ 310.00	3	2	12/13/2018	\$ 465,000.00	8005	0.18	8458-006-011
West Covina	2650 E Cortez St	2091	\$ 333.00	3	2	12/14/2018	\$ 698,000.00	13393	0.31	8482-008-007
West Covina	1025 Holiday Dr	2740	\$ 313.00	4	3	12/14/2018	\$ 860,000.00	22126	0.51	8277-041-010
West Covina	2662 E Charlinda St	2114	\$ 376.00	4	3	12/14/2018	\$ 795,000.00	14239	0.33	8482-013-007
West Covina	1223 S Russelee Dr	1822	\$ 348.00	4	2	12/18/2018	\$ 635,000.00	8708	0.2	8489-028-012
West Covina	1429 S Frandale Ave	1643	\$ 386.00	3	2	12/18/2018	\$ 635,000.00	14743	0.34	8741-001-029
West Covina	1744 Fairridge Cir	1246	\$ 381.00	3	3	12/18/2018	\$ 475,000.00	3777	0.09	8730-009-004
West Covina	618 S Acacia Ln	1844	\$ 377.00	3	2	12/18/2018	\$ 697,000.00	10441	0.24	8484-001-004
West Covina	2040 Delores St	2165	\$ 318.00	4	3	12/18/2018	\$ 690,000.00	6129	0.14	8731-003-005
West Covina	114 S Baymar St	1196	\$ 376.00	4	2	12/19/2018	\$ 450,000.00	7467	0.17	8478-001-003
West Covina	1443 E Rio Verde Dr	1372	\$ 428.00	4	2	12/19/2018	\$ 588,000.00	7085	0.16	8477-027-016
West Covina	1651 E Marbury St	1692	\$ 342.00	3	2	12/19/2018	\$ 580,000.00	9555	0.22	8455-002-010
West Covina	824 S Sharonlee Dr	1355	\$ 431.00	3	2	12/20/2018	\$ 585,000.00	8786	0.2	8487-014-014
West Covina	1629 E Alaska St	2146	\$ 326.00	3	2	12/20/2018	\$ 701,000.00	8796	0.2	8486-022-003
West Covina	4036 S Keansburg Ave	1714	\$ 317.00	4	2	12/21/2018	\$ 545,000.00	6630	0.15	8725-002-025
West Covina	1050 S Holly Pl	1140	\$ 441.00	3	2	12/27/2018	\$ 503,000.00	8663	0.2	8488-014-013



West Covina
Sales Comparables - December 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
West Covina	1436 Rodney Rd	2131	\$ 295.00	4	3	12/27/2018	\$ 630,000.00	6722	0.15	8743-023-011
West Covina	2736 Greenleaf Dr	2267	\$ 278.00	5	3	12/28/2018	\$ 631,000.00	5522	0.13	8730-001-023
West Covina	2839 Mountain Ridge Rd	4139	\$ 277.00	5	4	12/28/2018	\$ 1,150,000.00	20364	0.47	8493-052-008
West Covina	759 N Hartley St	1564	\$ 363.00	4	2	12/28/2018	\$ 568,000.00	9011	0.21	8440-009-016
West Covina	1227 W Merced Ave	1434	\$ 390.00	3	2	12/28/2018	\$ 560,000.00	9074	0.21	8469-007-025

Total Sales:	35
Average Sales Price:	\$612,642.86
Average Square Feet:	1818