

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
West Covina	138 S Ashdale St	1570	\$ 439.00	4	2	3/1/2022	\$ 690,000.00	7572	0.17	8476-001-002
West Covina	1638 E Verness St	1820	\$ 134.00	3	2	3/1/2022	\$ 245,500.00	9420	0.22	8455-011-013
West Covina	1720 E Woodgate Dr	1592	\$ 464.00	3	2	3/1/2022	\$ 740,000.00	7611	0.17	8730-007-041
West Covina	433 N Conlon Ave	1733	\$ 530.00	3	2	3/2/2022	\$ 920,000.00	11032	0.25	8458-012-024
West Covina	3601 S Forecastle Ave	1564	\$ 522.00	3	2	3/2/2022	\$ 817,000.00	9260	0.21	8724-007-046
West Covina	2004 Cumberland Dr	2026	\$ 404.00	3	3	3/3/2022	\$ 820,000.00	6098	0.14	8743-022-041
West Covina	1840 E Walnut Creek Pkwy	1311	\$ 648.00	4	2	3/3/2022	\$ 850,000.00	9567	0.22	8478-015-049
West Covina	2411 W Havenbrook St	1416	\$ 338.00	3	2	3/4/2022	\$ 480,000.00	6377	0.15	8460-017-003
West Covina	3025 Helen Ln	1871	\$ 481.00	4	3	3/4/2022	\$ 900,000.00	5952	0.14	8732-001-046
West Covina	2918 E Hillside Dr	4007	\$ 530.00	4	5	3/4/2022	\$ 2,125,000.00	19229	0.44	8493-055-038
West Covina	3144 E Merrygrove St	1278	\$ 500.00	3	2	3/4/2022	\$ 640,000.00	6270	0.14	8724-012-028
West Covina	1204 W Puente Ave	1382	\$ 553.00	3	2	3/4/2022	\$ 765,000.00	7303	0.17	8440-018-008
West Covina	762 S Broadmoor Ave	1989	\$ 446.00	3	2	3/7/2022	\$ 888,000.00	7423	0.17	8475-016-063
West Covina	905 S California Ave	1892	\$ 343.00	3	1	3/7/2022	\$ 650,000.00	24835	0.57	8469-010-031
West Covina	2232 W Channing St	1718	\$ 545.00	3	2	3/7/2022	\$ 938,000.00	8500	0.2	8459-021-007
West Covina	1710 E Stuart Ave	1540	\$ 464.00	3	2	3/8/2022	\$ 715,000.00	7082	0.16	8477-019-022
West Covina	616 N Nora Ave	1316	\$ 623.00	3	2	3/9/2022	\$ 820,000.00	8008	0.18	8458-016-015
West Covina	1855 Gemini St	1504	\$ 548.00	4	2	3/10/2022	\$ 825,000.00	7565	0.17	8732-009-024
West Covina	2023 E Larkwood St	2088	\$ 454.00	3	2	3/10/2022	\$ 950,000.00	10706	0.25	8485-002-005
West Covina	3644 S Morganfield Ave	2220	\$ 436.00	4	3	3/10/2022	\$ 970,000.00	7168	0.16	8724-009-008
West Covina	3221 E Townsite Dr	1414	\$ 657.00	3	2	3/10/2022	\$ 930,000.00	12256	0.28	8724-009-007
West Covina	730 S Donna Beth Ave	1721	\$ 508.00	3	2	3/11/2022	\$ 875,000.00	11991	0.28	8485-031-011
West Covina	1322 E Grovecenter St	1209	\$ 616.00	3	2	3/14/2022	\$ 745,000.00	7670	0.18	8441-004-029
West Covina	223 N Toland Ave	1370	\$ 569.00	3	2	3/14/2022	\$ 780,000.00	7427	0.17	8456-024-005
West Covina	3026 E Quinnell Dr	1302	\$ 583.00	4	2	3/15/2022	\$ 760,000.00	6285	0.14	8724-005-007
West Covina	611 N Yaleton Ave	1317	\$ 463.00	3	2	3/15/2022	\$ 610,000.00	7625	0.18	8458-017-030
West Covina	1109 Promontory Pl	2392	\$ 576.00	4	3	3/16/2022	\$ 1,380,000.00	19444	0.45	8482-037-039
West Covina	846 S Azusa Ave	1860	\$ 461.00	3	2	3/17/2022	\$ 859,000.00	8724	0.2	8485-025-008
West Covina	2835 E Sunset Hill Dr	2235	\$ 492.00	4	3	3/17/2022	\$ 1,100,000.00	13892	0.32	8480-010-030
West Covina	429 S Emerald Ave	2440	\$ 370.00	4	3	3/18/2022	\$ 905,000.00	18537	0.43	8480-015-044



West Covina

Sales Comparables - March 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
West Covina	1003 S Meeker Ave	785	\$ 636.00	2	1	3/18/2022	\$ 500,000.00	13338	0.31	8468-003-034
West Covina	3415 E Hilltonia Dr	1400	\$ 641.00	4	2	3/21/2022	\$ 898,000.00	6236	0.14	8722-001-013
West Covina	1218 W Crumley St	1388	\$ 417.00	3	2	3/22/2022	\$ 580,000.00	9059	0.21	8469-002-020
West Covina	1749 Fairridge Cir	1246	\$ 586.00	3	3	3/22/2022	\$ 731,000.00	4450	0.1	8730-010-008
West Covina	3430 E Acridge Dr	2383	\$ 367.00	4	3	3/24/2022	\$ 875,000.00	17775	0.41	8277-012-019
West Covina	1253 E Mobeck St	1354	\$ 574.00	4	2	3/24/2022	\$ 778,000.00	8138	0.19	8486-006-027
West Covina	518 S Glenn Alan Ave	1465	\$ 583.00	3	2	3/25/2022	\$ 855,000.00	10605	0.24	8478-022-002
West Covina	430 N Leland Ave	1402	\$ 534.00	3	2	3/25/2022	\$ 750,000.00	10216	0.23	8459-015-016
West Covina	1222 W Eckerman Ave	1813	\$ 501.00	4	2	3/29/2022	\$ 910,000.00	8330	0.19	8440-021-005
West Covina	707 Quail Valley Ln	3301	\$ 502.00	4	4	3/29/2022	\$ 1,660,000.00	21172	0.49	8277-033-031
West Covina	236 N Ardilla Ave	1373	\$ 542.00	4	2	3/30/2022	\$ 745,000.00	7561	0.17	8459-017-040
West Covina	1056 Hooper Dr	2856	\$ 455.00	4	3	3/30/2022	\$ 1,300,000.00	23927	0.55	8277-036-021
West Covina	240 S Lark Ellen Ave	1023	\$ 830.00	3	1	3/30/2022	\$ 850,000.00	7367	0.17	8477-017-016

Total Sales:	43
Average Sales Price:	\$863,360.47
Average Square Feet:	1742