



**Etiwanda**  
Sales Comparables - March 2023

| City     | Address               | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price    | Lot Sq Ft | Lot Ac | APN              |
|----------|-----------------------|-------|----------------|-----|------|-----------|----------------|-----------|--------|------------------|
| Etiwanda | 5128 Nellie Ct        | 4297  | \$283.00       | 5   | 4    | 3/1/2023  | \$1,216,500.00 | 14063     | 0.32   | 0226-792-40-0000 |
| Etiwanda | 12160 Quarry Ct       | 3026  | \$327.00       | 6   | 2    | 3/16/2023 | \$990,000.00   | 11811     | 0.27   | 0225-741-07-0000 |
| Etiwanda | 4985 Woodley Ridge Dr | 4273  | \$304.00       | 5   | 3    | 3/24/2023 | \$1,300,000.00 | 20017     | 0.46   | 1087-191-11-0000 |
| Etiwanda | 5864 Greyville Pl     | 3372  | \$326.00       | 5   | 2    | 3/29/2023 | \$1,100,000.00 | 7925      | 0.18   | 0225-653-16-0000 |

|                             |                       |
|-----------------------------|-----------------------|
| <b>Total Sales:</b>         | <b>4</b>              |
| <b>Average Sales Price:</b> | <b>\$1,151,625.00</b> |
| <b>Average Square Feet:</b> | <b>3742</b>           |