



Beaumont

Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	13120 Blade St	2664	\$ 129.00	5	3	1/2/2018	\$ 345,000.00	16988	0.39	400-570-001
Beaumont	1797 Las Colinas Rd	1687	\$ 165.00	2	2	1/2/2018	\$ 280,000.00	6534	0.15	400-280-032
Beaumont	11228 Casper Cv	2778	\$ 94.00	4	3	1/3/2018	\$ 261,200.00	6098	0.14	413-551-025
Beaumont	1424 Freesia Way	1847	\$ 161.00	3	2	1/3/2018	\$ 298,000.00	7840	0.18	419-650-040
Beaumont	1252 Houstonia Ln	2664	\$ 138.00	5	3	1/3/2018	\$ 370,000.00	7405	0.17	419-710-001
Beaumont	1251 Euclid Ave	1430	\$ 169.00	2	1.5	1/4/2018	\$ 243,000.00	10019	0.23	415-142-037
Beaumont	1378 Fleet St	1729	\$ 172.00	4	2.5	1/4/2018	\$ 298,000.00			428-080-052
Beaumont	136 Temple Ave	3253	\$ 116.00	5	2.25	1/4/2018	\$ 379,000.00			428-110-025
Beaumont	1121 Cherry Ave	1878	\$ 161.00	4	1.75	1/5/2018	\$ 303,000.00	8712	0.2	415-210-048
Beaumont	1724 La Cantera Way	1687	\$ 183.00	2	2	1/5/2018	\$ 310,000.00	9147	0.21	400-290-018
Beaumont	1294 Olympic St	2795	\$ 121.00	5	2.75	1/5/2018	\$ 339,500.00			428-071-027
Beaumont	1721 Silver Ct	2430	\$ 148.00	4	2	1/5/2018	\$ 361,500.00	7405	0.17	400-440-009
Beaumont	34917 Middlecoff Ct	3037	\$ 109.00	4	3	1/8/2018	\$ 332,500.00	7405	0.17	413-660-013
Beaumont	765 Targa Ln	1968	\$ 158.00	3	2.5	1/9/2018	\$ 312,500.00			428-041-037
Beaumont	38 Billings Ave	2234	\$ 137.00	4	2.5	1/11/2018	\$ 308,000.00	5227	0.12	419-561-011
Beaumont	1294 Edgar Ave	1952	\$ 169.00	2	1	1/11/2018	\$ 330,000.00	15681	0.36	415-142-044
Beaumont	1341 Avalon Ave	1534	\$ 189.00	3	1.75	1/12/2018	\$ 291,000.00	6970	0.16	415-032-028
Beaumont	644 Egan Ave	1664	\$ 158.00	3	1.75	1/12/2018	\$ 263,000.00	6970	0.16	417-056-007
Beaumont	972 Queen Annes Ln	2076	\$ 138.00	3	2.5	1/12/2018	\$ 288,000.00	5662	0.13	419-640-020
Beaumont	1403 Tulip Cir S	2797	\$ 130.00	4	2.75	1/12/2018	\$ 365,000.00	8276	0.19	419-671-006
Beaumont	1311 Tulip Cir W	1754	\$ 185.00	3	2	1/12/2018	\$ 325,000.00	7840	0.18	419-721-004
Beaumont	1664 Amber Lily Dr	1959	\$ 154.00	4	2.75	1/16/2018	\$ 302,000.00	6534	0.15	419-442-006
Beaumont	1287 Cedar Hollow Rd	2358	\$ 69.00	3	2.75	1/16/2018	\$ 164,000.00	5662	0.13	404-241-001
Beaumont	952 Elm Ave	1338	\$ 190.00	3	1	1/16/2018	\$ 255,000.00	9583	0.22	414-201-009
Beaumont	1472 Midnight Sun Dr	3079	\$ 110.00	4	2.75	1/16/2018	\$ 340,000.00	6969	0.16	419-524-023
Beaumont	634 Canyon Crest Rd	2616	\$ 131.00	4	3	1/17/2018	\$ 345,000.00	5662	0.13	404-220-008
Beaumont	437 Glacier Park	2340	\$ 153.00	2	2	1/17/2018	\$ 360,000.00			428-320-022
Beaumont	219 White Sands St	1442	\$ 183.00	2	1.75	1/17/2018	\$ 265,000.00			428-200-002
Beaumont	987 N California Ave	1589	\$ 176.00	3	1.75	1/18/2018	\$ 280,000.00	9583	0.22	414-202-018
Beaumont	1572 Four Seasons Cir	1442	\$ 166.00	2	1.75	1/18/2018	\$ 240,000.00			428-130-068

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	944 Pavo Dr	2141	\$ 130.00	4	2.25	1/18/2018	\$ 280,000.00	3920	0.09	419-550-012
Beaumont	1050 Queen Annes Ln	2076	\$ 144.00	3	2.5	1/18/2018	\$ 300,000.00	5662	0.13	419-640-009
Beaumont	1380 Smoke Tree Ln	1901	\$ 170.00	4	2	1/18/2018	\$ 325,000.00	10018	0.23	419-480-016
Beaumont	112 Kinn Ave	1232	\$ 219.00	3	2	1/19/2018	\$ 270,000.00			428-041-064
Beaumont	378 Mesa Verde Park	2792	\$ 146.00	3	2.75	1/19/2018	\$ 410,000.00			428-300-060
Beaumont	11532 Plum Hollow Pl	2705	\$ 128.00	4	2.5	1/19/2018	\$ 347,000.00	5662	0.13	400-080-074
Beaumont	1104 Rain Lily Way	2056	\$ 168.00	4	2	1/19/2018	\$ 347,000.00	8276	0.19	419-471-016
Beaumont	34344 Crenshaw St	1938	\$ 152.00	3	2.5	1/22/2018	\$ 295,000.00	4356	0.1	413-722-048
Beaumont	36691 Torrey Pines Dr	2705	\$ 133.00	4	2.5	1/22/2018	\$ 360,000.00	8276	0.19	400-070-082
Beaumont	371 Irvine Park	1859	\$ 185.00	2	2	1/23/2018	\$ 345,000.00			428-300-036
Beaumont	1244 Olympic St	2145	\$ 152.00	5	3	1/23/2018	\$ 328,000.00			428-071-018
Beaumont	1443 Rocky Mountain Park	1848	\$ 159.00	3	1.75	1/24/2018	\$ 295,000.00			428-260-005
Beaumont	36711 Torrey Pines Dr	2520	\$ 138.00	5	3.5	1/24/2018	\$ 350,000.00	10018	0.23	400-070-080
Beaumont	1101 Cherry Ave	1392	\$ 189.00	3	2	1/25/2018	\$ 264,000.00	6534	0.15	415-210-025
Beaumont	973 Edgar Ave	876	\$ 205.00	1	1	1/25/2018	\$ 180,000.00	7841	0.18	415-261-015
Beaumont	620 Canyon Crest Rd	3054	\$ 127.00	3	2.75	1/26/2018	\$ 390,000.00	10018	0.23	404-220-010
Beaumont	201 Logan St	3236	\$ 111.00	6	2.75	1/26/2018	\$ 360,000.00			428-072-026
Beaumont	965 Queen Annes Ln	2243	\$ 146.00	5	3	1/26/2018	\$ 328,000.00	6534	0.15	419-643-003
Beaumont	1471 Augusta St	1371	\$ 206.00	3	1.75	1/29/2018	\$ 283,000.00	5662	0.13	400-511-004
Beaumont	1619 Quiet Crk	1556	\$ 165.00	2	1.75	1/29/2018	\$ 258,000.00			428-140-064
Beaumont	160 Salt Crk	2340	\$ 138.00	2	2	1/29/2018	\$ 325,000.00			428-150-003
Beaumont	951 Queen Annes Ln	1648	\$ 177.00	3	2	1/30/2018	\$ 292,000.00	6534	0.15	419-643-001
Beaumont	531 Brookside Ln	1992	\$ 163.00	4	2.75	1/31/2018	\$ 326,000.00	7405	0.17	414-252-048
Beaumont	37779 High Ridge Dr	3088	\$ 95.00	4	2.5	1/31/2018	\$ 296,000.00	6098	0.14	414-341-017
Beaumont	195 Lotus Ave	1237	\$ 218.00	3	2	1/31/2018	\$ 270,000.00			428-061-036
Beaumont	1771 Shane Ln	2550	\$ 132.00	5	3	1/31/2018	\$ 339,000.00	8276	0.19	404-032-024
Beaumont	1329 Sunburst Dr	1291	\$ 220.00	3	2	1/31/2018	\$ 285,000.00	6534	0.15	419-480-026
Cherry Valley	40411 Rome Beauty Way	1311	\$ 83.00	4	1.75	1/4/2018	\$ 109,750.00	7841	0.18	402-280-032
Cherry Valley	10300 Winesap Ave	1304	\$ 214.00	3	1.75	1/8/2018	\$ 280,000.00	62726	1.44	402-130-003
Cherry Valley	10930 Noble St	748	\$ 314.00	2	0.75	1/11/2018	\$ 235,000.00	9583	0.22	403-170-011



Beaumont
Sales Comparables - January 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Cherry Valley	290 W 10Th St	1039	\$ 268.00	2	1.75	1/17/2018	\$ 279,000.00	9583	0.22	414-182-017
Cherry Valley	39450 Oak View Ln	2877	\$ 253.00	3	2.25	1/23/2018	\$ 729,000.00	52707	1.21	401-271-016

Total Sales:	62
Average Sales Price:	\$310,241.13
Average Square Feet:	2050