



Beaumont

Sales Comparables - April 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1006 Blackhawk Dr	1687	\$ 165.00	2	2	4/2/2018	\$ 280,000.00	5227	0.12	400-370-038
Beaumont	1172 Dixiana Ct	2486	\$ 23.00	4	2.75	4/3/2018	\$ 58,000.00	14810	0.34	414-311-013
Beaumont	445 Everest Peak	2163	\$ 165.00	2	2.5	4/3/2018	\$ 358,000.00			428-370-053
Beaumont	11245 Shore Ct	2099	\$ 153.00	4	3	4/3/2018	\$ 321,500.00	15246	0.35	413-700-012
Beaumont	1275 Silver Torch Dr	2296	\$ 159.00	4	3	4/3/2018	\$ 367,000.00	6969	0.16	419-482-005
Beaumont	1093 Cardiff Way	1400	\$ 221.00	4	2	4/4/2018	\$ 310,000.00	6969	0.16	414-272-008
Beaumont	1633 Le Conte Dr	2255	\$ 164.00	4	3	4/4/2018	\$ 370,000.00	8276	0.19	408-180-055
Beaumont	38327 Mulligan Dr	1652	\$ 187.00	3	2	4/4/2018	\$ 310,000.00	9147	0.21	400-120-033
Beaumont	1321 Sardonía Way	1672	\$ 179.00	2	2	4/4/2018	\$ 300,000.00	6098	0.14	419-720-060
Beaumont	36656 Straightaway Dr	3102	\$ 135.00	5	3	4/4/2018	\$ 420,000.00	9147	0.21	400-590-002
Beaumont	649 Maple Ave	600	\$ 325.00	1	1.5	4/5/2018	\$ 195,000.00	9583	0.22	418-062-007
Beaumont	36410 Bay Hill Dr	3582	\$ 125.00	4	2.75	4/6/2018	\$ 450,000.00	8712	0.2	400-060-048
Beaumont	13076 Bowker Play Ct	1842	\$ 179.00	4	2	4/6/2018	\$ 330,000.00	6098	0.14	400-130-027
Beaumont	441 Everest Peak	2017	\$ 214.00	2	2	4/6/2018	\$ 432,000.00			428-370-052
Beaumont	1481 Freesia Way	2076	\$ 149.00	3	2.5	4/6/2018	\$ 310,500.00	5227	0.12	419-542-013
Beaumont	1055 Lyra Way	2056	\$ 158.00	4	2	4/6/2018	\$ 325,000.00	8276	0.19	419-500-016
Beaumont	1630 Mesquite Vis	1462	\$ 198.00	4	2	4/6/2018	\$ 290,000.00	7405	0.17	404-120-037
Beaumont	1741 Morgan Ave	2337	\$ 128.00	5	2.5	4/6/2018	\$ 300,000.00	6969	0.16	400-142-008
Beaumont	1265 Jackson Ct	4116	\$ 105.00	5	4.5	4/9/2018	\$ 435,000.00			428-061-006
Beaumont	1556 Tabor Crk	1848	\$ 172.00	3	1.75	4/9/2018	\$ 318,000.00			428-180-034
Beaumont	1066 Northview Dr	1687	\$ 168.00	2	2	4/10/2018	\$ 285,000.00	5227	0.12	400-340-021
Beaumont	311 Spanos Park	1986	\$ 171.00	2	2	4/10/2018	\$ 340,000.00			428-290-002
Beaumont	475 Hickory Tree Ln	1264	\$ 240.00	3	2	4/11/2018	\$ 304,000.00	6969	0.16	414-220-050
Beaumont	11250 Littler Ln	3027	\$ 120.00	4	2.75	4/11/2018	\$ 365,000.00	6969	0.16	413-760-006
Beaumont	1333 Michigan Ave	1224	\$ 252.00	3	2	4/12/2018	\$ 309,000.00	13503	0.31	415-061-051
Beaumont	37349 Gallery Ln	1131	\$ 239.00	3	2	4/13/2018	\$ 270,500.00	6969	0.16	400-100-011
Beaumont	390 W 12Th St	840	\$ 244.00	2	1	4/16/2018	\$ 205,000.00	7405	0.17	414-141-005
Beaumont	37078 Amateur Way	3102	\$ 104.00	5	3	4/16/2018	\$ 324,734.00	8276	0.19	400-100-050
Beaumont	950 Avenal Way	1687	\$ 171.00	2	2	4/16/2018	\$ 290,000.00	6969	0.16	400-310-015
Beaumont	52 Cold Spring Ave	3236	\$ 120.00	6	2.75	4/16/2018	\$ 390,000.00	6098	0.14	419-600-020



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Beaumont	924 Essex Rd	1392	\$ 186.00	2	2	4/16/2018	\$ 260,000.00	4791	0.11	400-300-025
Beaumont	37092 Meadow Brook Way	1792	\$ 170.00	4	1.75	4/16/2018	\$ 305,000.00	5227	0.12	400-080-005
Beaumont	940 Spica Dr	2141	\$ 147.00	4	2.25	4/16/2018	\$ 315,000.00	4356	0.1	419-551-040
Beaumont	36259 Stableford Ct	1761	\$ 176.00	3	2	4/17/2018	\$ 310,000.00	5662	0.13	400-630-012
Beaumont	564 E 12Th St	886	\$ 293.00	3	1	4/18/2018	\$ 260,000.00	8276	0.19	415-130-029
Beaumont	34286 Devlin Dr	2432	\$ 131.00	4	2.75	4/18/2018	\$ 320,000.00	5662	0.13	413-721-002
Beaumont	475 Princeton Peak	1706	\$ 194.00	2	2	4/18/2018	\$ 331,000.00			428-380-009
Beaumont	1289 Santa Paula Ct	2348	\$ 135.00	4	2	4/18/2018	\$ 319,000.00	6969	0.16	400-140-010
Beaumont	37 Billings Ave	1945	\$ 152.00	3	2.75	4/19/2018	\$ 297,500.00	5227	0.12	419-560-004
Beaumont	1640 Lewis Crk	1556	\$ 172.00	2	1.75	4/19/2018	\$ 268,500.00			428-140-070
Beaumont	508 Lois Ln	1004	\$ 250.00	2	1.75	4/20/2018	\$ 252,000.00	6098	0.14	404-041-019
Beaumont	646 Weng Star St	3305	\$ 114.00	6	2.25	4/20/2018	\$ 377,500.00	6098	0.14	404-210-005
Beaumont	1527 Poppy Ct	1995	\$ 157.00	4	3	4/23/2018	\$ 314,000.00	6098	0.14	419-460-040
Beaumont	36559 Straightaway Dr	1906	\$ 173.00	4	2	4/23/2018	\$ 330,000.00	8276	0.19	400-590-033
Beaumont	36484 Bay Hill Dr	2853	\$ 130.00	3	2.75	4/24/2018	\$ 373,500.00	7405	0.17	400-060-055
Beaumont	1714 Brittney Rd	2127	\$ 145.00	2	2.5	4/24/2018	\$ 310,000.00	6969	0.16	400-200-047
Beaumont	1733 Roy Ct	1021	\$ 241.00	2	1	4/24/2018	\$ 247,000.00	6098	0.14	404-042-016
Beaumont	1037 Beaumont Ave					4/25/2018	\$ 290,000.00			415-253-012
Beaumont	705 Robin Glen Rd	1394	\$ 187.00	3	1.75	4/25/2018	\$ 262,000.00	10018	0.23	400-561-052
Beaumont	11197 Rosburg Rd	2496	\$ 131.00	3	3	4/25/2018	\$ 327,000.00	5662	0.13	413-550-002
Beaumont	11212 Coody Ct	2762	\$ 122.00	4	2.5	4/26/2018	\$ 337,000.00	5227	0.12	413-520-034
Beaumont	1725 S Forest Oaks Dr	2127	\$ 185.00	2	2.5	4/26/2018	\$ 395,000.00	7840	0.18	400-300-058
Beaumont	1241 W Monte Verde Dr	2067	\$ 164.00	4	2	4/26/2018	\$ 340,000.00	7405	0.17	400-151-008
Beaumont	11008 Picard Pl	2436	\$ 141.00	4	2.5	4/26/2018	\$ 345,000.00	8276	0.19	413-520-063
Beaumont	36647 Amateur Way	1969	\$ 177.00	4	2.75	4/27/2018	\$ 349,000.00	7840	0.18	400-580-026
Beaumont	1668 Amber Lily Dr	1534	\$ 216.00	3	2	4/27/2018	\$ 332,000.00	6534	0.15	419-442-005
Beaumont	1742 Double Eagle Ave	2063	\$ 166.00	3	2	4/27/2018	\$ 344,000.00	7405	0.17	400-432-005
Beaumont	37779 High Ridge Dr	3088	\$ 121.00	4	2.5	4/27/2018	\$ 375,000.00	6098	0.14	414-341-017
Beaumont	37045 Mulligan Dr	2664	\$ 138.00	5	3	4/27/2018	\$ 370,000.00	17424	0.4	400-090-013
Beaumont	1627 Rose Ave	2410	\$ 139.00	4	2	4/27/2018	\$ 335,000.00	6534	0.15	400-480-005



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Beaumont	794 Targa Ln	2400	\$ 136.00	4	2.75	4/27/2018	\$ 328,000.00			428-040-023
Beaumont	36736 Bay Hill Dr	2705	\$ 135.00	4	2.5	4/30/2018	\$ 366,000.00	5662	0.13	400-070-048
Beaumont	483 Harvard Peak	1561	\$ 211.00	2	2	4/30/2018	\$ 330,000.00			428-380-033
Beaumont	1610 Sunnyslope Ave	2592	\$ 128.00	4	2.5	4/30/2018	\$ 334,000.00	6969	0.16	404-131-012
Cherry Valley	1148 Beaumont Ave					4/3/2018	\$ 265,000.00	17859	0.41	415-172-028
Cherry Valley	10640 Bel Air Dr	1172	\$ 183.00	2	1.75	4/6/2018	\$ 215,000.00	4791	0.11	402-151-032
Cherry Valley	40687 Dutton St	1647	\$ 267.00	3	2	4/6/2018	\$ 440,000.00	39204	0.9	402-070-010
Cherry Valley	39709 Baldi Ct	1590	\$ 191.00	3	2	4/13/2018	\$ 305,000.00	7841	0.18	403-060-021
Cherry Valley	9236 Avenida Miravilla	1862	\$ 209.00	2	1.75	4/17/2018	\$ 390,000.00	22216	0.51	401-200-003
Cherry Valley	39583 Avenida Sonrisa	3179	\$ 125.00	5	1.75	4/18/2018	\$ 400,000.00	42689	0.98	401-133-004
Cherry Valley	10840 Delicious Ln	1868	\$ 120.00	3	2.5	4/18/2018	\$ 225,000.00	6970	0.16	402-280-014
Cherry Valley	38950 Kenneth Ct	1204	\$ 211.00	3	1	4/18/2018	\$ 255,000.00	6970	0.16	405-092-014
Cherry Valley	40374 High St	1274	\$ 251.00	2	1	4/23/2018	\$ 320,000.00	39204	0.9	402-110-009
Cherry Valley	40254 Grand Ave	1116	\$ 196.00	2	1	4/27/2018	\$ 219,000.00	12632	0.29	402-170-005
Cherry Valley	1258 Michigan Ave	950	\$ 217.00	2	1	4/27/2018	\$ 207,000.00	8712	0.2	415-100-026



Total Sales:	75
Average Sales Price:	\$316,709.79
Average Square Feet:	2003