



Beaumont

Sales Comparables - May 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	470 Everest Peak	2017	\$ 186.00	2	2	5/1/2018	\$ 377,000.00			428-370-069
Beaumont	1225 Jackson Ct	3766	\$ 112.00	4	3.5	5/1/2018	\$ 422,500.00			428-061-001
Beaumont	1460 Plymouth Rock	2792	\$ 141.00	3	2.75	5/1/2018	\$ 395,000.00			428-310-008
Beaumont	1434 Rollingwood St	2909	\$ 122.00	4	2.5	5/1/2018	\$ 357,000.00	7405	0.17	419-622-007
Beaumont	1695 Quiet Crk	1556	\$ 182.00	2	1.75	5/2/2018	\$ 284,000.00			428-140-050
Beaumont	720 American Ave	1350	\$ 192.00	3	1.75	5/3/2018	\$ 260,000.00	6970	0.16	419-213-007
Beaumont	260 Kings Cyn	1848	\$ 165.00	3	1.75	5/3/2018	\$ 305,000.00			428-250-032
Beaumont	1636 Snowberry Rd	1392	\$ 202.00	2	2	5/3/2018	\$ 282,000.00	6534	0.15	400-230-014
Beaumont	35692 Trevino Trl	2496	\$ 135.00	3	3	5/3/2018	\$ 337,500.00	7840	0.18	413-560-003
Beaumont	950 Brownie Way	2806	\$ 137.00	5	3	5/4/2018	\$ 386,000.00			428-041-004
Beaumont	1535 Flamingo St	2234	\$ 151.00	4	2.5	5/4/2018	\$ 339,000.00	6098	0.14	419-574-007
Beaumont	11256 Shore Ct	2099	\$ 147.00	4	3	5/8/2018	\$ 309,000.00	6534	0.15	413-700-063
Beaumont	1568 Tiffany Ln	3305	\$ 119.00	6	2.25	5/8/2018	\$ 395,000.00	10890	0.25	404-212-007
Beaumont	35356 Trevino Trl	2343	\$ 125.00	3	2.75	5/8/2018	\$ 295,000.00	5227	0.12	413-511-037
Beaumont	457 Glacier Park	2200	\$ 165.00	2	2	5/9/2018	\$ 365,000.00			428-330-030
Beaumont	811 Master Way	3111	\$ 120.00	4	2.75	5/9/2018	\$ 375,000.00	6534	0.15	400-501-009
Beaumont	1347 Michigan Ave	1080	\$ 171.00	2	1	5/9/2018	\$ 185,000.00	13939	0.32	415-061-015
Beaumont	1381 Michigan Ave	1871	\$ 173.00	3	1.75	5/9/2018	\$ 325,000.00	13068	0.3	415-061-009
Beaumont	1361 Mandrake Way	2672	\$ 130.00	4	3	5/10/2018	\$ 350,000.00	7840	0.18	419-700-029
Beaumont	1672 Woodlands Rd	2127	\$ 176.00	2	2.5	5/10/2018	\$ 376,000.00	7840	0.18	400-320-020
Beaumont	1166 Gainesway Cir	1868	\$ 170.00	3	2	5/11/2018	\$ 318,000.00	8276	0.19	414-290-021
Beaumont	120 Lenore Ct	4116	\$ 100.00	5	4.5	5/11/2018	\$ 415,000.00			428-050-006
Beaumont	1262 Michigan Ave	994	\$ 201.00	2	1	5/11/2018	\$ 200,000.00	8712	0.2	415-100-027
Beaumont	652 Weng Star St	3324	\$ 124.00	5	2.5	5/11/2018	\$ 415,000.00	6098	0.14	404-210-006
Beaumont	459 Everest Peak	2163	\$ 171.00	2	2.5	5/14/2018	\$ 370,000.00			428-370-057
Beaumont	1473 Willowbend Way	2669	\$ 138.00	4	2.75	5/14/2018	\$ 369,000.00	6969	0.16	400-510-006
Beaumont	1341 Alpine Ave	1538	\$ 213.00	3	2	5/15/2018	\$ 328,500.00			408-210-007
Beaumont	703 Cedar View Dr	1340	\$ 216.00	3	2	5/15/2018	\$ 290,000.00	5662	0.13	404-223-027
Beaumont	34058 Crenshaw St	2221	\$ 139.00	4	2.5	5/15/2018	\$ 310,000.00	4356	0.1	413-710-031
Beaumont	1655 Croton St	3170	\$ 154.00	5	3.75	5/15/2018	\$ 490,000.00	7840	0.18	408-150-006



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Beaumont	216 Dwyer Ave	3400	\$ 113.00	4	2.5	5/15/2018	\$ 385,000.00			428-101-003
Beaumont	983 Ironwood Rd	2127	\$ 171.00	2	2.5	5/15/2018	\$ 365,000.00	6098	0.14	400-350-006
Beaumont	723 Cedar View Dr	2358	\$ 149.00	5	2.75	5/16/2018	\$ 353,000.00	6098	0.14	404-223-017
Beaumont	38491 High Ridge Dr	3752	\$ 99.00	4	2.5	5/16/2018	\$ 375,000.00	6534	0.15	414-331-013
Beaumont	660 Cedar View Dr	2358	\$ 147.00	5	2.75	5/17/2018	\$ 348,000.00	5662	0.13	404-222-001
Beaumont	1693 Landmark Way	1687	\$ 160.00	2	2	5/17/2018	\$ 270,000.00	7405	0.17	400-320-062
Beaumont	1092 Queen Annes Ln	1648	\$ 182.00	4	3	5/17/2018	\$ 300,000.00	6098	0.14	419-640-001
Beaumont	1173 Hedrick Ct	2382	\$ 149.00	4	2.5	5/18/2018	\$ 355,000.00	7405	0.17	414-311-009
Beaumont	1112 Radka Ave	2061	\$ 160.00	5	2.75	5/18/2018	\$ 330,000.00	6534	0.15	415-210-031
Beaumont	26 Billings Ave	2419	\$ 130.00	4	2.5	5/21/2018	\$ 315,000.00	5227	0.12	419-561-013
Beaumont	62 Helen Ave	2859	\$ 118.00	4	2.25	5/21/2018	\$ 340,000.00	6534	0.15	419-622-009
Beaumont	1006 Jonabell Way	1758	\$ 190.00	4	2	5/21/2018	\$ 335,000.00	9147	0.21	414-261-048
Beaumont	1302 Massachusetts Ave	1400	\$ 253.00	3	1.75	5/21/2018	\$ 355,000.00	10454	0.24	415-070-011
Beaumont	1693 Quail Summit Dr	1462	\$ 222.00	4	2	5/21/2018	\$ 325,000.00	9583	0.22	404-120-015
Beaumont	38511 Divot Dr	2140	\$ 168.00	3	2.5	5/22/2018	\$ 360,000.00	5227	0.12	400-130-037
Beaumont	34 Emory Ave	2145	\$ 144.00	5	3	5/22/2018	\$ 310,000.00	8276	0.19	419-601-045
Beaumont	1653 Rigel St	1947	\$ 158.00	3	2.25	5/22/2018	\$ 309,000.00	4356	0.1	419-551-029
Beaumont	37852 Amateur Way	2040	\$ 177.00	3	2	5/23/2018	\$ 362,500.00	7840	0.18	400-110-065
Beaumont	1310 Barberty Way	2187	\$ 147.00	3	2.5	5/23/2018	\$ 323,000.00	5662	0.13	419-721-034
Beaumont	107 Festive Ct	1831	\$ 172.00	3	2.5	5/23/2018	\$ 315,000.00			428-080-042
Beaumont	1270 Silver Torch Dr	1776	\$ 180.00	2	2	5/23/2018	\$ 321,000.00	6098	0.14	419-480-044
Beaumont	1358 Scott Ave	1644	\$ 185.00	4	2	5/24/2018	\$ 305,000.00	6534	0.15	415-080-025
Beaumont	1363 Aztec Ct	3225	\$ 108.00	4	3	5/25/2018	\$ 350,000.00			428-080-021
Beaumont	1481 Bedford Ct	1758	\$ 167.00	3	1.75	5/25/2018	\$ 295,000.00	5227	0.12	419-580-010
Beaumont	11247 Burke St	2789	\$ 118.00	4	2.5	5/25/2018	\$ 330,000.00	6098	0.14	413-761-006
Beaumont	1724 Desert Almond Way	2127	\$ 155.00	2	2.5	5/25/2018	\$ 330,000.00	11325	0.26	400-210-046
Beaumont	34322 Devlin Dr	2221	\$ 137.00	4	2.5	5/25/2018	\$ 305,000.00	8276	0.19	413-721-006
Beaumont	1335 Edelweiss Dr	2364	\$ 148.00	4	2.5	5/25/2018	\$ 350,000.00	5227	0.12	419-721-012
Beaumont	1451 Sagebrush Pl	2296	\$ 158.00	5	3	5/25/2018	\$ 363,000.00	6098	0.14	419-460-019
Beaumont	1502 Tournament Way	3111	\$ 126.00	4	2.75	5/25/2018	\$ 395,000.00	9583	0.22	400-500-007



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Beaumont	37162 Winged Foot Rd	2359	\$ 148.00	4	2.75	5/25/2018	\$ 350,000.00	6098	0.14	400-080-061
Beaumont	37275 Winged Foot Rd	1974	\$ 172.00	4	2.75	5/25/2018	\$ 340,000.00	8712	0.2	400-080-026
Beaumont	36505 Straightaway Dr	1611	\$ 201.00	4	2	5/29/2018	\$ 325,000.00	8276	0.19	400-590-035
Beaumont	1182 Saguaro Rd	1392	\$ 195.00	2	2	5/30/2018	\$ 272,500.00	4356	0.1	400-230-037
Beaumont	34453 Venturi Ave	3197	\$ 117.00	4	2.75	5/30/2018	\$ 375,000.00	6969	0.16	413-771-029
Beaumont	1384 E 6Th St					5/31/2018	\$ 220,000.00			419-232-017
Beaumont	1380 E 8Th St	1505	\$ 188.00	3	2	5/31/2018	\$ 283,500.00	19166	0.44	419-221-011
Beaumont	36590 Albatross St	2664	\$ 152.00	5	3	5/31/2018	\$ 405,000.00	8276	0.19	400-610-012
Beaumont	11303 Bean St	2318	\$ 150.00	4	2.75	5/31/2018	\$ 350,000.00	6098	0.14	413-700-056
Beaumont	635 Cherry Valley Acres	2550	\$ 140.00	5	2	5/31/2018	\$ 359,000.00	6969	0.16	404-050-007
Beaumont	1661 Croton St	2747	\$ 164.00	4	3	5/31/2018	\$ 452,000.00	8276	0.19	408-150-008
Beaumont	1353 Daisy Dr	1901	\$ 168.00	4	2	5/31/2018	\$ 320,000.00	6098	0.14	419-452-030
Beaumont	1227 Katherine Ct	2590	\$ 135.00	6	3.5	5/31/2018	\$ 350,000.00	10018	0.23	400-142-041
Beaumont	1271 Michigan Ave	1836	\$ 122.00	3	1.5	5/31/2018	\$ 225,000.00	10890	0.25	415-111-005
Beaumont	34541 Morris St	2789	\$ 121.00	4	2.5	5/31/2018	\$ 338,000.00	4791	0.11	413-750-005
Beaumont	1180 Pinebourne Cir	2130	\$ 157.00	3	2	5/31/2018	\$ 335,000.00	7405	0.17	414-241-008
Beaumont	1601 Sunnyslope Ave	1462	\$ 208.00	4	2	5/31/2018	\$ 305,000.00	6969	0.16	404-121-006
Cherry Valley	9541 Oak Glen Rd	1425	\$ 35.00	3	1.75	5/1/2018	\$ 51,000.00	180774	4.15	401-100-023
Cherry Valley	10391 Bel Air Dr	1628	\$ 169.00	3	1.75	5/2/2018	\$ 276,000.00	4356	0.1	402-152-012
Cherry Valley	10271 Napoleon St	1582	\$ 183.00	3	1.75	5/2/2018	\$ 291,000.00	11325	0.26	403-041-022
Cherry Valley	9436 Oak Creek Rd	2474	\$ 198.00	4	2	5/3/2018	\$ 490,000.00	40075	0.92	401-281-014
Cherry Valley	9011 Whispering Pines Rd	5342	\$ 131.00	5	4	5/10/2018	\$ 700,000.00	43560	1	401-190-008
Cherry Valley	10411 Bel Air Dr	1628	\$ 159.00	3	1.75	5/14/2018	\$ 260,000.00	4356	0.1	402-152-014
Cherry Valley	11040 Bel Air Dr	1621	\$ 166.00	2	1.75	5/16/2018	\$ 270,000.00	4356	0.1	402-412-016
Cherry Valley	39055 Erlinda Ct	1696	\$ 247.00	3	3	5/17/2018	\$ 420,000.00	48351	1.11	401-100-058
Cherry Valley	40431 Pippin Way	1500	\$ 198.00	3	2	5/21/2018	\$ 297,500.00	7405	0.17	402-280-021
Cherry Valley	38678 Cherry Valley Blvd	1237	\$ 121.00	2	1.75	5/25/2018	\$ 150,000.00	41817	0.96	405-110-022
Cherry Valley	9184 Bonita Dr	2184	\$ 222.00	4	1.75	5/29/2018	\$ 485,000.00	39204	0.9	401-072-004
Cherry Valley	11167 Cherry Ave	1288	\$ 244.00	2	2	5/29/2018	\$ 315,000.00	43560	1	404-110-021
Cherry Valley	10810 Deerfield Dr	1606	\$ 159.00	2	1.75	5/29/2018	\$ 256,000.00	4356	0.1	402-393-011



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Cherry Valley	8735 Avenida Miravilla	1600	\$ 253.00	1	1.5	5/30/2018	\$ 405,000.00	44431	1.02	401-170-007
Cherry Valley	10311 Bel Air Dr	1628	\$ 162.00	3	1.75	5/31/2018	\$ 265,000.00	4356	0.1	402-392-019

Total Sales:	92
Average Sales Price:	\$335,179.35
Average Square Feet:	2199