



Beaumont

Sales Comparables - July 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	37192 Amateur Way	2834	\$ 141.00	4	3	7/3/2018	\$ 400,000.00	8276	0.19	400-100-048
Beaumont	38939 High Ridge Dr	3396	\$ 118.00	4	2.5	7/3/2018	\$ 402,500.00	9147	0.21	414-330-007
Beaumont	1146 Palm Ave	790	\$ 291.00	2	1	7/3/2018	\$ 230,000.00	8712	0.2	415-192-025
Beaumont	13102 Shiperio Ln	1906	\$ 193.00	4	2	7/3/2018	\$ 368,000.00	14374	0.33	400-570-025
Beaumont	691 Timber Bay Ln	1758	\$ 201.00	4	2	7/3/2018	\$ 355,000.00	13503	0.31	414-262-008
Beaumont	1648 Midnight Sun Dr	2378	\$ 79.00	4	2.5	7/5/2018	\$ 190,000.00	5662	0.13	419-533-012
Beaumont	289 White Sands St	1540	\$ 175.00	2	1.75	7/5/2018	\$ 270,000.00			428-200-023
Beaumont	706 Windbound Ave	2072	\$ 171.00	4	2	7/5/2018	\$ 355,000.00	7840	0.18	414-312-001
Beaumont	38068 Brutus Way	3396	\$ 114.00	4	2.5	7/6/2018	\$ 390,000.00	7840	0.18	414-331-025
Beaumont	34542 Devlin Dr	3252	\$ 107.00	5	2.75	7/6/2018	\$ 350,000.00	8276	0.19	413-692-005
Beaumont	707 Spruce Pl	1340	\$ 169.00	3	2	7/6/2018	\$ 227,500.00	6969	0.16	404-224-022
Beaumont	1732 Twin Oaks Ct	2590	\$ 135.00	6	3.5	7/6/2018	\$ 352,000.00	8276	0.19	400-142-011
Beaumont	1332 Heath Ln	3258	\$ 119.00	3	2.75	7/9/2018	\$ 390,000.00	6098	0.14	419-741-013
Beaumont	1667 Scottsdale Rd	1392	\$ 187.00	2	2	7/9/2018	\$ 261,000.00	4791	0.11	400-320-014
Beaumont	36780 Straightaway Dr	2025	\$ 172.00	4	3	7/9/2018	\$ 348,500.00	8276	0.19	400-600-004
Beaumont	395 Arroyo	2700	\$ 190.00	2	2.5	7/10/2018	\$ 515,000.00			428-340-016
Beaumont	1164 Blue Star Way	3275	\$ 119.00	4	2.75	7/10/2018	\$ 391,500.00	7840	0.18	419-433-005
Beaumont	1456 Augusta St	1762	\$ 184.00	4	1.75	7/11/2018	\$ 325,000.00	6534	0.15	400-510-036
Beaumont	901 E 11Th St	1200	\$ 235.00	3	1	7/12/2018	\$ 282,500.00	9583	0.22	415-233-017
Beaumont	34515 Devlin Dr	2958	\$ 120.00	4	3	7/12/2018	\$ 355,000.00	6098	0.14	413-691-016
Beaumont	125 Thistle Crk	1556	\$ 183.00	2	1.75	7/12/2018	\$ 285,000.00			428-140-034
Beaumont	674 E 12Th St	1392	\$ 216.00	3	2	7/13/2018	\$ 301,500.00	9583	0.22	415-122-031
Beaumont	37792 Brutus Way	3612	\$ 110.00	5	3.5	7/13/2018	\$ 400,000.00	6969	0.16	414-341-006
Beaumont	34504 Devlin Dr	2958	\$ 118.00	4	3	7/13/2018	\$ 350,000.00	8712	0.2	413-692-001
Beaumont	837 Edgar Ave	1875	\$ 181.00	4	4	7/13/2018	\$ 340,000.00	9583	0.22	415-331-013
Beaumont	430 Glacier Park	2340	\$ 179.00	2	2	7/13/2018	\$ 420,000.00			428-320-036
Beaumont	1159 Sagamore Cir	2382	\$ 149.00	4	2.5	7/13/2018	\$ 355,000.00	6969	0.16	414-290-017
Beaumont	1414 Starry Skies Rd	1648	\$ 182.00	3	2	7/13/2018	\$ 300,000.00	6098	0.14	419-533-024
Beaumont	385 Irvine Park	2318	\$ 167.00	3	2.5	7/16/2018	\$ 389,000.00			428-300-031
Beaumont	1743 La Cantera Way	2127	\$ 148.00	2	2.5	7/16/2018	\$ 315,000.00	7840	0.18	400-290-052



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Beaumont	737 Orange Ave	1457	\$ 245.00	4	2	7/16/2018	\$ 357,000.00	9583	0.22	418-061-008
Beaumont	240 White Sands St	1738	\$ 192.00	2	2	7/16/2018	\$ 335,000.00			428-210-002
Beaumont	965 Palm Ave	798	\$ 281.00	2	1	7/17/2018	\$ 225,000.00	8712	0.2	415-281-015
Beaumont	36373 Par Ln	2853	\$ 140.00	3	2.75	7/17/2018	\$ 400,000.00	9147	0.21	400-040-074
Beaumont	1724 Sarazen St	1687	\$ 172.00	2	2	7/17/2018	\$ 291,000.00	5227	0.12	400-260-002
Beaumont	773 Brownie Way	2400	\$ 145.00	4	2.75	7/18/2018	\$ 350,000.00			428-040-001
Beaumont	1251 Maple Ave	1830	\$ 166.00	4	1.75	7/18/2018	\$ 305,000.00	13939	0.32	415-122-011
Beaumont	1389 Sunburst Dr	1901	\$ 186.00	4	2	7/18/2018	\$ 355,000.00	10454	0.24	419-480-031
Beaumont	11276 Vardon St	1938	\$ 165.00	3	2.5	7/18/2018	\$ 320,000.00	5227	0.12	413-700-019
Beaumont	34274 Venturi Ave	2789	\$ 122.00	4	2.5	7/18/2018	\$ 342,000.00	5662	0.13	413-761-015
Beaumont	1433 Redwood St	2859	\$ 132.00	4	2.25	7/19/2018	\$ 378,000.00	5227	0.12	419-623-003
Beaumont	663 Cedar View Dr	2358	\$ 144.00	5	2.75	7/20/2018	\$ 340,000.00	5227	0.12	404-221-007
Beaumont	36282 Clearwater Ct	3582	\$ 138.00	4	2.75	7/20/2018	\$ 495,000.00	7405	0.17	400-050-063
Beaumont	1334 Edgar Ave	1344	\$ 192.00	3	1.75	7/20/2018	\$ 259,000.00	7405	0.17	415-032-043
Beaumont	677 E 13Th St	1388	\$ 214.00	3	1.75	7/23/2018	\$ 298,000.00	9583	0.22	415-122-003
Beaumont	658 Canyon Crest Rd	2616	\$ 143.00	4	3	7/23/2018	\$ 375,000.00	5662	0.13	404-220-005
Beaumont	1503 Flamingo St	1501	\$ 199.00	3	2	7/23/2018	\$ 299,000.00	5227	0.12	419-591-018
Beaumont	1429 Tahoe St	4056	\$ 99.00	3	3	7/23/2018	\$ 403,000.00			428-111-002
Beaumont	200 White Sands St	1592	\$ 219.00	2	2	7/23/2018	\$ 350,000.00			428-210-079
Beaumont	1497 Willowbend Way	1762	\$ 190.00	4	1.75	7/23/2018	\$ 335,000.00	9583	0.22	400-510-001
Beaumont	1180 Cliffrose Way	1392	\$ 195.00	2	2	7/24/2018	\$ 272,500.00	5227	0.12	400-190-059
Beaumont	36934 Bay Hill Dr	2886	\$ 112.00	3	2.5	7/25/2018	\$ 325,000.00	4791	0.11	400-070-057
Beaumont	34165 Crenshaw St	2099	\$ 150.00	3	2.5	7/25/2018	\$ 315,000.00	4791	0.11	413-710-042
Beaumont	1110 Desert Fox Ct	1812	\$ 173.00	3	2.5	7/25/2018	\$ 315,000.00	6534	0.15	404-121-014
Beaumont	971 Ironwood Rd	2127	\$ 169.00	2	2.5	7/25/2018	\$ 360,000.00	7405	0.17	400-360-001
Beaumont	1061 Lillies Way	2187	\$ 157.00	3	2.5	7/25/2018	\$ 345,000.00	7405	0.17	419-661-017
Beaumont	1413 Worland St	3170	\$ 130.00	5	3.75	7/25/2018	\$ 414,000.00	8712	0.2	408-170-006
Beaumont	924 Creston Way	1400	\$ 214.00	3	2	7/26/2018	\$ 300,000.00	8276	0.19	414-252-017
Beaumont	1182 Magnolia Ave	1537	\$ 193.00	3	1.75	7/26/2018	\$ 297,000.00	11326	0.26	415-171-028
Beaumont	803 Targa Ln	1591	\$ 188.00	3	2	7/26/2018	\$ 300,000.00			428-041-039



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Beaumont	468 Tartan Way	1768	\$ 186.00	4	2	7/26/2018	\$ 330,000.00	10454	0.24	414-220-039
Beaumont	1379 Tremella Ct	1754	\$ 182.00	3	2	7/26/2018	\$ 320,000.00	6098	0.14	419-690-021
Beaumont	1741 S Forest Oaks Dr	1687	\$ 177.00	2	2	7/27/2018	\$ 300,000.00	6534	0.15	400-300-054
Beaumont	1042 Jonabell Way	1257	\$ 242.00	3	2	7/27/2018	\$ 305,000.00	6969	0.16	414-261-042
Beaumont	508 Lucille Ct	1004	\$ 253.00	2	1.75	7/27/2018	\$ 255,000.00	6098	0.14	404-041-030
Beaumont	1624 Moss Rose Way	2073	\$ 162.00	4	2	7/27/2018	\$ 337,000.00	7405	0.17	419-430-004
Beaumont	1659 Moss Rose Way	2607	\$ 143.00	5	2.75	7/27/2018	\$ 375,000.00	7405	0.17	419-432-003
Beaumont	1715 Tee Time Ave	1658	\$ 191.00	3	2	7/27/2018	\$ 317,000.00	7405	0.17	400-430-010
Beaumont	1615 Woodlands Rd	2127	\$ 171.00	2	2.5	7/27/2018	\$ 365,000.00	8276	0.19	400-330-071
Beaumont	35408 Hogan Dr	1958	\$ 162.00	3	2.5	7/30/2018	\$ 319,000.00	5227	0.12	413-511-034
Cherry Valley	9509 Avenida San Timoteo	3200	\$ 176.00	3	1.75	7/13/2018	\$ 565,000.00	62726	1.44	401-141-020
Cherry Valley	40414 Orchard Pl	982	\$ 631.00	1	1.75	7/19/2018	\$ 620,000.00	54450	1.25	401-220-016
Cherry Valley	10296 Jonathan Ave	804	\$ 463.00	2	1	7/24/2018	\$ 372,500.00	81457	1.87	402-110-001
Cherry Valley	38865 Newberry St	2580	\$ 246.00	5	2.25	7/24/2018	\$ 636,000.00	159429	3.66	407-360-020
Cherry Valley	40411 Rome Beauty Way	1311	\$ 228.00	4	1.75	7/30/2018	\$ 300,000.00	7841	0.18	402-280-032



Lawyers Title

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Total Sales:	75
Average Sales Price:	\$346,480.00
Average Square Feet:	2099