



## Beaumont

Sales Comparables - August 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	36537 Cleat St	1969	\$ 167.00	4	2.75	8/1/2018	\$ 329,000.00	8276	0.19	400-610-002
Beaumont	36578 Cleat St	1761	\$ 192.00	3	2	8/1/2018	\$ 339,000.00	8712	0.2	400-580-032
Beaumont	103 Fern Crk	1540	\$ 185.00	2	1.75	8/1/2018	\$ 285,000.00	5662	0.13	428-130-026
Beaumont	35181 James Dr	2601	\$ 162.00	5	2.75	8/1/2018	\$ 422,000.00	5662	0.13	413-861-007
Beaumont	1660 Piper Crk	2340	\$ 147.00	2	2	8/1/2018	\$ 345,000.00	8276	0.19	428-150-061
Beaumont	1148 Saguario Rd	1392	\$ 186.00	2	2	8/1/2018	\$ 260,000.00	4791	0.11	400-230-044
Beaumont	1156 Woodburn Cir	1898	\$ 176.00	4	2	8/1/2018	\$ 335,000.00	8712	0.2	414-241-048
Beaumont	812 Annandale Rd	2127	\$ 160.00	2	2.5	8/2/2018	\$ 340,500.00	7405	0.17	400-280-012
Beaumont	256 Bridle Trl	1986	\$ 171.00	2	2	8/2/2018	\$ 340,000.00	7405	0.17	428-250-050
Beaumont	711 Golf Ave	1476	\$ 204.00	3	2	8/2/2018	\$ 302,000.00	8712	0.2	400-421-003
Beaumont	944 Brentwood Rd	1687	\$ 165.00	2	2	8/3/2018	\$ 280,000.00	6534	0.15	400-310-061
Beaumont	1113 Desert Fox Ct	1462	\$ 213.00	4	2	8/3/2018	\$ 312,000.00	6969	0.16	404-121-011
Beaumont	35976 Michelle Ln	1718	\$ 206.00	3	2	8/3/2018	\$ 354,000.00	6098	0.14	413-840-007
Beaumont	1349 Quince St	3668	\$ 113.00	5	2.75	8/3/2018	\$ 415,000.00	6534	0.15	419-710-033
Beaumont	1439 Sagebrush Pl	2296	\$ 149.00	4	3	8/3/2018	\$ 344,000.00	6534	0.15	419-460-021
Beaumont	1380 Mandrake Way	2186	\$ 153.00	3	2	8/6/2018	\$ 335,000.00	9147	0.21	419-700-024
Beaumont	1291 Newton St	1558	\$ 189.00	4	2	8/6/2018	\$ 295,000.00	6534	0.15	428-062-018
Beaumont	1343 Quince St	3258	\$ 120.00	3	2.75	8/6/2018	\$ 391,000.00	6098	0.14	419-710-034
Beaumont	11441 Trevor Way	1904	\$ 171.00	4	2.5	8/6/2018	\$ 326,000.00	4356	0.1	413-840-032
Beaumont	1303 Cardamom Ct	3668	\$ 111.00	5	3.25	8/7/2018	\$ 410,000.00	7405	0.17	419-712-023
Beaumont	180 W Pearl St	1216	\$ 236.00	3	1.75	8/7/2018	\$ 287,000.00	8712	0.2	414-162-006
Beaumont	1452 Tahoe St	3253	\$ 118.00	5	2.25	8/7/2018	\$ 385,000.00	6534	0.15	428-112-009
Beaumont	1175 Elm Ave	1134	\$ 250.00	3	1.75	8/8/2018	\$ 284,000.00	11326	0.26	414-142-008
Beaumont	1720 Twin Oaks Ct	2067	\$ 157.00	4	2	8/8/2018	\$ 325,000.00	7405	0.17	400-153-005
Beaumont	11398 Aaron Ave	2508	\$ 141.00	4	2.5	8/9/2018	\$ 355,000.00	7840	0.18	413-893-009
Beaumont	712 Caddie St	1476	\$ 214.00	3	2	8/9/2018	\$ 316,000.00	10018	0.23	400-432-011
Beaumont	1252 Chestnut Ave	1365	\$ 207.00	2	1.75	8/9/2018	\$ 283,000.00	10019	0.23	415-111-026
Beaumont	1208 Larkspur Ln	2076	\$ 157.00	3	2.5	8/9/2018	\$ 328,000.00	8276	0.19	419-442-036
Beaumont	35940 Trevino Trl	2778	\$ 143.00	4	3	8/9/2018	\$ 400,000.00	13503	0.31	413-561-008
Beaumont	1553 Big Bnd	1794	\$ 170.00	2	1.75	8/10/2018	\$ 305,000.00	6534	0.15	428-250-039

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Beaumont	1418 Chinaberry Ln	1630	\$ 181.00	3	2.5	8/10/2018	\$ 296,000.00			408-111-013
Beaumont	608 Citrus St	888	\$ 280.00	2	1	8/10/2018	\$ 249,000.00	3920	0.09	404-023-001
Beaumont	228 Dwyer Ave	3400	\$ 108.00	4	2.5	8/10/2018	\$ 368,000.00	7840	0.18	428-101-007
Beaumont	11549 Legends Ln	2753	\$ 161.00	4	2.5	8/10/2018	\$ 445,000.00	10018	0.23	400-030-019
Beaumont	441 Oak Valley Pkwy	1118	\$ 254.00	4	1.75	8/10/2018	\$ 285,000.00	7405	0.17	415-042-032
Beaumont	957 Queen Annes Ln	2582	\$ 128.00	5	2.5	8/10/2018	\$ 331,000.00	5662	0.13	419-643-002
Beaumont	34944 Roberts Pl	2861	\$ 157.00	5	2.75	8/10/2018	\$ 449,500.00	6969	0.16	413-892-014
Beaumont	29 Sierra Ave	2728	\$ 141.00	5	2.5	8/10/2018	\$ 385,000.00	8712	0.2	419-580-029
Beaumont	973 Ironwood Rd	2127	\$ 168.00	2	2.5	8/13/2018	\$ 359,000.00	6534	0.15	400-350-009
Beaumont	1444 Augusta St	1762	\$ 175.00	4	1.75	8/14/2018	\$ 309,500.00	6098	0.14	400-510-033
Beaumont	1343 Crown Imperial Ln	1672	\$ 185.00	2	2	8/14/2018	\$ 310,000.00	5662	0.13	419-720-027
Beaumont	1196 Lantana Rd	2127	\$ 181.00	2	2.5	8/14/2018	\$ 387,000.00	12196	0.28	400-180-050
Beaumont	1661 Milford Way	1948	\$ 179.00	4	3	8/14/2018	\$ 349,000.00	5227	0.12	408-201-006
Beaumont	318 Blowing Rock	1496	\$ 213.00	2	2	8/15/2018	\$ 320,000.00	5227	0.12	428-270-016
Beaumont	11382 Brewer Dr	2709	\$ 138.00	4	2.5	8/15/2018	\$ 375,500.00	10890	0.25	413-891-010
Beaumont	253 Bridle Trl	1986	\$ 153.00	2	2	8/15/2018	\$ 305,000.00	7405	0.17	428-240-033
Beaumont	1062 Edgar Ave	678	\$ 170.00	1	0.75	8/15/2018	\$ 115,500.00	9583	0.22	415-252-004
Beaumont	11448 Lyle Ln	2888	\$ 144.00	3	2.5	8/15/2018	\$ 418,000.00	9147	0.21	413-821-012
Beaumont	1493 Playa St	2728	\$ 121.00	5	2.5	8/15/2018	\$ 332,000.00	5662	0.13	419-583-006
Beaumont	34535 Crenshaw St	2602	\$ 130.00	4	3	8/16/2018	\$ 340,000.00	6534	0.15	413-690-013
Beaumont	1612 Le Conte Dr	2747	\$ 144.00	4	3	8/16/2018	\$ 398,000.00	11325	0.26	408-170-031
Beaumont	11152 Chad Cir	2601	\$ 153.00	5	2.75	8/17/2018	\$ 398,000.00	6969	0.16	413-860-011
Beaumont	1666 Ferron Ln	3753	\$ 151.00	6	3.75	8/17/2018	\$ 569,000.00	20908	0.48	408-150-033
Beaumont	11453 Lyle Ln	2402	\$ 175.00	3	2.5	8/17/2018	\$ 422,000.00	7840	0.18	413-820-023
Beaumont	13108 Nilsen Ct	2571	\$ 145.00	3	2.5	8/17/2018	\$ 375,000.00	13503	0.31	414-320-054
Beaumont	1426 Opal Ct	1662	\$ 192.00	3	2.5	8/17/2018	\$ 319,500.00	4356	0.1	408-230-018
Beaumont	36542 Torrey Pines Dr	2705	\$ 130.00	4	2.5	8/17/2018	\$ 352,000.00	6969	0.16	400-060-004
Beaumont	11396 Brewer Dr	2709	\$ 136.00	4	2.5	8/20/2018	\$ 370,500.00	8276	0.19	413-891-014
Beaumont	867 Sahalee Ct	1687	\$ 180.00	2	2	8/20/2018	\$ 304,500.00	5662	0.13	400-290-021
Beaumont	11392 Aaron Ave	2412	\$ 143.00	3	1.75	8/21/2018	\$ 346,500.00	7840	0.18	413-893-008

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Beaumont	11457 Lyle Ln	2276	\$ 168.00	4	2.5	8/21/2018	\$ 384,500.00	7840	0.18	413-830-001
Beaumont	1460 Midnight Sun Dr	3246	\$ 121.00	4	2.75	8/21/2018	\$ 393,000.00	6969	0.16	419-524-021
Beaumont	1329 Mary Ln	1948	\$ 196.00	4	3	8/22/2018	\$ 382,000.00	5227	0.12	408-200-003
Beaumont	34862 Miller Pl	3830	\$ 100.00	5	3.75	8/22/2018	\$ 386,000.00	13503	0.31	413-651-020
Beaumont	272 Mission Trl	2283	\$ 179.00	2	2.5	8/22/2018	\$ 410,000.00	6534	0.15	428-220-009
Beaumont	1656 Quail Summit Dr	1755	\$ 183.00	3	2.5	8/22/2018	\$ 322,000.00	6534	0.15	404-120-021
Beaumont	464 Whitney Peak	2482	\$ 207.00	2	2.5	8/22/2018	\$ 515,000.00	7405	0.17	428-370-024
Beaumont	1510 Bloomington Park	2076	\$ 174.00	2	2	8/23/2018	\$ 363,000.00	5662	0.13	428-290-006
Beaumont	1489 Bottlebrush Ct	2203	\$ 176.00	4	2	8/23/2018	\$ 388,000.00	7840	0.18	419-496-005
Beaumont	1154 Edgar Ave	1119	\$ 218.00	3	1.75	8/23/2018	\$ 245,000.00	9148	0.21	415-162-009
Beaumont	13163 Niblick Ln	2244	\$ 160.00	4	2.75	8/23/2018	\$ 360,000.00	15681	0.36	400-630-029
Beaumont	34945 Roberts Pl	2639	\$ 157.00	4	2.75	8/23/2018	\$ 415,000.00	11761	0.27	413-892-001
Beaumont	1626 Tildon Ct	2438	\$ 147.00	4	2.75	8/23/2018	\$ 360,000.00	8712	0.2	408-190-046
Beaumont	1618 Croton St	3333	\$ 138.00	4	2.5	8/24/2018	\$ 460,000.00	9583	0.22	408-150-061
Beaumont	1308 Daisy Dr	1534	\$ 202.00	3	2	8/24/2018	\$ 310,000.00	6534	0.15	419-452-037
Beaumont	949 Euclid Ave	1356	\$ 184.00	3	1	8/24/2018	\$ 250,000.00	9583	0.22	415-262-012
Beaumont	1735 N Forest Oaks Dr	1687	\$ 189.00	2	2	8/24/2018	\$ 319,000.00	5662	0.13	400-270-058
Beaumont	11534 Rivers Bend Dr	3582	\$ 142.00	4	2.75	8/24/2018	\$ 510,000.00	8276	0.19	400-040-019
Beaumont	1664 Stone Creek Rd	1585	\$ 201.00	3	2.5	8/24/2018	\$ 320,000.00	6098	0.14	404-081-007
Beaumont	733 Alder St	1394	\$ 223.00	3	1.75	8/27/2018	\$ 312,000.00	6969	0.16	400-562-016
Beaumont	327 Blowing Rock	1592	\$ 188.00	2	2	8/27/2018	\$ 300,000.00	5662	0.13	428-270-033
Beaumont	716 Canyon Crest Rd	2616	\$ 145.00	4	3	8/27/2018	\$ 380,000.00	5662	0.13	404-223-002
Beaumont	1460 Caspia Pl	2582	\$ 133.00	5	2.5	8/27/2018	\$ 345,000.00	5227	0.12	419-643-025
Beaumont	1478 Crescent Moon Way	2739	\$ 129.00	5	2.75	8/27/2018	\$ 354,000.00	6098	0.14	419-522-018
Beaumont	11449 Lyle Ln	2888	\$ 145.00	3	2.5	8/28/2018	\$ 420,500.00	6969	0.16	413-820-022
Beaumont	1453 Petunia Ct	3486	\$ 110.00	4	2.5	8/28/2018	\$ 385,000.00	7405	0.17	419-650-011
Beaumont	34941 Roberts Pl	2861	\$ 145.00	5	2.75	8/28/2018	\$ 416,000.00	11325	0.26	413-892-002
Beaumont	11 Sierra Ave	2587	\$ 135.00	4	2.5	8/28/2018	\$ 350,000.00	8276	0.19	419-580-027
Beaumont	35211 Stewart St	2639	\$ 149.00	4	2.75	8/28/2018	\$ 395,000.00	6969	0.16	413-881-004
Beaumont	705 Golf Ave	2306	\$ 157.00	4	3	8/29/2018	\$ 364,000.00	7405	0.17	400-421-006

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	315 Oak Valley Pkwy	1170	\$ 213.00	3	2	8/29/2018	\$ 250,000.00	8276	0.19	415-032-001
Beaumont	1255 Silver Torch Dr	1776	\$ 185.00	2	2	8/29/2018	\$ 330,000.00	7840	0.18	419-482-001
Beaumont	1726 Snowberry Rd	2305	\$ 143.00	2	2.5	8/29/2018	\$ 330,000.00	10018	0.23	400-200-056
Beaumont	1677 Vasili Ln	1374	\$ 221.00	3	2	8/29/2018	\$ 305,000.00	9148	0.21	404-060-007
Beaumont	35074 Hogan Dr	3390	\$ 113.00	5	2.75	8/30/2018	\$ 385,000.00	6534	0.15	413-490-003
Beaumont	38019 Mulligan Dr	2643	\$ 124.00	4	2.25	8/30/2018	\$ 330,000.00	8712	0.2	400-120-042
Beaumont	1621 Sunnyslope Ave	1852	\$ 195.00	4	2.75	8/30/2018	\$ 362,000.00	6098	0.14	404-121-002
Beaumont	11376 Aaron Ave	2508	\$ 140.00	4	2.5	8/31/2018	\$ 352,500.00	7840	0.18	413-893-004
Beaumont	11451 Aaron Ave	2709	\$ 140.00	4	3.5	8/31/2018	\$ 380,000.00	7840	0.18	413-881-021
Beaumont	36479 Albatross St	1761	\$ 184.00	3	2	8/31/2018	\$ 325,000.00	11325	0.26	400-610-022
Beaumont	1617 Apollo Way	1727	\$ 171.00	3	2.25	8/31/2018	\$ 296,500.00	3484	0.08	419-550-053
Beaumont	1024 Coto De Caza Ct	1687	\$ 189.00	2	2	8/31/2018	\$ 319,000.00	6098	0.14	400-340-067
Beaumont	1670 Ferron Ln	3400	\$ 160.00	4	3	8/31/2018	\$ 545,000.00	10454	0.24	408-150-034
Beaumont	1615 Kirby Ct	1821	\$ 211.00	4	2	8/31/2018	\$ 385,000.00	10018	0.23	404-131-017
Beaumont	980 Pavo Dr	2141	\$ 147.00	4	2.25	8/31/2018	\$ 315,000.00	3484	0.08	419-550-009
Beaumont	1652 Rigel St	2141	\$ 147.00	4	2.25	8/31/2018	\$ 316,000.00	3484	0.08	419-552-020
Beaumont	1764 Sarazen St	1392	\$ 183.00	2	2	8/31/2018	\$ 255,000.00	5662	0.13	400-260-012
Cherry Valley	9103 Oak Creek Rd	2288	\$ 218.00	4	1.75	8/9/2018	\$ 500,000.00	39204	0.9	401-272-011
Cherry Valley	9341 Lofty Ln	2219	\$ 148.00	3	1.75	8/10/2018	\$ 330,000.00	58806	1.35	407-350-015
Cherry Valley	10700 Bel Air Dr	1628	\$ 159.00	3	1.75	8/14/2018	\$ 259,000.00	4791	0.11	402-151-038
Cherry Valley	40200 Brookside Ave	1740	\$ 318.00	4	1.75	8/15/2018	\$ 554,500.00	30492	0.7	402-260-010
Cherry Valley	40927 Cypress Point Dr	1621	\$ 166.00	2	1.75	8/20/2018	\$ 270,000.00	4356	0.1	402-412-033
Cherry Valley	39320 Oak View Ln	3343	\$ 157.00	4	2.75	8/22/2018	\$ 525,000.00	82764	1.9	401-271-011
Cherry Valley	11105 Cherry Ave	1782	\$ 211.00	4	1.75	8/23/2018	\$ 377,000.00	88862	2.04	404-110-004
Cherry Valley	10427 Nancy Ave	1120	\$ 241.00	2	1	8/24/2018	\$ 270,000.00	63162	1.45	405-170-008
Cherry Valley	38678 Cherry Valley Blvd	1237	\$ 291.00	2	1.75	8/28/2018	\$ 360,000.00	41817	0.96	405-110-022
Cherry Valley	40275 Grand Ave	1144	\$ 192.00	2	1	8/29/2018	\$ 220,000.00	7405	0.17	402-210-006



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<b>Total Sales:</b>	117
<b>Average Sales Price:</b>	\$351,897.44
<b>Average Square Feet:</b>	2182