



Beaumont

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1276 Edgar Ave	2373	\$ 208.00	4	2.75	4/3/2023	\$ 495,000.00	10890	0.25	415-142-031
Beaumont	1521 Summerfield Way	1923	\$ 260.00	2	1.75	4/3/2023	\$ 500,000.00	4822	0.11	408-390-056
Beaumont	279 White Sands St	1556	\$ 241.00	2	1.75	4/3/2023	\$ 375,000.00	3484	0.08	428-200-018
Beaumont	35437 Alexandria Way					4/4/2023	\$ 588,500.00	4930	0.11	400-700-010
Beaumont	1490 Ambrosia St	3462	\$ 184.00	5	3	4/4/2023	\$ 640,000.00	9147	0.21	419-670-007
Beaumont	1540 Onyx Ln	1662	\$ 276.00	3	2.5	4/4/2023	\$ 460,000.00	3920	0.09	408-220-008
Beaumont	1489 Melstone St	2797	\$ 214.00	4	3	4/5/2023	\$ 600,000.00	10890	0.25	408-311-011
Beaumont	464 Whitney Peak	2482	\$ 231.00	2	2.5	4/6/2023	\$ 575,000.00	7405	0.17	428-370-024
Beaumont	34063 Crenshaw St	2432	\$ 197.00	4	2.75	4/7/2023	\$ 480,000.00	4791	0.11	413-710-052
Beaumont	37429 High Ridge Dr	3396	\$ 166.00	4	2.5	4/7/2023	\$ 565,000.00	6969	0.16	414-340-034
Beaumont	211 Logan St	2145	\$ 241.00	5	3	4/7/2023	\$ 517,000.00	7405	0.17	428-072-024
Beaumont	1450 Tinkers Creek Park	2163	\$ 282.00	2	2.5	4/7/2023	\$ 610,000.00	18730	0.43	428-280-026
Beaumont	35125 Trevino Trl	2270	\$ 215.00	3	2	4/7/2023	\$ 490,000.00	5662	0.13	413-541-014
Beaumont	1611 Woodlands Rd	2127	\$ 228.00	2	2.5	4/7/2023	\$ 485,000.00	8276	0.19	400-330-070
Beaumont	1015 Jonabell Way	1973	\$ 224.00	4	2.75	4/11/2023	\$ 443,000.00	7405	0.17	414-262-002
Beaumont	979 Queen Annes Ln	2582	\$ 212.00	5	2.5	4/11/2023	\$ 549,000.00	6534	0.15	419-643-004
Beaumont	901 Palm Ave	1372	\$ 282.00	4	1	4/12/2023	\$ 388,000.00	9147	0.21	415-281-009
Beaumont	1346 Black Diamond Dr	1544	\$ 297.00	3	2	4/13/2023	\$ 460,000.00	6534	0.15	408-243-014
Beaumont	1266 Elm Ave	1120	\$ 357.00	2	1.5	4/13/2023	\$ 400,000.00	10454	0.24	414-034-015
Beaumont	36548 Gallery Ln	2326	\$ 240.00	4	3	4/13/2023	\$ 558,500.00	8276	0.19	400-590-038
Beaumont	1248 Massachusetts Ave	1196	\$ 321.00	2	1.75	4/13/2023	\$ 385,000.00	12196	0.28	415-100-057
Beaumont	36572 Olea Ct	3266	\$ 203.00	5	3	4/13/2023	\$ 665,000.00	14810	0.34	414-380-058
Beaumont	1584 Four Seasons Cir	1504	\$ 238.00	2	1.75	4/14/2023	\$ 359,000.00	3920	0.09	428-130-071
Beaumont	132 Slippery Rock Crk	2076	\$ 250.00	2	2	4/14/2023	\$ 520,000.00	6534	0.15	428-170-007
Beaumont	765 Windbound Ave	2486	\$ 247.00	4	2.75	4/14/2023	\$ 615,000.00	7840	0.18	414-311-022
Beaumont	1515 Flamingo St	1779	\$ 267.00	3	2	4/17/2023	\$ 476,500.00	6098	0.14	419-591-023
Beaumont	1525 Granite Crk	2043	\$ 222.00	2	2	4/17/2023	\$ 455,000.00	5662	0.13	428-120-030
Beaumont	959 Ironwood Rd	2127	\$ 234.00	2	2.5	4/17/2023	\$ 499,000.00	8276	0.19	400-360-004
Beaumont	734 Massachusetts Ave	1656	\$ 283.00	2	2	4/17/2023	\$ 470,000.00	10018	0.23	418-032-006
Beaumont	414 Yellowstone Park	2126	\$ 244.00	2	2	4/17/2023	\$ 520,000.00	6969	0.16	428-320-013



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Beaumont	461 Harvard Peak	1738	\$ 247.00	2	2	4/18/2023	\$ 430,000.00	6969	0.16	428-380-026
Beaumont	1503 Milky Way	1975	\$ 270.00	4	3	4/18/2023	\$ 535,000.00	9147	0.21	408-240-023
Beaumont	1002 Shelby St	1454	\$ 319.00	4	2	4/18/2023	\$ 465,000.00	6534	0.15	415-071-001
Beaumont	1378 Alpine Ave	1948	\$ 248.00	4	3	4/19/2023	\$ 485,000.00	6098	0.14	408-211-021
Beaumont	13164 Casey Ct	3752	\$ 151.00	4	2.5	4/19/2023	\$ 570,000.00	7840	0.18	414-350-035
Beaumont	1310 Melstone St	3616	\$ 211.00	4	3.5	4/19/2023	\$ 765,000.00	16491	0.38	408-280-027
Beaumont	1573 Polaris Ln	3197	\$ 181.00	5	2.75	4/19/2023	\$ 580,000.00	6098	0.14	419-540-035
Beaumont	329 Shining Rock	1848	\$ 243.00	3	1.75	4/19/2023	\$ 450,000.00	5662	0.13	428-260-021
Beaumont	789 Euclid Ave	1423	\$ 203.00	3	2	4/20/2023	\$ 290,000.00	9583	0.22	418-082-017
Beaumont	1663 Landmark Way	1687	\$ 252.00	2	2	4/20/2023	\$ 426,000.00	6534	0.15	400-320-056
Beaumont	1786 Scottsdale Rd	1392	\$ 258.00	2	2	4/20/2023	\$ 360,000.00	6098	0.14	400-270-077
Beaumont	34495 Venturi Ave	2524	\$ 208.00	3	2.5	4/20/2023	\$ 525,000.00	10018	0.23	413-771-025
Beaumont	230 Box Springs Trl	1706	\$ 259.00	2	2	4/21/2023	\$ 442,500.00	6098	0.14	428-210-033
Beaumont	1678 Tielo St	2243	\$ 231.00	3	2.5	4/21/2023	\$ 520,000.00	7697	0.18	408-201-025
Beaumont	712 Windbound Ave	1868	\$ 310.00	3	2	4/21/2023	\$ 580,000.00	8712	0.2	414-312-002
Beaumont	110 Blackberry Crk	2046	\$ 227.00	2	2	4/24/2023	\$ 465,000.00	7840	0.18	428-120-028
Beaumont	546 Heidi Cir	2143	\$ 247.00	3	2.5	4/24/2023	\$ 530,000.00	8276	0.19	404-180-005
Beaumont	1182 Woodburn Cir	2390	\$ 251.00	4	2.5	4/24/2023	\$ 600,000.00	8276	0.19	414-241-052
Beaumont	1208 Cedar Hollow Rd	2358	\$ 233.00	3	2.75	4/26/2023	\$ 550,000.00	6098	0.14	404-240-012
Beaumont	1486 Desert Star Dr	2203	\$ 256.00	4	2	4/26/2023	\$ 565,000.00	7840	0.18	419-472-015
Beaumont	944 Essex Rd	1687	\$ 248.00	2	2	4/26/2023	\$ 419,000.00	6534	0.15	400-300-030
Beaumont	480 Harvard Peak	1561	\$ 294.00	2	2	4/26/2023	\$ 460,000.00	7405	0.17	428-380-034
Beaumont	1781 Scottsdale Rd	1392	\$ 249.00	2	2	4/26/2023	\$ 347,500.00	4791	0.11	400-270-023
Beaumont	1677 Vasili Ln	1374	\$ 344.00	3	2	4/26/2023	\$ 473,000.00	9147	0.21	404-060-007
Beaumont	600 Citrus St	1004	\$ 458.00	2	1.75	4/27/2023	\$ 460,000.00	5662	0.13	404-023-005
Beaumont	1529 Milky Way	1544	\$ 314.00	3	2	4/27/2023	\$ 485,000.00	5227	0.12	408-240-030
Beaumont	13071 Deuce Ct	2025	\$ 276.00	4	3	4/28/2023	\$ 560,000.00	11761	0.27	400-100-027
Beaumont	90 Luna Ave	2609	\$ 208.00	4	2.5	4/28/2023	\$ 545,000.00	5227	0.12	419-593-008
Beaumont	1172 N Shooting Star Dr	2465	\$ 249.00	5	2.75	4/28/2023	\$ 615,000.00	10018	0.23	419-501-005
Beaumont	320 Spanos Park	2076	\$ 237.00	2	2	4/28/2023	\$ 493,000.00	6098	0.14	428-290-055

Deemed reliable but not guaranteed

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Cherry Valley	39437 Oak View Ln	2407	\$ 321.00	4	2.5	4/4/2023	\$ 775,000.00	43995	1.01	401-272-001
Cherry Valley	40796 Northmoor Dr	919	\$ 353.00	2	1	4/5/2023	\$ 325,000.00	4791	0.11	402-151-017
Cherry Valley	10730 Bel Air Dr	1621	\$ 217.00	2	1.75	4/7/2023	\$ 352,000.00	4791	0.11	402-403-003
Cherry Valley	10749 Noble St	1122	\$ 401.00	3	1	4/7/2023	\$ 450,000.00	7840	0.18	403-130-011
Cherry Valley	40451 Rome Beauty Way	1648	\$ 285.00	4	1.75	4/7/2023	\$ 470,000.00	9147	0.21	402-280-030
Cherry Valley	39100 Vineland St	1538	\$ 292.00	3	1.75	4/13/2023	\$ 450,000.00	13503	0.31	403-270-007
Cherry Valley	10840 Bel Air Dr	1471	\$ 234.00	2	1.75	4/27/2023	\$ 345,000.00	5662	0.13	402-403-017

Total Sales:	67
Average Sales Price:	\$497,037.31
Average Square Feet:	2029