

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1224 Chestnut Ave	1906	\$ 251.00	3	2.25	2/1/2024	\$ 480,000.00	10018	0.23	415-111-021
Beaumont	732 Robin Glen Rd	2375	\$ 216.00	6	2.5	2/1/2024	\$ 515,000.00	7405	0.17	400-553-007
Beaumont	332 Shining Rock	1840	\$ 230.00	3	1.75	2/1/2024	\$ 425,000.00	6534	0.15	428-260-037
Beaumont	1283 Tulip Cir W	3668	\$ 170.00	5	2.75	2/1/2024	\$ 625,000.00	7840	0.18	419-711-025
Beaumont	1670 Mariposa Pl	1291	\$ 364.00	3	2	2/2/2024	\$ 470,000.00	7405	0.17	419-453-007
Beaumont	949 Pennsylvania Ave	1098	\$ 291.00	2	1.75	2/5/2024	\$ 320,000.00	10018	0.23	415-292-010
Beaumont	1345 Bannock St	2438	\$ 231.00	4	2.75	2/6/2024	\$ 565,000.00	6534	0.15	408-190-024
Beaumont	1265 Larkspur Ln	1901	\$ 297.00	4	2	2/6/2024	\$ 565,000.00	7405	0.17	419-440-013
Beaumont	957 Queen Annes Ln	2582	\$ 213.00	5	2.5	2/6/2024	\$ 550,000.00	5662	0.13	419-643-002
Beaumont	293 Bartram Trl	2792	\$ 145.00	3	2.75	2/7/2024	\$ 405,000.00	10454	0.24	428-250-016
Beaumont	1596 Ginger Lily Ln	2127	\$ 245.00	2	2.5	2/7/2024	\$ 522,000.00	10890	0.25	400-350-035
Beaumont	1665 Rose Ave	2625	\$ 215.00	5	3	2/7/2024	\$ 565,000.00	7840	0.18	400-463-004
Beaumont	1390 Sweetpea Ln	1672	\$ 284.00	2	2	2/7/2024	\$ 475,000.00	7405	0.17	419-661-024
Beaumont	11155 Chad Cir	2107	\$ 277.00	4	2	2/9/2024	\$ 585,000.00	9147	0.21	413-860-019
Beaumont	36651 Cordoba Trl	3266	\$ 204.00	5	3	2/9/2024	\$ 667,000.00	7840	0.18	414-440-079
Beaumont	1378 Edelweiss Dr	1672	\$ 284.00	2	2	2/9/2024	\$ 475,000.00	6098	0.14	419-732-022
Beaumont	1312 Daylily Dr	1918	\$ 276.00	3	2	2/13/2024	\$ 530,000.00	7405	0.17	419-511-021
Beaumont	102 Paint Crk	1556	\$ 253.00	2	1.75	2/13/2024	\$ 395,000.00	4791	0.11	428-140-001
Beaumont	1104 Rain Lily Way	2056	\$ 248.00	4	2	2/13/2024	\$ 510,000.00	8276	0.19	419-471-016
Beaumont	705 Greenwood St	1763	\$ 297.00	4	1.75	2/14/2024	\$ 525,000.00	7405	0.17	400-541-012
Beaumont	36452 Bay Hill Dr	3389	\$ 179.00	4	2.75	2/15/2024	\$ 610,000.00	7840	0.18	400-060-052
Beaumont	1175 Dadash	1785	\$ 294.00	4	2.5	2/16/2024	\$ 525,000.00	6969	0.16	415-180-046
Beaumont	1496 Galaxy Dr	1868	\$ 315.00	3	2.5	2/16/2024	\$ 590,000.00	10018	0.23	408-270-013
Beaumont	35342 Josh St	2227	\$ 45.00	4	2.75	2/16/2024	\$ 100,500.00	6542	0.15	400-720-017
Beaumont	784 Oro Leaf St	3472	\$ 181.00	5	2.25	2/16/2024	\$ 630,000.00	8276	0.19	404-212-001
Beaumont	37584 Brutus Way	3396	\$ 167.00	4	2.5	2/21/2024	\$ 569,000.00	7840	0.18	414-341-010
Beaumont	35370 Byron Trl	2711	\$ 223.00	4	2.5	2/21/2024	\$ 605,000.00	6969	0.16	413-570-003
Beaumont	1664 Sparrow Pt	2073	\$ 246.00	4	2	2/21/2024	\$ 510,000.00	7840	0.18	419-432-012
Beaumont	1666 Ocala Ln	2243	\$ 251.00	3	2.5	2/22/2024	\$ 565,000.00	7962	0.18	408-204-009
Beaumont	1455 Veronica Ct	2326	\$ 249.00	4	3	2/23/2024	\$ 580,000.00	7405	0.17	419-740-038



## Beaumont

Sales Comparables - February 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1515 Winding Sun Dr	1522	\$ 282.00	2	1.75	2/23/2024	\$ 430,000.00	4173	0.1	408-410-051
Beaumont	11225 Demaret Dr	3082	\$ 202.00	4	2.75	2/26/2024	\$ 625,000.00	6969	0.16	413-670-015
Beaumont	1528 Sundance Dr	2232	\$ 253.00	4	3	2/26/2024	\$ 565,000.00	8276	0.19	419-461-020
Beaumont	11005 Coody Ct	2574	\$ 200.00	3	2.5	2/27/2024	\$ 517,000.00	6098	0.14	413-520-011
Beaumont	36595 Pienza Way	3013	\$ 233.00	5	3	2/27/2024	\$ 705,000.00	12632	0.29	414-380-032
Beaumont	1744 Desert Poppy Ln	1392	\$ 255.00	2	2	2/28/2024	\$ 355,000.00	4791	0.11	400-190-052
Beaumont	1051 Waterleaf Ct	2056	\$ 252.00	4	2	2/29/2024	\$ 520,000.00	9583	0.22	419-495-006
Cherry Valley	9785 Kehl Canyon Rd	2047	\$ 385.00	3	2.5	2/8/2024	\$ 790,000.00	43995	1.01	407-310-002
Cherry Valley	10666 Cherry Hills Dr	1063	\$ 315.00	2	2	2/13/2024	\$ 335,000.00	5227	0.12	402-402-017
Cherry Valley	40804 Caballero Dr	1441	\$ 263.00	2	1.75	2/16/2024	\$ 379,000.00	4356	0.1	402-392-013

<b>Total Sales:</b>	40
<b>Average Sales Price:</b>	\$516,862.50
<b>Average Square Feet:</b>	2214