



Beaumont

Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	873 Orange Ave	1811	\$ 173.00	4	1.75	2/1/2018	\$ 315,000.00	9583	0.22	415-322-014
Beaumont	426 Yellowstone Park	2340	\$ 170.00	2	2	2/1/2018	\$ 400,000.00			428-320-016
Beaumont	1021 Christina St	1644	\$ 171.00	4	2	2/2/2018	\$ 282,000.00	6534	0.15	415-071-010
Beaumont	34519 Crenshaw St	2958	\$ 120.00	4	3	2/2/2018	\$ 355,000.00	6534	0.15	413-690-015
Beaumont	837 Edgar Ave	1875	\$ 125.00	4	4	2/2/2018	\$ 235,500.00	9583	0.22	415-331-013
Beaumont	36207 Stableford Ct	1761	\$ 173.00	3	2	2/2/2018	\$ 305,000.00	6969	0.16	400-620-036
Beaumont	710 Palo Alto Ave	1444	\$ 169.00	3	1.75	2/5/2018	\$ 245,000.00	6970	0.16	419-212-014
Beaumont	38845 Rancho Vista Dr	2571	\$ 120.00	3	2.5	2/5/2018	\$ 310,000.00	6098	0.14	414-320-046
Beaumont	1117 Cherry Ave	1878	\$ 159.00	4	1.75	2/6/2018	\$ 299,000.00	6969	0.16	415-210-047
Beaumont	1497 Freesia Way	2582	\$ 131.00	5	2.5	2/6/2018	\$ 339,000.00	6969	0.16	419-542-009
Beaumont	1784 La Cantera Way	1687	\$ 171.00	2	2	2/6/2018	\$ 290,000.00	5662	0.13	400-280-025
Beaumont	11372 Bean St	2602	\$ 130.00	4	3	2/7/2018	\$ 340,000.00	6534	0.15	413-690-002
Beaumont	181 Kettle Crk	1986	\$ 146.00	2	2	2/7/2018	\$ 290,000.00			428-180-006
Beaumont	34327 Crenshaw St	2099	\$ 9.00	3	2.5	2/8/2018	\$ 20,000.00	4791	0.11	413-723-002
Beaumont	34940 Miller Pl	3830	\$ 101.00	5	3.75	2/8/2018	\$ 387,000.00	11325	0.26	413-660-007
Beaumont	1060 Northview Dr	1687	\$ 167.00	2	2	2/8/2018	\$ 282,500.00	5227	0.12	400-340-022
Beaumont	1586 Sagebrush Pl	2296	\$ 148.00	4	3	2/9/2018	\$ 340,000.00	9583	0.22	419-461-005
Beaumont	36449 Bay Hill Dr	2853	\$ 68.00	3	2.75	2/13/2018	\$ 195,000.00	6534	0.15	400-060-061
Beaumont	815 Bogey Dr	1968	\$ 160.00	3	2.5	2/13/2018	\$ 315,000.00			428-041-023
Beaumont	34652 Boros Blvd	3748	\$ 113.00	6	3.75	2/13/2018	\$ 425,000.00	13068	0.3	413-730-001
Beaumont	1780 Las Colinas Rd	1687	\$ 168.00	2	2	2/13/2018	\$ 285,000.00	7840	0.18	400-280-038
Beaumont	176 Temple Ave	3625	\$ 106.00	4	2.25	2/13/2018	\$ 385,000.00			428-110-030
Beaumont	36510 Bay Hill Dr	1622	\$ 181.00	3	2	2/14/2018	\$ 295,000.00	6098	0.14	400-060-025
Beaumont	912 Brentwood Rd	1687	\$ 161.00	2	2	2/14/2018	\$ 272,500.00	6534	0.15	400-310-069
Beaumont	363 Enchanted Park	2076	\$ 171.00	2	2	2/14/2018	\$ 355,000.00			428-300-018
Beaumont	1336 Sunburst Dr	1534	\$ 185.00	3	2	2/14/2018	\$ 285,000.00	6534	0.15	419-452-006
Beaumont	11279 Vardon St	2099	\$ 152.00	3	2.5	2/14/2018	\$ 320,000.00	6098	0.14	413-700-027
Beaumont	1448 Augusta St	1838	\$ 172.00	3	2.25	2/15/2018	\$ 317,500.00	6098	0.14	400-510-034
Beaumont	1652 Amber Lily Dr	1534	\$ 198.00	3	2	2/16/2018	\$ 305,000.00	7840	0.18	419-442-009
Beaumont	37792 Brutus Way	3612	\$ 84.00	5	3.5	2/16/2018	\$ 307,000.00	6969	0.16	414-341-006



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Beaumont	34337 Devlin Dr	2221	\$ 138.00	4	2.5	2/16/2018	\$ 307,000.00	4356	0.1	413-722-006
Beaumont	1794 Sarazen St	1392	\$ 193.00	2	2	2/16/2018	\$ 270,000.00	5662	0.13	400-260-023
Beaumont	1449 Underhill Ct	2947	\$ 113.00	3	2.5	2/16/2018	\$ 335,000.00			428-112-010
Beaumont	321 W 10Th Pl	1595	\$ 188.00	3	1.75	2/20/2018	\$ 300,000.00	7405	0.17	414-192-005
Beaumont	1407 Daffodil Way	3486	\$ 91.00	4	2.5	2/20/2018	\$ 320,000.00	6969	0.16	419-650-034
Beaumont	1110 Pennsylvania Ave	1192	\$ 218.00	3	2	2/20/2018	\$ 260,000.00	6969	0.16	415-210-015
Beaumont	1626 Ravenswood Rd	1615	\$ 190.00	3	2.5	2/20/2018	\$ 307,500.00	6534	0.15	404-090-007
Beaumont	1378 San Miguel Dr	1122	\$ 209.00	3	1	2/20/2018	\$ 235,000.00	7405	0.17	415-031-031
Beaumont	1187 Brookmeade Cir	1898	\$ 171.00	4	2	2/21/2018	\$ 325,000.00	8276	0.19	414-241-042
Beaumont	1584 High Meadow Dr	1687	\$ 171.00	2	2	2/21/2018	\$ 290,000.00	7840	0.18	400-340-053
Beaumont	1560 Rockrose Way	1392	\$ 185.00	2	2	2/21/2018	\$ 258,000.00	6534	0.15	400-380-053
Beaumont	36514 Gallery Ln	2025	\$ 177.00	4	3	2/22/2018	\$ 360,000.00	7405	0.17	400-610-027
Beaumont	1110 Palm Ave	1346	\$ 234.00	3	1.75	2/22/2018	\$ 315,000.00	8712	0.2	415-192-018
Beaumont	11031 Picard Pl	1958	\$ 161.00	3	2.5	2/22/2018	\$ 316,000.00	4791	0.11	413-520-066
Beaumont	670 American Ave	1288	\$ 187.00	3	1.75	2/23/2018	\$ 242,000.00	6970	0.16	419-213-003
Beaumont	963 N California Ave	1572	\$ 168.00	3	1.75	2/23/2018	\$ 265,000.00	9583	0.22	414-202-020
Beaumont	1365 Palm Ave	1514	\$ 198.00	3	2	2/23/2018	\$ 300,000.00	12632	0.29	415-050-006
Beaumont	1405 Sagebrush Pl	2232	\$ 144.00	4	3	2/23/2018	\$ 322,000.00	8276	0.19	419-460-025
Beaumont	309 Blowing Rock	1561	\$ 200.00	2	2	2/26/2018	\$ 313,000.00			428-270-037
Beaumont	1223 Cameron St	1644	\$ 179.00	4	2	2/27/2018	\$ 295,000.00	6969	0.16	415-081-012
Beaumont	1730 La Cantera Way	2127	\$ 166.00	2	2.5	2/27/2018	\$ 355,000.00	7405	0.17	400-290-016
Beaumont	1463 Plymouth Rock	2635	\$ 176.00	3	2.5	2/27/2018	\$ 465,000.00			428-310-027
Beaumont	1502 Evergreen Ave	1446	\$ 197.00	3	1.75	2/28/2018	\$ 285,000.00	7405	0.17	400-552-024
Beaumont	137 Maple Ave	1170	\$ 82.00	3	2	2/28/2018	\$ 96,000.00	10018	0.23	418-270-028
Beaumont	1242 Michigan Ave	2096	\$ 161.00	3	2	2/28/2018	\$ 338,000.00	9583	0.22	415-100-080
Beaumont	1189 Sagamore Cir	2382	\$ 140.00	4	2.5	2/28/2018	\$ 335,000.00	7840	0.18	414-290-012
Cherry Valley	1765 Date St	888	\$ 270.00	2	1	2/9/2018	\$ 240,000.00	4791	0.11	404-024-005
Cherry Valley	10640 Bel Air Dr	1172	\$ 148.00	2	1.75	2/13/2018	\$ 173,983.00	4791	0.11	402-151-032
Cherry Valley	11285 Cherry Ave	1138	\$ 234.00	2	1	2/13/2018	\$ 267,000.00	49658	1.14	404-130-004
Cherry Valley	40763 Caballero Dr	1628	\$ 159.00	3	1.75	2/22/2018	\$ 259,000.00	8712	0.2	402-391-015



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Cherry Valley	39950 High St	1673	\$ 187.00	3	1.75	2/28/2018	\$ 313,000.00	7841	0.18	403-042-030

Total Sales:	61
Average Sales Price:	\$297,696.44
Average Square Feet:	1983