



# Beaumont

## Sales Comparables - October 2018

| City     | Address                | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date  | Sales Price   | Lot Sq Ft | Lot Ac | APN         |
|----------|------------------------|-------|----------------|-----|------|------------|---------------|-----------|--------|-------------|
| Beaumont | 1172 E 12Th St         | 1170  | \$ 229.00      | 3   | 1.75 | 10/1/2018  | \$ 268,000.00 | 9148      | 0.21   | 415-100-013 |
| Beaumont | 11390 Brewer Dr        | 2412  | \$ 145.00      | 3   | 1.75 | 10/1/2018  | \$ 350,000.00 | 9583      | 0.22   | 413-891-012 |
| Beaumont | 11454 Lyle Ln          | 2888  | \$ 143.00      | 3   | 2.5  | 10/1/2018  | \$ 415,000.00 | 9583      | 0.22   | 413-832-014 |
| Beaumont | 38171 Divot Dr         | 1842  | \$ 181.00      | 4   | 2    | 10/1/2018  | \$ 334,000.00 | 5227      | 0.12   | 400-130-046 |
| Beaumont | 35060 Trevino Trl      | 2636  | \$ 132.00      | 4   | 2.75 | 10/2/2018  | \$ 350,000.00 | 6098      | 0.14   | 413-531-009 |
| Beaumont | 34195 Crenshaw St      | 1938  | \$ 158.00      | 3   | 2.5  | 10/2/2018  | \$ 307,000.00 | 4791      | 0.11   | 413-723-012 |
| Beaumont | 73 Graham St           | 2859  | \$ 128.00      | 4   | 2.25 | 10/2/2018  | \$ 368,000.00 | 6534      | 0.15   | 419-621-003 |
| Beaumont | 1431 Sundance Dr       | 2056  | \$ 162.00      | 4   | 2    | 10/2/2018  | \$ 335,000.00 | 7840      | 0.18   | 419-470-003 |
| Beaumont | 1345 Early Blue Ln     | 2232  | \$ 152.00      | 4   | 3    | 10/3/2018  | \$ 340,000.00 | 6534      | 0.15   | 419-511-004 |
| Beaumont | 1424 Dunston St        | 4107  | \$ 104.00      | 4   | 3.75 | 10/3/2018  | \$ 430,000.00 | 17424     | 0.4    | 428-101-044 |
| Beaumont | 1302 Tulip Cir E       | 2553  | \$ 150.00      | 4   | 2.5  | 10/4/2018  | \$ 385,000.00 | 7840      | 0.18   | 419-730-001 |
| Beaumont | 560 Cedar View Dr      | 1857  | \$ 180.00      | 4   | 2.5  | 10/5/2018  | \$ 334,500.00 | 6098      | 0.14   | 404-183-001 |
| Beaumont | 1489 Freesia Way       | 1648  | \$ 188.00      | 3   | 2    | 10/5/2018  | \$ 310,000.00 | 5662      | 0.13   | 419-542-011 |
| Beaumont | 1347 Acanthus Ln       | 2326  | \$ 158.00      | 4   | 3    | 10/9/2018  | \$ 368,000.00 | 7840      | 0.18   | 419-740-030 |
| Beaumont | 1352 Mandrake Way      | 2819  | \$ 132.00      | 4   | 3    | 10/10/2018 | \$ 374,000.00 | 7840      | 0.18   | 419-700-018 |
| Beaumont | 1584 Flora St          | 2952  | \$ 126.00      | 5   | 2.75 | 10/10/2018 | \$ 373,000.00 | 6969      | 0.16   | 419-601-014 |
| Beaumont | 342 Calvert Park       | 2076  | \$ 173.00      | 2   | 2    | 10/10/2018 | \$ 360,000.00 | 5227      | 0.12   | 428-290-043 |
| Beaumont | 508 Alexe St           | 1004  | \$ 268.00      | 2   | 1.75 | 10/11/2018 | \$ 270,000.00 | 6098      | 0.14   | 404-042-025 |
| Beaumont | 1232 Sea Lavender Ln   | 2658  | \$ 141.00      | 3   | 2.5  | 10/11/2018 | \$ 375,000.00 | 8276      | 0.19   | 419-671-009 |
| Beaumont | 1649 Sera Moon Dr      | 2073  | \$ 167.00      | 4   | 2    | 10/11/2018 | \$ 347,000.00 | 6969      | 0.16   | 419-423-007 |
| Beaumont | 505 Lois Ln            | 1004  | \$ 256.00      | 2   | 1.75 | 10/12/2018 | \$ 258,000.00 | 6098      | 0.14   | 404-041-027 |
| Beaumont | 1415 White Cloud Ln    | 2378  | \$ 159.00      | 4   | 2.5  | 10/12/2018 | \$ 379,000.00 | 6534      | 0.15   | 419-531-002 |
| Beaumont | 1376 Sunburst Dr       | 1534  | \$ 202.00      | 3   | 2    | 10/12/2018 | \$ 310,000.00 | 6534      | 0.15   | 419-452-002 |
| Beaumont | 1367 Crown Imperial Ln | 2364  | \$ 139.00      | 3   | 2.5  | 10/15/2018 | \$ 330,000.00 | 5662      | 0.13   | 419-720-022 |
| Beaumont | 311 Santiago Oaks Park | 2163  | \$ 191.00      | 2   | 2.5  | 10/15/2018 | \$ 414,500.00 | 8712      | 0.2    | 428-280-014 |
| Beaumont | 35173 Trevino Trl      | 2270  | \$ 134.00      | 3   | 2    | 10/15/2018 | \$ 305,000.00 | 5662      | 0.13   | 413-541-009 |
| Beaumont | 38516 Amateur Way      | 2886  | \$ 121.00      | 3   | 2.5  | 10/15/2018 | \$ 350,000.00 | 5227      | 0.12   | 400-120-001 |
| Beaumont | 36412 Dunes Dr         | 3582  | \$ 139.00      | 4   | 2.75 | 10/16/2018 | \$ 500,000.00 | 7405      | 0.17   | 400-040-041 |
| Beaumont | 35480 Trevino Trl      | 2343  | \$ 137.00      | 3   | 2.75 | 10/17/2018 | \$ 323,000.00 | 6098      | 0.14   | 413-511-022 |
| Beaumont | 1047 Northview Dr      | 1687  | \$ 165.00      | 2   | 2    | 10/17/2018 | \$ 280,000.00 | 6534      | 0.15   | 400-340-045 |

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| Beaumont | 1472 Big Sky Dr        | 3246  | \$ 113.00      | 4   | 2.75 | 10/17/2018 | \$ 370,000.00 | 5662      | 0.13   | 419-522-041 |
| Beaumont | 35932 Michelle Ln      | 1811  | \$ 190.00      | 4   | 2    | 10/18/2018 | \$ 345,000.00 | 4791      | 0.11   | 413-840-018 |
| Beaumont | 1584 Green Creek Trl   | 2635  | \$ 185.00      | 3   | 2.5  | 10/18/2018 | \$ 489,000.00 | 7405      | 0.17   | 428-250-009 |
| Beaumont | 1234 Houstonia Ln      | 2326  | \$ 148.00      | 4   | 3    | 10/18/2018 | \$ 345,000.00 | 6098      | 0.14   | 419-710-003 |
| Beaumont | 1055 Cardiff Way       | 1257  | \$ 234.00      | 4   | 2    | 10/18/2018 | \$ 295,000.00 | 6969      | 0.16   | 414-272-013 |
| Beaumont | 1194 Woodburn Cir      | 2076  | \$ 187.00      | 5   | 2    | 10/19/2018 | \$ 390,000.00 | 10454     | 0.24   | 414-241-055 |
| Beaumont | 114 Gloria Ave         | 3315  | \$ 117.00      | 4   | 2.5  | 10/19/2018 | \$ 390,000.00 | 9147      | 0.21   | 428-050-022 |
| Beaumont | 990 Hidden Oaks Dr     | 2127  | \$ 176.00      | 2   | 2.5  | 10/22/2018 | \$ 375,000.00 | 7840      | 0.18   | 400-350-039 |
| Beaumont | 502 Lois Ln            | 1292  | \$ 232.00      | 2   | 1.75 | 10/22/2018 | \$ 300,000.00 | 6098      | 0.14   | 404-041-016 |
| Beaumont | 37107 Meadow Brook Way | 2705  | \$ 127.00      | 4   | 2.5  | 10/23/2018 | \$ 345,000.00 | 5662      | 0.13   | 400-080-080 |
| Beaumont | 1521 Apple Canyon Rd   | 2143  | \$ 158.00      | 3   | 3    | 10/23/2018 | \$ 340,000.00 | 6098      | 0.14   | 404-224-004 |
| Beaumont | 35246 Thorpe Trl       | 2888  | \$ 145.00      | 3   | 2.5  | 10/24/2018 | \$ 419,000.00 | 6969      | 0.16   | 413-821-014 |
| Beaumont | 35242 Thorpe Trl       | 3120  | \$ 146.00      | 4   | 3.5  | 10/24/2018 | \$ 457,000.00 | 9147      | 0.21   | 413-821-013 |
| Beaumont | 1518 Mountain View Trl | 1717  | \$ 200.00      | 4   | 2    | 10/24/2018 | \$ 344,500.00 | 9583      | 0.22   | 404-151-003 |
| Beaumont | 1573 Flamingo St       | 2795  | \$ 123.00      | 5   | 2.75 | 10/25/2018 | \$ 345,000.00 | 6969      | 0.16   | 419-600-001 |
| Beaumont | 1675 Mariposa Pl       | 1959  | \$ 162.00      | 4   | 2.75 | 10/25/2018 | \$ 317,500.00 | 6098      | 0.14   | 419-451-006 |
| Beaumont | 286 Mission Trl        | 2482  | \$ 173.00      | 2   | 2.5  | 10/25/2018 | \$ 430,000.00 | 7840      | 0.18   | 428-220-014 |
| Beaumont | 35256 Thorpe Trl       | 2692  | \$ 167.00      | 4   | 3.5  | 10/25/2018 | \$ 452,000.00 | 6098      | 0.14   | 413-821-016 |
| Beaumont | 35266 Thorpe Trl       | 3120  | \$ 153.00      | 4   | 3.5  | 10/26/2018 | \$ 479,500.00 | 6098      | 0.14   | 413-811-014 |
| Beaumont | 1242 Massachusetts Ave | 1308  | \$ 196.00      | 3   | 2    | 10/26/2018 | \$ 256,500.00 | 11761     | 0.27   | 415-100-071 |
| Beaumont | 1532 Big Sky Dr        | 1648  | \$ 182.00      | 3   | 2    | 10/26/2018 | \$ 300,000.00 | 4791      | 0.11   | 419-532-003 |
| Beaumont | 35249 Thorpe Trl       | 2276  | \$ 168.00      | 4   | 2.5  | 10/26/2018 | \$ 383,500.00 | 13503     | 0.31   | 413-832-013 |
| Beaumont | 37280 Parkway Dr       | 3396  | \$ 111.00      | 4   | 2.5  | 10/29/2018 | \$ 380,000.00 | 6098      | 0.14   | 414-350-008 |
| Beaumont | 600 Citrus St          | 1004  | \$ 293.00      | 2   | 1.75 | 10/29/2018 | \$ 295,000.00 | 5662      | 0.13   | 404-023-005 |
| Beaumont | 11291 Armour Ave       | 3748  | \$ 133.00      | 6   | 3.75 | 10/29/2018 | \$ 499,000.00 | 16552     | 0.38   | 413-730-004 |
| Beaumont | 35272 Thorpe Trl       | 2276  | \$ 179.00      | 4   | 2.5  | 10/29/2018 | \$ 407,500.00 | 6098      | 0.14   | 413-811-015 |
| Beaumont | 1768 Snowberry Rd      | 2127  | \$ 173.00      | 2   | 2.5  | 10/30/2018 | \$ 370,000.00 | 11325     | 0.26   | 400-210-004 |
| Beaumont | 35281 Thorpe Trl       | 2620  | \$ 166.00      | 4   | 3.5  | 10/30/2018 | \$ 436,000.00 | 9583      | 0.22   | 413-832-009 |
| Beaumont | 1078 Waterleaf Ct      | 2426  | \$ 135.00      | 4   | 2    | 10/31/2018 | \$ 329,000.00 | 7405      | 0.17   | 419-492-006 |
| Beaumont | 35114 Hogan Dr         | 2909  | \$ 120.00      | 4   | 2.75 | 10/31/2018 | \$ 350,000.00 | 6969      | 0.16   | 413-490-007 |



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| Beaumont      | 1090 Waterleaf Ct      | 2203  | \$ 159.00      | 4   | 2    | 10/31/2018 | \$ 351,000.00 | 7405      | 0.17   | 419-472-019 |
| Beaumont      | 36658 Amateur Way      | 2244  | \$ 158.00      | 4   | 2.75 | 10/31/2018 | \$ 355,000.00 | 10018     | 0.23   | 400-580-047 |
| Beaumont      | 1685 Golden Way        | 2838  | \$ 144.00      | 4   | 4    | 10/31/2018 | \$ 409,000.00 | 7840      | 0.18   | 400-461-011 |
| Beaumont      | 1001 Darby Dan Way     | 1758  | \$ 196.00      | 4   | 2    | 10/31/2018 | \$ 345,000.00 | 10454     | 0.24   | 414-261-035 |
| Beaumont      | 825 Sherwood Ct        | 1687  | \$ 180.00      | 2   | 2    | 10/31/2018 | \$ 305,000.00 | 6534      | 0.15   | 400-290-042 |
| Beaumont      | 34936 Roberts Pl       | 3124  | \$ 140.00      | 5   | 3.75 | 10/31/2018 | \$ 438,000.00 | 7405      | 0.17   | 413-892-012 |
| Cherry Valley | 39844 Brookside Ave    | 900   | \$ 255.00      | 2   | 1.5  | 10/2/2018  | \$ 230,000.00 | 36590     | 0.84   | 403-170-008 |
| Cherry Valley | 9498 Mountain View Ave | 1835  | \$ 247.00      | 3   | 1.75 | 10/2/2018  | \$ 455,000.00 | 74487     | 1.71   | 401-071-033 |
| Cherry Valley | 9459 Lakeview Ct       | 3128  | \$ 201.00      | 4   | 2.5  | 10/9/2018  | \$ 630,000.00 | 49222     | 1.13   | 401-100-064 |
| Cherry Valley | 10711 Deerfield Dr     | 1628  | \$ 164.00      | 3   | 1.75 | 10/15/2018 | \$ 267,000.00 | 4356      | 0.1    | 402-392-003 |
| Cherry Valley | 40907 Cypress Point Dr | 1286  | \$ 186.00      | 2   | 1.75 | 10/31/2018 | \$ 240,000.00 | 5227      | 0.12   | 402-412-035 |
| Cherry Valley | 38732 Cherrystone Ave  | 2530  | \$ 225.00      | 4   | 2.5  | 10/31/2018 | \$ 570,000.00 | 64904     | 1.49   | 407-350-027 |

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 36           |
| <b>Average Sales Price:</b> | \$364,902.78 |
| <b>Average Square Feet:</b> | 2291         |