



Beaumont

Sales Comparables - November 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1368 Aztec Ct	2975	\$ 117.00	5	2.75	11/1/2018	\$ 349,000.00	5227	0.12	428-080-028
Beaumont	11267 Armour Ave	4114	\$ 114.00	6	4.25	11/1/2018	\$ 470,000.00	13939	0.32	413-730-006
Beaumont	1672 Gillette Way	2852	\$ 147.00	4	3	11/1/2018	\$ 420,500.00	10890	0.25	408-150-060
Beaumont	1648 Landmark Way	1687	\$ 177.00	2	2	11/1/2018	\$ 300,000.00	6534	0.15	400-330-049
Beaumont	505 Monika Ct	1004	\$ 268.00	2	1.75	11/2/2018	\$ 270,000.00	6098	0.14	404-021-020
Beaumont	280 E 6Th St					11/2/2018	\$ 70,000.00			418-084-012
Beaumont	1535 Williamson Park	1592	\$ 222.00	2	2	11/2/2018	\$ 354,000.00	4791	0.11	428-420-005
Beaumont	1447 Yarrow Ln	2051	\$ 175.00	3	2.5	11/2/2018	\$ 360,000.00	6534	0.15	419-730-017
Beaumont	37068 Winged Foot Rd	2825	\$ 155.00	3	3	11/5/2018	\$ 440,000.00	5227	0.12	400-080-054
Beaumont	36575 Cleat St	1969	\$ 170.00	4	2.75	11/5/2018	\$ 335,000.00	6969	0.16	400-580-036
Beaumont	135 Tijeras Crk	1848	\$ 148.00	3	1.75	11/6/2018	\$ 275,000.00	4791	0.11	428-180-064
Beaumont	1652 Apollo Way	1947	\$ 161.00	3	2.25	11/6/2018	\$ 315,000.00	5227	0.12	419-551-008
Beaumont	37022 Meadow Brook Way	1622	\$ 178.00	3	2	11/6/2018	\$ 289,000.00	5227	0.12	400-080-002
Beaumont	11526 Rivers Bend Dr	3582	\$ 118.00	4	2.75	11/7/2018	\$ 425,000.00	8276	0.19	400-040-017
Beaumont	1320 Alpine Ave	2067	\$ 171.00	4	3	11/8/2018	\$ 355,000.00	6098	0.14	408-211-001
Beaumont	446 Tartan Way	1768	\$ 195.00	4	2	11/9/2018	\$ 345,000.00	12632	0.29	414-220-041
Beaumont	1790 Shane Ln	2048	\$ 165.00	4	3	11/13/2018	\$ 339,000.00	7405	0.17	404-030-005
Beaumont	1489 Willowbend Way	2375	\$ 147.00	6	2.5	11/13/2018	\$ 350,000.00	6098	0.14	400-510-003
Beaumont	281 Box Springs Trl	1738	\$ 201.00	2	2	11/13/2018	\$ 350,000.00	5662	0.13	428-210-019
Beaumont	36951 Meadow Brook Way	1974	\$ 164.00	4	2.75	11/13/2018	\$ 325,000.00	4791	0.11	400-070-064
Beaumont	476 Glacier Park	2229	\$ 178.00	2	2	11/13/2018	\$ 398,000.00	6969	0.16	428-330-036
Beaumont	38724 Florence St	948	\$ 272.00	2	1	11/14/2018	\$ 258,000.00	11761	0.27	414-042-009
Beaumont	1711 Shane Ln	1730	\$ 187.00	3	2	11/14/2018	\$ 325,000.00	7840	0.18	404-032-015
Beaumont	984 Queen Annes Ln	1648	\$ 180.00	3	2	11/14/2018	\$ 298,000.00	6098	0.14	419-640-019
Beaumont	35269 Thorpe Trl	3669	\$ 134.00	5	3.5	11/15/2018	\$ 493,000.00	10018	0.23	413-832-010
Beaumont	34281 Venturi Ave	3197	\$ 123.00	4	2.75	11/16/2018	\$ 394,000.00	8276	0.19	413-761-011
Beaumont	931 Willmont Way	1758	\$ 193.00	4	2	11/16/2018	\$ 340,000.00	7840	0.18	414-261-014
Beaumont	1049 N Shooting Star Dr	2465	\$ 150.00	5	2.75	11/16/2018	\$ 370,000.00	7405	0.17	419-501-020
Beaumont	1656 Rigel St	1727	\$ 179.00	3	2.25	11/19/2018	\$ 310,000.00	3484	0.08	419-552-021
Beaumont	880 Hurstland Ave	1992	\$ 165.00	4	2.75	11/19/2018	\$ 330,000.00	7840	0.18	414-220-017



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Beaumont	1324 Lythrum Ct	1847	\$ 166.00	3	2	11/19/2018	\$ 307,500.00	5662	0.13	419-720-053
Beaumont	1742 N Forest Oaks Dr	1687	\$ 183.00	2	2	11/19/2018	\$ 310,000.00	6534	0.15	400-270-050
Beaumont	1465 Augusta St	2669	\$ 124.00	4	2.75	11/20/2018	\$ 333,000.00	6098	0.14	400-511-005
Beaumont	779 Pinnacle St	2657	\$ 135.00	4	2.75	11/20/2018	\$ 360,000.00	9147	0.21	400-471-013
Beaumont	1539 Granite Crk	2076	\$ 190.00	2	2	11/20/2018	\$ 395,000.00	6534	0.15	428-120-036
Beaumont	1676 Panther Ln	1885	\$ 178.00	4	3	11/21/2018	\$ 336,000.00	6098	0.14	404-071-006
Beaumont	1778 N Forest Oaks Dr	1687	\$ 180.00	2	2	11/21/2018	\$ 305,000.00	5662	0.13	400-270-040
Beaumont	1670 Rose Ave	2625	\$ 145.00	5	3	11/21/2018	\$ 382,000.00	7405	0.17	400-461-003
Beaumont	1620 Stellar Peak	1738	\$ 218.00	2	2	11/21/2018	\$ 380,000.00	6098	0.14	428-390-007
Beaumont	1457 Liatris Way	2658	\$ 141.00	3	2.5	11/21/2018	\$ 375,000.00	7840	0.18	419-680-013
Beaumont	35260 Thorpe Trl	3669	\$ 141.00	5	3.5	11/21/2018	\$ 520,500.00	6098	0.14	413-811-013
Beaumont	13145 Medal Play St	2326	\$ 163.00	4	3	11/26/2018	\$ 380,000.00	9583	0.22	400-580-007
Beaumont	1456 Veronica Ct	2326	\$ 167.00	4	3	11/26/2018	\$ 390,000.00	7405	0.17	419-740-034
Beaumont	1628 Moss Rose Way	3246	\$ 115.00	4	2.75	11/28/2018	\$ 375,000.00	9583	0.22	419-430-005
Beaumont	11361 Harmon Hts	3390	\$ 123.00	5	2.75	11/29/2018	\$ 420,000.00	8712	0.2	413-493-002
Beaumont	847 Westchester Rd	1687	\$ 186.00	2	2	11/29/2018	\$ 315,000.00	6098	0.14	400-330-021
Beaumont	35250 Thorpe Trl	3669	\$ 136.00	5	3.5	11/29/2018	\$ 499,000.00	6098	0.14	413-821-015
Beaumont	34921 Roberts Pl	3124	\$ 139.00	5	3.75	11/30/2018	\$ 435,500.00	10890	0.25	413-892-006
Beaumont	35939 Dylan Ct	2278	\$ 153.00	3	2.5	11/30/2018	\$ 350,000.00	4791	0.11	413-840-040
Beaumont	35979 Michelle Ln	1718	\$ 192.00	3	2	11/30/2018	\$ 330,000.00	6534	0.15	413-841-021
Beaumont	34425 Devlin Dr	2958	\$ 116.00	4	3	11/30/2018	\$ 345,000.00	6098	0.14	413-691-032
Beaumont	35478 Snead St	2574	\$ 132.00	3	2.5	11/30/2018	\$ 340,000.00	4356	0.1	413-510-012
Cherry Valley	10750 Jonathan Ave	552	\$ 361.00	1	1	11/1/2018	\$ 199,500.00	13068	0.3	402-210-013
Cherry Valley	9215 Mountain View Ave	2077	\$ 192.00	4	1.75	11/9/2018	\$ 400,000.00	108900	2.5	407-350-003
Cherry Valley	9456 Avenida Altura Bella	1402	\$ 306.00	3	2.5	11/14/2018	\$ 430,000.00	34412	0.79	401-200-020
Cherry Valley	1791 Hannon Rd	3662	\$ 184.00	4	3.25	11/19/2018	\$ 675,000.00	30927	0.71	400-240-006
Cherry Valley	39583 Avenida Sonrisa	3179	\$ 203.00	5	1.75	11/20/2018	\$ 648,000.00	42689	0.98	401-133-004
Cherry Valley	39955 Mary Ln	1178	\$ 214.00	3	1	11/21/2018	\$ 252,500.00	7841	0.18	404-131-005
Cherry Valley	38223 Orchard St	1278	\$ 117.00	2	1.75	11/29/2018	\$ 150,000.00	40946	0.94	405-020-008



Lawyers Title

Beaumont

Sales Comparables - November 2018

Total Sales:	59
Average Sales Price:	\$359,169.49
Average Square Feet:	2262