

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1410 Melstone St	3155	\$209.00	5	3	1/2/2024	\$660,000.00	12632	0.29	408-310-017
Beaumont	704 Windbound Ave	1245	\$502.00	4	1.75	1/3/2024	\$625,000.00	5227	0.12	283-301-001
Beaumont	1285 Early Blue Ln	2343	\$236.00	6	3	1/4/2024	\$555,000.00	6098	0.14	419-510-007
Beaumont	1776 Ash Ct	888	\$470.00	2	1	1/5/2024	\$418,000.00	4356	0.1	404-022-013
Beaumont	355 Blowing Rock	1706	\$249.00	2	2	1/5/2024	\$425,500.00	6534	0.15	428-270-026
Beaumont	700 Canyon Crest Rd	1340	\$342.00	3	2	1/5/2024	\$459,000.00	5227	0.12	404-223-029
Beaumont	1007 Coto De Caza Ct	1687	\$254.00	2	2	1/5/2024	\$430,000.00	8276	0.19	400-340-074
Beaumont	730 Palo Alto Ave	1026	\$365.00	3	1.75	1/5/2024	\$375,000.00	6969	0.16	419-212-015
Beaumont	38627 Divot Dr	2701	\$218.00	4	2.5	1/8/2024	\$590,000.00	6098	0.14	400-130-034
Beaumont	14137 Bosana Ln	3266	\$208.00	5	3	1/9/2024	\$680,000.00	8712	0.2	414-380-022
Beaumont	1567 Williamson Park	1496	\$294.00	2	2	1/9/2024	\$440,000.00	6098	0.14	428-420-014
Beaumont	1730 Arcus Ct	1975	\$267.00	4	3	1/10/2024	\$527,500.00	8376	0.19	408-282-056
Beaumont	971 Gleneagles Rd	2127	\$244.00	2	2.5	1/11/2024	\$520,000.00	7405	0.17	400-390-007
Beaumont	870 Michigan Ave	1457	\$308.00	3	2	1/12/2024	\$450,000.00	13503	0.31	415-301-003
Beaumont	1575 Point Park	2482	\$233.00	2	2.5	1/12/2024	\$579,000.00	13068	0.3	428-420-019
Beaumont	35549 Byron Trl	3803	\$182.00	5	2.75	1/16/2024	\$695,000.00	17424	0.4	413-582-015
Beaumont	1247 W Monte Verde Dr	2524	\$241.00	5	2.5	1/17/2024	\$610,000.00	7405	0.17	400-151-007
Beaumont	690 Chestnut Ave	925	\$448.00	2	1.75	1/18/2024	\$415,000.00	10018	0.23	418-053-001
Beaumont	1287 Elm Ave	1578	\$316.00	3	1.75	1/18/2024	\$500,000.00	7840	0.18	414-041-003
Beaumont	1204 Houstonia Ln	1906	\$275.00	4	2	1/18/2024	\$525,000.00	6534	0.15	419-710-007
Beaumont	307 Rena Way	1147	\$387.00	3	2	1/18/2024	\$445,000.00	6969	0.16	414-184-004
Beaumont	927 Monarch Ct	1687	\$207.00	2	2	1/19/2024	\$350,000.00	7840	0.18	400-260-035
Beaumont	34865 Miller Pl	3440	\$180.00	5	3	1/22/2024	\$620,000.00	7405	0.17	413-650-026
Beaumont	36592 Straightaway Dr	2025	\$266.00	4	3	1/22/2024	\$539,000.00	6969	0.16	400-590-028
Beaumont	1361 Crown Imperial Ln	1672	\$28.00	2	2	1/23/2024	\$48,000.00	5662	0.13	419-720-023
Beaumont	1327 Moonstone Ave	1544	\$341.00	3	2	1/23/2024	\$528,000.00	5227	0.12	408-242-002
Beaumont	627 Winter Pine St	3139	\$183.00	4	2.5	1/23/2024	\$575,000.00	6534	0.15	404-211-007
Beaumont	1586 Stellar Peak	2163	\$277.00	2	2.5	1/24/2024	\$600,000.00	6969	0.16	428-390-016
Beaumont	1585 Trinette Dr	1545	\$310.00	3	2.5	1/24/2024	\$480,000.00	6098	0.14	404-171-008
Beaumont	1167 N Shooting Star Dr	3083	\$187.00	4	2.75	1/25/2024	\$577,000.00	7405	0.17	419-501-009



Beaumont

Sales Comparables - January 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1575 Rose Quartz Ln	3013	\$197.00	4	3	1/29/2024	\$595,000.00	7840	0.18	408-252-035
Beaumont	1525 Summerfield Way	1662	\$255.00	2	1.75	1/30/2024	\$425,000.00	6403	0.15	408-390-057
Beaumont	147 Tijeras Crk	1848	\$213.00	3	1.75	1/30/2024	\$395,000.00	4791	0.11	428-180-060
Beaumont	36671 Torrey Pines Dr	2520	\$218.00	5	3.5	1/30/2024	\$550,000.00	7405	0.17	400-060-036
Beaumont	35541 Roxy Rd					1/31/2024	\$563,000.00	5736	0.13	400-702-022
Cherry Valley	10940 Bel Air Dr	1671	\$203.00	2	2	1/2/2024	\$340,000.00	4791	0.11	402-412-005
Cherry Valley	39145 Orchard St	880	\$419.00	2	1	1/3/2024	\$369,000.00	20908	0.48	403-280-008
Cherry Valley	10004 Winesap Ave	1247	\$280.00	2	1.75	1/10/2024	\$350,000.00	44866	1.03	402-060-002
Cherry Valley	9625 Avenida Miravilla	2072	\$337.00	4	2.5	1/22/2024	\$700,000.00	60112	1.38	401-131-002
Cherry Valley	38420 View Dr	1000	\$440.00	3	2	1/22/2024	\$440,000.00	6969	0.16	405-042-009
Cherry Valley	10821 Delicious Ln	1136	\$404.00	3	1.5	1/24/2024	\$460,000.00	8276	0.19	402-280-001
Cherry Valley	40653 Dutton St	1363	\$452.00	4	2	1/26/2024	\$617,000.00	35283	0.81	402-070-004
Cherry Valley	10670 Deerfield Dr	1002	\$355.00	2	1.75	1/31/2024	\$356,000.00	4356	0.1	402-152-002

Total Sales:	43
Average Sales Price:	\$497,697.67
Average Square Feet:	1916