

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1229 Oakhurst Ct	2348	\$ 255.00	4	2	8/1/2023	\$ 600,000.00	15245	0.35	400-142-027
Beaumont	1096 Waterleaf Ct	2056	\$ 89.00	4	2	8/2/2023	\$ 185,000.00	10018	0.23	419-472-020
Beaumont	1259 Edgar Ave	1221	\$ 360.00	3	1.75	8/3/2023	\$ 440,000.00	9147	0.21	415-150-054
Beaumont	1546 Quiet Crk	1442	\$ 253.00	2	1.75	8/3/2023	\$ 365,000.00	4356	0.1	428-130-011
Beaumont	35535 Trevino Trl	2663	\$ 206.00	4	2.5	8/3/2023	\$ 551,000.00	4791	0.11	413-521-001
Beaumont	1015 Coto De Caza Ct	1687	\$ 239.00	2	2	8/4/2023	\$ 404,000.00	8276	0.19	400-340-075
Beaumont	1639 Snowberry Rd	1392	\$ 260.00	2	2	8/4/2023	\$ 362,500.00	6969	0.16	400-230-059
Beaumont	1728 N Forest Oaks Dr	1687	\$ 237.00	2	2	8/4/2023	\$ 400,000.00	7405	0.17	400-320-086
Beaumont	35417 Price St	1902	\$ 264.00	3	2.25	8/4/2023	\$ 503,000.00	6098	0.14	400-760-054
Beaumont	233 White Sands St	1556	\$ 236.00	2	1.75	8/4/2023	\$ 368,000.00	3049	0.07	428-200-006
Beaumont	35419 Alexandria Way					8/4/2023	\$ 677,500.00	4935	0.11	400-700-007
Beaumont	1462 Crescent Moon Way	2739	\$ 209.00	5	2.75	8/7/2023	\$ 575,000.00	7840	0.18	419-522-019
Beaumont	159 Brush Crk	2792	\$ 229.00	3	2.75	8/7/2023	\$ 640,000.00	8276	0.19	428-190-001
Beaumont	13121 Blade St	1611	\$ 322.00	4	2	8/8/2023	\$ 520,000.00	9147	0.21	400-570-040
Beaumont	559 Edgar Ave	360	\$ 168.00			8/10/2023	\$ 60,500.00	8276	0.19	418-091-021
Beaumont	1648 Midnight Sun Dr	2378	\$ 248.00	4	2.5	8/10/2023	\$ 590,000.00	5662	0.13	419-533-012
Beaumont	11439 Trevor Way	1557	\$ 295.00	3	1.75	8/10/2023	\$ 460,000.00	5227	0.12	413-840-031
Beaumont	929 Gleneagles Rd	2127	\$ 251.00	2	2.5	8/10/2023	\$ 535,000.00	6534	0.15	400-400-008
Beaumont	1583 Sunswept Way	1563	\$ 280.00	2	1.75	8/11/2023	\$ 438,000.00	5488	0.13	408-450-037
Beaumont	1684 Tielo St	1971	\$ 281.00	3	2	8/14/2023	\$ 555,000.00	9713	0.22	408-201-024
Beaumont	1750 S Forest Oaks Dr	1687	\$ 238.00	2	2	8/14/2023	\$ 402,000.00	6098	0.14	400-300-044
Beaumont	34756 Kite St	3830	\$ 176.00	5	3.75	8/14/2023	\$ 675,000.00	7405	0.17	413-650-004
Beaumont	1619 S Monte Verde Dr	2530	\$ 213.00	4	3	8/14/2023	\$ 540,000.00	7840	0.18	400-171-019
Beaumont	1133 Periwinkle Ln	2326	\$ 234.00	4	3	8/15/2023	\$ 545,000.00	6098	0.14	419-701-013
Beaumont	243 Broadriver Trl	1738	\$ 252.00	2	2	8/15/2023	\$ 439,000.00	4356	0.1	428-210-053
Beaumont	938 Pebble Beach Rd	2127	\$ 211.00	2	2.5	8/15/2023	\$ 450,000.00	7840	0.18	400-400-031
Beaumont	35423 Trevino Trl	2436	\$ 209.00	4	2.5	8/15/2023	\$ 509,500.00	6534	0.15	413-513-003
Beaumont	35446 Alexandria Way	3090	\$ 186.00	5	2.75	8/16/2023	\$ 575,500.00	6451	0.15	400-702-009
Beaumont	266 Box Springs Trl	1496	\$ 272.00	2	2	8/17/2023	\$ 407,000.00	4356	0.1	428-210-041
Beaumont	1444 Begonia Way	2326	\$ 116.00	4	3	8/18/2023	\$ 272,000.00	6098	0.14	419-741-028

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1583 Planet Pl	2380	\$ 235.00	4	3	8/18/2023	\$ 560,000.00	7840	0.18	408-250-013
Beaumont	1543 Quiet Crk	1556	\$ 245.00	2	1.75	8/21/2023	\$ 382,000.00	3920	0.09	428-130-009
Beaumont	1051 Riviera Ct	1687	\$ 264.00	2	2	8/22/2023	\$ 446,500.00	6534	0.15	400-370-033
Beaumont	34511 Marr Dr	1938	\$ 255.00	3	2.5	8/23/2023	\$ 495,000.00	3920	0.09	413-700-032
Beaumont	346 Irvine Park	2017	\$ 285.00	2	2	8/23/2023	\$ 575,000.00	6534	0.15	428-280-052
Beaumont	1568 Bloomington Park	1986	\$ 258.00	2	2	8/23/2023	\$ 513,000.00	6098	0.14	428-290-024
Beaumont	1478 Tinkers Creek Park	2691	\$ 217.00	2	2	8/23/2023	\$ 585,000.00	5662	0.13	428-280-033
Beaumont	37395 Mulligan Dr	3102	\$ 193.00	5	3	8/24/2023	\$ 600,000.00	10890	0.25	400-090-007
Beaumont	1701 Scottsdale Rd	1392	\$ 276.00	2	2	8/25/2023	\$ 385,500.00	4791	0.11	400-320-006
Beaumont	997 Blackhawk Dr	1392	\$ 281.00	2	2	8/25/2023	\$ 392,000.00	6534	0.15	400-380-013
Beaumont	1579 Sunswept Way	1763	\$ 241.00	2	1.75	8/25/2023	\$ 426,000.00	5488	0.13	408-450-035
Beaumont	991 Gleneagles Rd	2127	\$ 246.00	2	2.5	8/25/2023	\$ 525,000.00	8712	0.2	400-390-002
Beaumont	1714 Dalea Way	1687	\$ 243.00	2	2	8/28/2023	\$ 410,000.00	5662	0.13	400-200-015
Beaumont	1387 Groveland St	1757	\$ 293.00	3	2	8/28/2023	\$ 515,000.00	6534	0.15	408-292-009
Beaumont	1581 Sunswept Way	1563	\$ 253.00	2	1.75	8/28/2023	\$ 397,000.00	5488	0.13	408-450-036
Beaumont	1244 Michigan Ave	2392	\$ 225.00	3	2	8/28/2023	\$ 540,000.00	9583	0.22	415-100-081
Beaumont	1776 Ash Ct	888	\$ 360.00	2	1	8/28/2023	\$ 320,000.00	4356	0.1	404-022-013
Beaumont	11158 Picard Pl	2343	\$ 221.00	3	2.75	8/28/2023	\$ 520,000.00	5662	0.13	413-520-046
Beaumont	63 Berkshire Ave	3225	\$ 181.00	4	3	8/29/2023	\$ 585,000.00	6969	0.16	419-631-004
Beaumont	36767 Bay Hill Dr	2280	\$ 232.00	4	2.5	8/30/2023	\$ 530,000.00	6098	0.14	400-070-037
Beaumont	36109 Stableford Ct	1300	\$ 353.00	3	2	8/30/2023	\$ 460,000.00	5227	0.12	400-620-031
Beaumont	35440 Alexandria Way	2720	\$ 196.00	3	2.75	8/30/2023	\$ 535,500.00	4952	0.11	400-702-010
Beaumont	1690 Park Village Dr	1522	\$ 277.00	2	1.75	8/30/2023	\$ 422,500.00	10432	0.24	408-450-005
Beaumont	1481 Senita Dr	1918	\$ 273.00	3	2	8/31/2023	\$ 525,000.00	9147	0.21	419-510-001
Beaumont	115 Paint Crk	1540	\$ 243.00	2	1.75	8/31/2023	\$ 375,000.00	4356	0.1	428-130-044
Beaumont	14005 Vincenzo Dr	3013	\$ 211.00	5	3	8/31/2023	\$ 638,000.00	8276	0.19	414-430-022
Cherry Valley	9060 Bonita Dr	2840	\$ 246.00	3	2.5	8/14/2023	\$ 699,000.00	21780	0.5	401-072-002
Cherry Valley	9226 Bonita Dr	2268	\$ 311.00	4	2.25	8/15/2023	\$ 707,000.00	45302	1.04	401-072-010
Cherry Valley	10665 Martin Ln	1104	\$ 615.00	4	1.75	8/15/2023	\$ 680,000.00	11761	0.27	403-120-013
Cherry Valley	11280 Sunnyslope Ave	1919	\$ 323.00	3	2.5	8/21/2023	\$ 620,000.00	52272	1.2	404-130-006



Beaumont
Sales Comparables - August 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Cherry Valley	40136 Dutton St	1160	\$ 413.00	2	1.5	8/22/2023	\$ 480,000.00	36590	0.84	402-020-008
Cherry Valley	40076 Brookside Ave	1300	\$ 311.00	2	1	8/25/2023	\$ 405,000.00	39639	0.91	402-250-008
Cherry Valley	10089 Nancy Ave	2379	\$ 241.00	3	2.5	8/31/2023	\$ 575,000.00	7840	0.18	405-041-001

Total Sales:	63
Average Sales Price:	\$489,976.19
Average Square Feet:	1997