



Beaumont

Sales Comparables - December 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1209 E 8th St	546	\$400.00	1	1	12/1/2023	\$ 218,500.00	15681	0.36	418-020-002
Beaumont	1594 Alissa Flowers	1592	\$278.00	2	2	12/18/2023	\$ 444,000.00	5227	0.12	428-440-051
Beaumont	1598 Alissa Flowers	1600	\$278.00	2	2	12/4/2023	\$ 445,000.00	5227	0.12	428-440-052
Beaumont	1461 Ambrosia St	2322	\$233.00	3	2	12/15/2023	\$ 543,000.00	6969	0.16	419-672-010
Beaumont	703 Aspen Glen Ln	2078	\$295.00	4	2.5	12/14/2023	\$ 615,000.00	9583	0.22	400-561-022
Beaumont	1451 Augusta St	1371	\$335.00	3	1.75	12/29/2023	\$ 460,000.00	6098	0.14	400-511-009
Beaumont	11322 Bean St	2099	\$250.00	4	3	12/27/2023	\$ 525,000.00	4791	0.11	413-700-040
Beaumont	1037 Beaumont Ave	936	\$443.00	2	1	12/1/2023	\$ 415,000.00	8276	0.19	415-253-012
Beaumont	1769 Beech Pl	1101	\$413.00	3	2	12/13/2023	\$ 455,000.00	9147	0.21	404-022-005
Beaumont	1316 Big Dipper Dr	1662	\$294.00	3	2.5	12/12/2023	\$ 490,000.00	6534	0.15	408-252-017
Beaumont	36056 Blue Hill Dr	3043	\$180.00	4	3	12/28/2023	\$ 550,000.00	9147	0.21	400-030-056
Beaumont	14222 Bonavento Ln	2261	\$194.00	5	2.75	12/1/2023	\$ 440,000.00	10018	0.23	414-400-046
Beaumont	13059 Bowker Play Ct	2447	\$203.00	4	2.5	12/11/2023	\$ 498,000.00	5662	0.13	400-130-016
Beaumont	1418 Briar Oak Way	1838	\$285.00	3	2.25	12/12/2023	\$ 525,000.00	6969	0.16	400-561-031
Beaumont	1760 Brittney Rd	2127	\$223.00	2	2.5	12/19/2023	\$ 475,000.00	6969	0.16	400-200-035
Beaumont	1353 Burdock St	1947	\$243.00	3	2.25	12/7/2023	\$ 475,000.00	3484	0.08	419-692-024
Beaumont	697 Calumet Ave	2382	\$260.00	4	2.5	12/6/2023	\$ 620,000.00	10890	0.25	414-283-026
Beaumont	1420 Desert Star Dr	2203	\$231.00	4	2	12/28/2023	\$ 510,000.00	7405	0.17	419-470-017
Beaumont	34407 Devlin Dr	2958	\$194.00	4	3	12/21/2023	\$ 575,000.00	7840	0.18	413-691-035
Beaumont	34504 Devlin Dr	2958	\$187.00	4	3	12/26/2023	\$ 556,000.00	8712	0.2	413-692-001
Beaumont	559 Edgar Ave	360	\$168.00			12/29/2023	\$ 60,500.00	8276	0.19	418-091-021
Beaumont	1531 Edgebrook	2482	\$273.00	2	2.5	12/21/2023	\$ 679,000.00	8276	0.19	428-340-020
Beaumont	912 Essex Rd	1392	\$262.00	2	2	12/7/2023	\$ 365,000.00	4791	0.11	400-300-022
Beaumont	970 Hidden Oaks Dr	2127	\$235.00	2	2.5	12/5/2023	\$ 500,000.00	9147	0.21	400-360-022
Beaumont	1619 Le Conte Dr	2255	\$266.00	4	3	12/4/2023	\$ 600,000.00	13939	0.32	408-170-044
Beaumont	1512 Leland St	2419	\$241.00	4	2.75	12/28/2023	\$ 585,000.00	6098	0.14	419-581-003
Beaumont	370 Linnea Flds	1496	\$280.00	2	2	12/29/2023	\$ 419,000.00	4791	0.11	428-440-048
Beaumont	1252 Massachusetts Ave	1260	\$230.00	3	2	12/13/2023	\$ 290,500.00	10018	0.23	415-100-065
Beaumont	1511 Meadow Crest Rd	2358	\$241.00	5	2.75	12/18/2023	\$ 570,000.00	5227	0.12	404-220-016
Beaumont	1263 Michigan Ave	2074	\$253.00	3	2.5	12/6/2023	\$ 525,000.00	12196	0.28	415-111-007

Deemed reliable but not guaranteed

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Beaumont	1495 Midnight Sun Dr	2306	\$123.00	3	2.5	12/21/2023	\$ 285,000.00	6969	0.16	419-521-001
Beaumont	1565 Milky Way	1971	\$268.00	3	2	12/28/2023	\$ 530,000.00	6969	0.16	408-250-028
Beaumont	923 Monarch Ct	1817	\$253.00	2	2	12/28/2023	\$ 460,000.00	7840	0.18	400-260-036
Beaumont	14159 Ottavio Ct	2405	\$218.00	5	3	12/26/2023	\$ 525,000.00	7405	0.17	414-420-058
Beaumont	1520 Overpark Ln					12/6/2023	\$ 432,500.00	6133	0.14	408-390-004
Beaumont	1523 Overpark Ln					12/12/2023	\$ 409,500.00	5919	0.14	408-390-012
Beaumont	1568 Park Haven Dr	1989	\$264.00	3	1.75	12/6/2023	\$ 525,500.00	6425	0.15	408-460-044
Beaumont	1569 Park Haven Dr	1934	\$241.00	2	1.75	12/15/2023	\$ 466,500.00	5867	0.13	408-470-007
Beaumont	1661 Ravenswood Rd	1812	\$280.00	3	2.5	12/11/2023	\$ 507,500.00	6969	0.16	404-093-002
Beaumont	35567 Roxy Rd					12/12/2023	\$ 474,500.00	4957	0.11	400-702-020
Beaumont	1182 Saguaro Rd	1392	\$285.00	2	2	12/7/2023	\$ 397,000.00	4356	0.1	400-230-037
Beaumont	13176 Shiperio Ln	2025	\$274.00	4	3	12/1/2023	\$ 555,000.00	11325	0.26	400-570-031
Beaumont	1758 Starlight Ave	3031	\$224.00	4	3	12/12/2023	\$ 680,000.00	9583	0.22	408-301-008
Beaumont	1650 Stone Creek Rd	1443	\$336.00	4	2	12/12/2023	\$ 485,000.00	6534	0.15	404-093-036
Beaumont	36252 Straightaway Dr	1761	\$269.00	3	2	12/8/2023	\$ 475,000.00	5227	0.12	400-620-002
Beaumont	1574 Tabor Crk	1794	\$239.00	2	1.75	12/5/2023	\$ 429,000.00	5227	0.12	428-180-031
Beaumont	1446 Underhill Ct	3253	\$169.00	5	2.25	12/7/2023	\$ 550,000.00	6098	0.14	428-112-024
Beaumont	1447 Underhill Ct	3625	\$179.00	4	2.25	12/28/2023	\$ 650,000.00	6969	0.16	428-112-011
Beaumont	1463 Veronica Ct	1906	\$272.00	4	2	12/14/2023	\$ 520,000.00	6969	0.16	419-740-040
Beaumont	14240 Volterra Way	2261	\$225.00	5	2.75	12/28/2023	\$ 510,000.00	9583	0.22	414-400-024
Beaumont	848 Westchester Rd	1687	\$266.00	2	2	12/6/2023	\$ 449,000.00	6534	0.15	400-330-068
Beaumont	1489 Willowbend Way	2375	\$218.00	6	2.5	12/7/2023	\$ 520,000.00	6098	0.14	400-510-003
Cherry Valley	10045 Jonathan Ave	1412	\$247.00	4	1.5	12/8/2023	\$ 350,000.00	10018	0.23	402-020-015



Lawyers Title

Beaumont

Sales Comparables - December 2023

Total Sales:	53
Average Sales Price:	\$483,292.45
Average Square Feet:	1998