

| City     | Address                 | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price     | Lot Sq Ft | Lot Ac | APN         |
|----------|-------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Beaumont | 1420 Augusta St         | 2078  | \$ 269.00      | 4   | 2.5  | 6/1/2023  | \$ 560,000.00   | 5662      | 0.13   | 400-510-028 |
| Beaumont | 318 Spanos Park         | 1986  | \$ 242.00      | 2   | 2    | 6/1/2023  | \$ 481,000.00   | 7840      | 0.18   | 428-290-054 |
| Beaumont | 143 S California Ave    | 1721  | \$ 604.00      | 2   | 1    | 6/2/2023  | \$ 1,040,000.00 | 851597    | 19.55  | 424-080-009 |
| Beaumont | 35993 Michelle Ln       | 1557  | \$ 315.00      | 3   | 1.75 | 6/2/2023  | \$ 491,000.00   | 5227      | 0.12   | 413-841-024 |
| Beaumont | 1591 Point Park         | 2038  | \$ 260.00      | 2   | 2    | 6/2/2023  | \$ 530,000.00   | 5227      | 0.12   | 428-420-023 |
| Beaumont | 35288 Smith Ave         | 2276  | \$ 197.00      | 4   | 2.5  | 6/2/2023  | \$ 450,000.00   | 8276      | 0.19   | 413-810-011 |
| Beaumont | 112 Fern Crk            | 1442  | \$ 126.00      | 2   | 1.75 | 6/5/2023  | \$ 183,000.00   | 3920      | 0.09   | 428-130-030 |
| Beaumont | 11541 Stoney Brook Ct   | 2563  | \$ 236.00      | 4   | 2.5  | 6/5/2023  | \$ 605,000.00   | 10454     | 0.24   | 400-030-031 |
| Beaumont | 1359 Amaryllis Rd       | 2187  | \$ 244.00      | 3   | 2.5  | 6/6/2023  | \$ 535,000.00   | 5662      | 0.13   | 419-722-015 |
| Beaumont | 810 Kingsmill Ct        | 1687  | \$ 254.00      | 2   | 2    | 6/6/2023  | \$ 430,000.00   | 12196     | 0.28   | 400-280-060 |
| Beaumont | 1319 Smoke Tree Ln      | 1901  | \$ 249.00      | 4   | 2    | 6/6/2023  | \$ 475,000.00   | 6534      | 0.15   | 419-480-008 |
| Beaumont | 610 E 13th St           | 961   | \$ 416.00      | 2   | 1    | 6/7/2023  | \$ 400,000.00   | 9147      | 0.21   | 415-050-067 |
| Beaumont | 11268 Bean St           | 2318  | \$ 222.00      | 4   | 2.75 | 6/7/2023  | \$ 515,000.00   | 4356      | 0.1    | 413-700-046 |
| Beaumont | 1255 Pennsylvania Ave   | 1138  | \$ 316.00      | 3   | 2    | 6/7/2023  | \$ 360,000.00   | 18295     | 0.42   | 415-100-067 |
| Beaumont | 35537 Snead St          | 2698  | \$ 199.00      | 4   | 3.5  | 6/7/2023  | \$ 537,000.00   | 4791      | 0.11   | 413-511-003 |
| Beaumont | 936 Brentwood Rd        | 1687  | \$ 244.00      | 2   | 2    | 6/9/2023  | \$ 412,500.00   | 6534      | 0.15   | 400-310-063 |
| Beaumont | 35280 Goalby Dr         | 2402  | \$ 251.00      | 3   | 2.5  | 6/9/2023  | \$ 605,000.00   | 6098      | 0.14   | 413-832-023 |
| Beaumont | 452 Akindale Way        | 2130  | \$ 248.00      | 3   | 2    | 6/12/2023 | \$ 530,000.00   | 7840      | 0.18   | 414-231-023 |
| Beaumont | 1187 Brookmeade Cir     | 1898  | \$ 301.00      | 4   | 2    | 6/12/2023 | \$ 572,500.00   | 8276      | 0.19   | 414-241-042 |
| Beaumont | 36292 Dunes Dr          | 2853  | \$ 219.00      | 3   | 2.75 | 6/12/2023 | \$ 625,000.00   | 7405      | 0.17   | 400-040-047 |
| Beaumont | 962 Massachusetts Ave   | 1220  | \$ 414.00      | 3   | 1.5  | 6/12/2023 | \$ 506,000.00   | 10018     | 0.23   | 415-292-025 |
| Beaumont | 1726 Spyglass Ct        | 1979  | \$ 280.00      | 5   | 1.75 | 6/12/2023 | \$ 555,000.00   | 13503     | 0.31   | 400-450-032 |
| Beaumont | 147 W 9th St            | 582   | \$ 572.00      | 1   | 1    | 6/13/2023 | \$ 333,000.00   | 2613      | 0.06   | 414-212-001 |
| Beaumont | 1546 Tattlesall         | 1738  | \$ 258.00      | 2   | 2    | 6/13/2023 | \$ 449,500.00   | 6098      | 0.14   | 428-350-031 |
| Beaumont | 37892 High Ridge Dr     | 3396  | \$ 161.00      | 4   | 2.5  | 6/15/2023 | \$ 550,000.00   | 8712      | 0.2    | 414-340-003 |
| Beaumont | 35272 Thorpe Trl        | 2276  | \$ 240.00      | 4   | 2.5  | 6/15/2023 | \$ 547,000.00   | 6098      | 0.14   | 413-811-015 |
| Beaumont | 1433 Venetian Mallow Ct | 2553  | \$ 248.00      | 3   | 3.25 | 6/15/2023 | \$ 635,000.00   | 10890     | 0.25   | 419-731-013 |
| Beaumont | 1443 Augusta St         | 1371  | \$ 364.00      | 3   | 1.75 | 6/16/2023 | \$ 500,000.00   | 6098      | 0.14   | 400-511-011 |
| Beaumont | 36092 Blue Hill Dr      | 3859  | \$ 172.00      | 4   | 3    | 6/16/2023 | \$ 665,000.00   | 8276      | 0.19   | 400-030-054 |
| Beaumont | 1004 Coto De Caza Ct    | 1687  | \$ 266.00      | 2   | 2    | 6/16/2023 | \$ 449,000.00   | 11325     | 0.26   | 400-340-072 |

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| Beaumont      | 1740 Boysen Way         | 2797  | \$ 214.00      | 4   | 3    | 6/20/2023 | \$ 600,000.00 | 8433      | 0.19   | 408-282-035 |
| Beaumont      | 709 Lions Lair Rd       | 1812  | \$ 273.00      | 3   | 2.5  | 6/20/2023 | \$ 495,000.00 | 9147      | 0.21   | 404-071-026 |
| Beaumont      | 1478 Peters Canyon Park | 2163  | \$ 256.00      | 2   | 2.5  | 6/20/2023 | \$ 555,000.00 | 5662      | 0.13   | 428-280-017 |
| Beaumont      | 466 Princeton Peak      | 2038  | \$ 262.00      | 2   | 2    | 6/20/2023 | \$ 535,000.00 | 6098      | 0.14   | 428-380-017 |
| Beaumont      | 1438 Worland St         | 3170  | \$ 205.00      | 5   | 3.75 | 6/20/2023 | \$ 650,000.00 | 10018     | 0.23   | 408-170-020 |
| Beaumont      | 547 Brookside Ln        | 1264  | \$ 352.00      | 3   | 2    | 6/21/2023 | \$ 445,000.00 | 7405      | 0.17   | 414-252-047 |
| Beaumont      | 1005 Chestnut Ave       | 360   | \$ 722.00      | 1   | 1    | 6/21/2023 | \$ 260,000.00 | 8712      | 0.2    | 415-232-018 |
| Beaumont      | 1461 Melstone St        | 2380  | \$ 257.00      | 4   | 3    | 6/21/2023 | \$ 612,500.00 | 10018     | 0.23   | 408-311-007 |
| Beaumont      | 1685 Rose Ave           | 2838  | \$ 214.00      | 4   | 4    | 6/21/2023 | \$ 610,000.00 | 9147      | 0.21   | 400-441-011 |
| Beaumont      | 1765 Sarazen St         | 1392  | \$ 279.00      | 2   | 2    | 6/21/2023 | \$ 389,000.00 | 4356      | 0.1    | 400-260-028 |
| Beaumont      | 1215 Antonell Ct        | 1555  | \$ 225.00      | 3   | 1.5  | 6/22/2023 | \$ 350,000.00 | 11325     | 0.26   | 415-092-004 |
| Beaumont      | 1348 Avalon Ave         | 1531  | \$ 287.00      | 3   | 2    | 6/23/2023 | \$ 440,000.00 | 6969      | 0.16   | 415-032-026 |
| Beaumont      | 465 Glacier Park        | 2126  | \$ 270.00      | 2   | 2    | 6/23/2023 | \$ 575,000.00 | 10018     | 0.23   | 428-330-032 |
| Beaumont      | 211 Logan St            | 2145  | \$ 261.00      | 5   | 3    | 6/23/2023 | \$ 560,000.00 | 7405      | 0.17   | 428-072-024 |
| Beaumont      | 1580 Four Seasons Cir   | 1556  | \$ 236.00      | 2   | 1.75 | 6/27/2023 | \$ 368,000.00 | 3920      | 0.09   | 428-130-070 |
| Beaumont      | 1055 Waterleaf Ct       | 2203  | \$ 240.00      | 4   | 2    | 6/27/2023 | \$ 530,000.00 | 7840      | 0.18   | 419-495-005 |
| Beaumont      | 1164 Blackbrush Rd      | 1392  | \$ 258.00      | 2   | 2    | 6/28/2023 | \$ 360,000.00 | 4791      | 0.11   | 400-190-043 |
| Beaumont      | 13057 Bowker Play Ct    | 1710  | \$ 298.00      | 4   | 2    | 6/28/2023 | \$ 510,000.00 | 5662      | 0.13   | 400-130-017 |
| Beaumont      | 1014 Euclid Ave         | 1496  | \$ 240.00      | 2   | 2    | 6/28/2023 | \$ 360,000.00 | 9583      | 0.22   | 415-253-007 |
| Beaumont      | 1667 Scottsdale Rd      | 1392  | \$ 280.00      | 2   | 2    | 6/28/2023 | \$ 390,000.00 | 4791      | 0.11   | 400-320-014 |
| Beaumont      | 36075 Blue Hill Dr      | 2563  | \$ 251.00      | 4   | 2.5  | 6/30/2023 | \$ 645,000.00 | 7840      | 0.18   | 400-030-047 |
| Beaumont      | 215 Finley Ave          | 1558  | \$ 315.00      | 4   | 2    | 6/30/2023 | \$ 492,000.00 | 10890     | 0.25   | 428-101-020 |
| Cherry Valley | 40340 Dutton St         | 1404  | \$ 398.00      | 3   | 1.75 | 6/1/2023  | \$ 560,000.00 | 17424     | 0.4    | 402-040-022 |
| Cherry Valley | 915 Union St            | 3085  | \$ 304.00      | 4   | 3.25 | 6/16/2023 | \$ 940,000.00 | 30927     | 0.71   | 400-240-022 |
| Cherry Valley | 9011 Oak Creek Rd       | 3203  | \$ 262.00      | 4   | 2.5  | 6/19/2023 | \$ 840,000.00 | 50094     | 1.15   | 401-271-018 |
| Cherry Valley | 9340 Lofty Ln           | 2440  | \$ 272.00      | 3   | 2    | 6/28/2023 | \$ 665,000.00 | 62726     | 1.44   | 407-350-012 |
| Cherry Valley | 10299 Napoleon St       | 1495  | \$ 311.00      | 4   | 1.75 | 6/28/2023 | \$ 465,000.00 | 6969      | 0.16   | 403-041-006 |
| Cherry Valley | 11027 Maureen Dr        | 1646  | \$ 212.00      | 3   | 1.75 | 6/30/2023 | \$ 350,000.00 | 10890     | 0.25   | 408-070-010 |



**Beaumont**  
Sales Comparables - June 2023

|                             |                     |
|-----------------------------|---------------------|
| <b>Total Sales:</b>         | <b>58</b>           |
| <b>Average Sales Price:</b> | <b>\$518,586.21</b> |
| <b>Average Square Feet:</b> | <b>1981</b>         |