

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|----------|--------------------------|-------|----------------|-----|------|-----------|--------------|-----------|--------|-------------|
| Beaumont | 37245 Parkway Dr | 3396 | \$166.00 | 4 | 2.5 | 3/1/2023 | \$565,000.00 | 6534 | 0.15 | 414-350-020 |
| Beaumont | 962 Gleneagles Rd | 2127 | \$246.00 | 2 | 2.5 | 3/1/2023 | \$525,000.00 | 7405 | 0.17 | 400-390-038 |
| Beaumont | 438 Glacier Park | 2126 | \$230.00 | 2 | 2 | 3/1/2023 | \$490,000.00 | 9583 | 0.22 | 428-320-039 |
| Beaumont | 105 Cascade Crk | 1556 | \$234.00 | 2 | 1.75 | 3/2/2023 | \$365,000.00 | 3484 | 0.08 | 428-140-020 |
| Beaumont | 35918 Anderson St | 2207 | \$212.00 | 3 | 3 | 3/2/2023 | \$470,000.00 | 5227 | 0.12 | 413-550-027 |
| Beaumont | 569 Cedar View Dr | 1694 | \$292.00 | 3 | 2.5 | 3/3/2023 | \$495,000.00 | 6098 | 0.14 | 404-173-003 |
| Beaumont | 1383 Bird Of Paradise Ct | 1672 | \$272.00 | 3 | 2 | 3/3/2023 | \$455,000.00 | 7405 | 0.17 | 419-660-020 |
| Beaumont | 11149 Chad Cir | 2902 | \$199.00 | 5 | 2.75 | 3/3/2023 | \$580,000.00 | 7840 | 0.18 | 413-860-018 |
| Beaumont | 1385 Pyrite Way | 2067 | \$241.00 | 4 | 3 | 3/3/2023 | \$500,000.00 | 4356 | 0.1 | 408-233-010 |
| Beaumont | 308 Rena Way | 1898 | \$266.00 | 4 | 2.75 | 3/3/2023 | \$505,000.00 | 6534 | 0.15 | 414-181-019 |
| Beaumont | 11446 Aaron Ave | 2412 | \$240.00 | 3 | 1.75 | 3/3/2023 | \$580,000.00 | 9147 | 0.21 | 413-882-001 |
| Beaumont | 34859 Miller Pl | 3830 | \$161.00 | 5 | 3.75 | 3/3/2023 | \$620,000.00 | 7405 | 0.17 | 413-650-025 |
| Beaumont | 1190 Beaumont Ave | 520 | \$538.00 | | | 3/3/2023 | \$280,000.00 | 7840 | 0.18 | 415-172-004 |
| Beaumont | 825 Sherwood Ct | 1687 | \$251.00 | 2 | 2 | 3/6/2023 | \$425,000.00 | 6534 | 0.15 | 400-290-042 |
| Beaumont | 34495 Crenshaw St | 2958 | \$202.00 | 4 | 3 | 3/6/2023 | \$599,000.00 | 6534 | 0.15 | 413-690-017 |
| Beaumont | 34715 Boros Blvd | 4358 | \$161.00 | 6 | 4.25 | 3/6/2023 | \$705,000.00 | 20473 | 0.47 | 413-730-030 |
| Beaumont | 1454 Willowbend Way | 2078 | \$238.00 | 4 | 2.5 | 3/6/2023 | \$495,000.00 | 6098 | 0.14 | 400-511-022 |
| Beaumont | 35423 Alexandria Way | | | | | 3/7/2023 | \$632,000.00 | 4935 | 0.11 | 400-700-008 |
| Beaumont | 11138 Rosburg Rd | 2778 | \$199.00 | 4 | 3 | 3/8/2023 | \$554,000.00 | 9147 | 0.21 | 413-551-006 |
| Beaumont | 37636 Amateur Way | 2411 | \$230.00 | 3 | 2.75 | 3/8/2023 | \$555,000.00 | 7840 | 0.18 | 400-100-039 |
| Beaumont | 34865 Middlecoff Ct | 3830 | \$161.00 | 5 | 3.75 | 3/9/2023 | \$620,000.00 | 7840 | 0.18 | 413-651-013 |
| Beaumont | 1621 Woodlands Rd | 2127 | \$218.00 | 2 | 2.5 | 3/10/2023 | \$465,500.00 | 7840 | 0.18 | 400-330-072 |
| Beaumont | 1623 Rosemary Gdns | 1600 | \$256.00 | 2 | 2 | 3/10/2023 | \$410,000.00 | 6969 | 0.16 | 428-440-062 |
| Beaumont | 35261 Thorpe Trl | 2276 | \$246.00 | 4 | 2.5 | 3/10/2023 | \$560,000.00 | 10454 | 0.24 | 413-832-011 |
| Beaumont | 1584 Castle Pines Ln | 2127 | \$239.00 | 2 | 2.5 | 3/10/2023 | \$510,000.00 | 7840 | 0.18 | 400-400-015 |
| Beaumont | 11522 Rivers Bend Dr | 3389 | \$191.00 | 4 | 2.75 | 3/14/2023 | \$650,000.00 | 8276 | 0.19 | 400-040-016 |
| Beaumont | 1362 Sunburst Dr | 1534 | \$312.00 | 3 | 2 | 3/15/2023 | \$480,000.00 | 6098 | 0.14 | 419-452-003 |
| Beaumont | 11492 Ford St | 3120 | \$183.00 | 4 | 3.5 | 3/15/2023 | \$574,000.00 | 7405 | 0.17 | 413-800-002 |
| Beaumont | 1345 Massachusetts Ave | 1300 | \$326.00 | 4 | 1.75 | 3/16/2023 | \$425,000.00 | 9583 | 0.22 | 415-070-021 |
| Beaumont | 119 Thistle Crk | 1556 | \$228.00 | 2 | 1.75 | 3/16/2023 | \$355,000.00 | 4791 | 0.11 | 428-140-036 |

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|---------------|------------------------|-------|----------------|-----|------|-----------|--------------|-----------|--------|-------------|
| Beaumont | 1246 Beaumont Ave | 644 | \$419.00 | 1 | 1 | 3/16/2023 | \$270,000.00 | 9583 | 0.22 | 415-130-019 |
| Beaumont | 37227 Winged Foot Rd | 1792 | \$263.00 | 4 | 1.75 | 3/17/2023 | \$473,000.00 | 5227 | 0.12 | 400-080-030 |
| Beaumont | 11260 Demaret Dr | 3082 | \$221.00 | 4 | 2.75 | 3/17/2023 | \$683,000.00 | 10018 | 0.23 | 413-671-006 |
| Beaumont | 1425 Malta St | 2438 | \$229.00 | 4 | 2.75 | 3/20/2023 | \$560,000.00 | 7840 | 0.18 | 408-180-037 |
| Beaumont | 36124 Eagle Ln | 2563 | \$197.00 | 4 | 2.5 | 3/21/2023 | \$505,000.00 | 8276 | 0.19 | 400-030-007 |
| Beaumont | 1337 Alpine Ave | 1868 | \$262.00 | 3 | 2.5 | 3/21/2023 | \$490,000.00 | 5227 | 0.12 | 408-210-009 |
| Beaumont | 1187 Wisteria Way | 1392 | \$265.00 | 2 | 2 | 3/21/2023 | \$370,000.00 | 4356 | 0.1 | 400-190-031 |
| Beaumont | 11474 Kyler Dr | 2023 | \$263.00 | 4 | 2.75 | 3/21/2023 | \$533,000.00 | 5889 | 0.14 | 400-701-015 |
| Beaumont | 1564 Big Sky Dr | 2378 | \$222.00 | 4 | 2.5 | 3/22/2023 | \$530,000.00 | 4791 | 0.11 | 419-532-006 |
| Beaumont | 1518 Village Green Way | 1522 | \$246.00 | 2 | 1.75 | 3/23/2023 | \$375,000.00 | 4599 | 0.11 | 408-410-019 |
| Beaumont | 1409 Alba Ct | 1762 | \$258.00 | 3 | 2.5 | 3/24/2023 | \$455,000.00 | 2178 | 0.05 | 408-112-002 |
| Beaumont | 1766 La Cantera Way | 1687 | \$254.00 | 2 | 2 | 3/24/2023 | \$430,000.00 | 5662 | 0.13 | 400-290-004 |
| Beaumont | 1225 Beaumont Ave | 1286 | \$404.00 | 3 | 2.5 | 3/24/2023 | \$520,000.00 | 12632 | 0.29 | 415-141-012 |
| Beaumont | 1712 Starlight Ave | 3616 | \$212.00 | 4 | 3.5 | 3/24/2023 | \$770,000.00 | 9583 | 0.22 | 408-301-002 |
| Beaumont | 1453 Galaxy Dr | 1868 | \$262.00 | 3 | 2.5 | 3/27/2023 | \$490,000.00 | 5662 | 0.13 | 408-271-016 |
| Beaumont | 1452 Faircliff St | 1558 | \$307.00 | 4 | 2 | 3/27/2023 | \$479,000.00 | 7840 | 0.18 | 428-101-016 |
| Beaumont | 1653 Amber Lily Dr | 1291 | \$356.00 | 3 | 2 | 3/28/2023 | \$460,000.00 | 6534 | 0.15 | 419-442-018 |
| Beaumont | 1441 Redwood St | 2909 | \$189.00 | 4 | 2.5 | 3/28/2023 | \$550,000.00 | 7405 | 0.17 | 419-623-001 |
| Beaumont | 35472 Alexandria Way | | | | | 3/29/2023 | \$634,000.00 | 5723 | 0.13 | 400-702-006 |
| Beaumont | 1360 Clover Way | 1534 | \$305.00 | 3 | 2 | 3/29/2023 | \$468,000.00 | 6098 | 0.14 | 419-452-020 |
| Beaumont | 1207 Syringa Ct | 2326 | \$214.00 | 4 | 3 | 3/29/2023 | \$500,000.00 | 6534 | 0.15 | 419-710-009 |
| Beaumont | 1407 Daffodil Way | 3486 | \$160.00 | 4 | 2.5 | 3/30/2023 | \$560,000.00 | 6969 | 0.16 | 419-650-034 |
| Beaumont | 351 Lucinda Ter | 2017 | \$272.00 | 2 | 2 | 3/30/2023 | \$550,000.00 | 7405 | 0.17 | 428-430-037 |
| Beaumont | 1681 Rigel St | 1717 | \$273.00 | 3 | 2.25 | 3/31/2023 | \$470,000.00 | 4791 | 0.11 | 419-551-021 |
| Beaumont | 391 Irvine Park | 2239 | \$230.00 | 2 | 2 | 3/31/2023 | \$515,000.00 | 7840 | 0.18 | 428-300-029 |
| Beaumont | 1411 Opal Ct | 1662 | \$285.00 | 3 | 2.5 | 3/31/2023 | \$475,000.00 | 4791 | 0.11 | 408-230-010 |
| Cherry Valley | 40372 Grand Ave | 1373 | \$291.00 | 2 | 1 | 3/6/2023 | \$400,000.00 | 43560 | 1 | 402-170-022 |
| Cherry Valley | 40451 Lincoln St | 1311 | \$343.00 | 4 | 1.75 | 3/10/2023 | \$450,000.00 | 6969 | 0.16 | 402-280-012 |
| Cherry Valley | 40854 Caballero Dr | 1216 | \$271.00 | 2 | 1.75 | 3/22/2023 | \$330,000.00 | 4791 | 0.11 | 402-392-026 |
| Cherry Valley | 10710 Bel Air Dr | 1216 | \$271.00 | 2 | 1.75 | 3/27/2023 | \$330,000.00 | 4791 | 0.11 | 402-403-001 |



Lawyers Title

Beaumont

Sales Comparables - March 2023

| | |
|-----------------------------|--------------|
| Total Sales: | 60 |
| Average Sales Price: | \$501,158.33 |
| Average Square Feet: | 2126 |