



## Beaumont

Sales Comparables - November 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	35504 Byron Trl	3321	\$ 180.00	5	2.75	11/1/2022	\$ 600,000.00	7405	0.17	413-580-005
Beaumont	815 Classic Ave	1979	\$ 257.00	5	1.75	11/1/2022	\$ 510,000.00	7840	0.18	400-500-004
Beaumont	38067 Divot Dr	1842	\$ 224.00	4	2	11/1/2022	\$ 414,000.00	6098	0.14	400-130-049
Beaumont	1453 Galaxy Dr	1868	\$ 292.00	3	2.5	11/1/2022	\$ 546,000.00	5662	0.13	408-271-016
Beaumont	1653 Hibiscus Ct	1392	\$ 240.00	2	2	11/1/2022	\$ 335,000.00	4356	0.1	400-230-029
Beaumont	1254 Pennsylvania Ave	1248	\$ 352.00	3	1.75	11/1/2022	\$ 440,000.00	8276	0.19	415-092-006
Beaumont	1452 Plymouth Rock	2792	\$ 200.00	3	2.75	11/1/2022	\$ 560,000.00	9147	0.21	428-310-010
Beaumont	1071 Queen Annes Ln	1648	\$ 282.00	4	3	11/1/2022	\$ 466,000.00	5662	0.13	419-643-017
Beaumont	1030 Darby Dan Way	1758	\$ 304.00	4	2	11/2/2022	\$ 535,000.00	9583	0.22	414-261-029
Beaumont	1316 Kylie Ct	1255	\$ 366.00	3	1.75	11/2/2022	\$ 460,000.00	7840	0.18	415-043-007
Beaumont	60 Palm Ave	951	\$ 557.00	3	1	11/2/2022	\$ 530,000.00	64904	1.49	418-330-007
Beaumont	1786 Scottsdale Rd	1392	\$ 222.00	2	2	11/2/2022	\$ 310,000.00	6098	0.14	400-270-077
Beaumont	1330 Moonstone Ave	1757	\$ 293.00	3	2	11/4/2022	\$ 515,000.00	7405	0.17	408-241-009
Beaumont	1660 Rose Ave	2625	\$ 197.00	5	3	11/4/2022	\$ 519,000.00	8712	0.2	400-461-001
Beaumont	36561 Cleat St	2244	\$ 229.00	4	2.75	11/7/2022	\$ 515,000.00	7405	0.17	400-580-037
Beaumont	1337 Alpine Ave	1868	\$ 240.00	3	2.5	11/8/2022	\$ 450,000.00	5227	0.12	408-210-009
Beaumont	422 Cyrise Ln	1536	\$ 296.00	3	1.75	11/8/2022	\$ 455,000.00	7405	0.17	415-042-040
Beaumont	1380 Fleet St	1831	\$ 275.00	3	2.5	11/8/2022	\$ 505,000.00	5662	0.13	428-080-053
Beaumont	160 Paisley Ct	3328	\$ 157.00	5	2.5	11/8/2022	\$ 525,000.00	6098	0.14	428-092-005
Beaumont	1515 Rockmont Ln					11/8/2022	\$ 450,000.00	7126	0.16	408-430-009
Beaumont	130 Slippery Rock Crk	1986	\$ 251.00	2	2	11/8/2022	\$ 499,000.00	5662	0.13	428-170-006
Beaumont	130 Cascade Crk	1556	\$ 253.00	2	1.75	11/9/2022	\$ 395,000.00	4356	0.1	428-140-030
Beaumont	501 Oak Valley Pkwy	1458	\$ 313.00	4	2	11/9/2022	\$ 457,500.00	9583	0.22	415-042-004
Beaumont	1290 Cedar Hollow Rd	2358	\$ 212.00	3	2.75	11/10/2022	\$ 500,000.00	5662	0.13	404-240-019
Beaumont	105 Crane Crk	1986	\$ 201.00	2	2	11/14/2022	\$ 400,000.00	6098	0.14	428-120-040
Beaumont	1442 Harvest Ct	2909	\$ 187.00	4	2.5	11/14/2022	\$ 545,000.00	10018	0.23	419-623-017
Beaumont	11248 Rosburg Rd	2332	\$ 220.00	3	3	11/14/2022	\$ 515,000.00	7405	0.17	413-562-011
Beaumont	11014 Watson Way	2636	\$ 197.00	4	2.75	11/14/2022	\$ 520,000.00	6534	0.15	413-540-022
Beaumont	400 Lana Way	1289	\$ 395.00	3	2	11/15/2022	\$ 509,500.00	8712	0.2	414-143-005
Beaumont	1633 Rose Ave	2838	\$ 188.00	4	4	11/15/2022	\$ 535,000.00	6534	0.15	400-480-004

Deemed reliable but not guaranteed

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Beaumont	1414 Begonia Way	2493	\$ 226.00	3	2.5	11/16/2022	\$ 565,000.00	9583	0.22	419-732-005
Beaumont	226 W Dale St	1514	\$ 260.00	3	1.5	11/16/2022	\$ 395,000.00	11761	0.27	414-034-010
Beaumont	1056 N Shooting Star Dr	2607	\$ 205.00	5	2.75	11/16/2022	\$ 535,000.00	7840	0.18	419-500-008
Beaumont	1526 Village Green Way	1522	\$ 295.00	2	1.75	11/16/2022	\$ 449,000.00	4626	0.11	408-410-022
Beaumont	411 Lana Way	2578	\$ 193.00	3	2	11/17/2022	\$ 500,000.00	13503	0.31	414-231-041
Beaumont	724 Michigan Ave	793	\$ 416.00	2	1.75	11/17/2022	\$ 330,000.00	10018	0.23	418-031-004
Beaumont	1259 Chestnut Ave	1439	\$ 308.00	3	1.5	11/18/2022	\$ 444,500.00	12632	0.29	415-112-005
Beaumont	36903 Straightaway Dr	1131	\$ 375.00	3	2	11/18/2022	\$ 425,000.00	12196	0.28	400-600-014
Beaumont	1165 Chestnut Ave	2335	\$ 205.00	3	2	11/21/2022	\$ 480,000.00	8276	0.19	415-192-005
Beaumont	481 Everest Peak	2017	\$ 287.00	2	2	11/21/2022	\$ 580,000.00	6969	0.16	428-370-064
Beaumont	726 Flower St	2410	\$ 207.00	4	2	11/21/2022	\$ 500,000.00	6534	0.15	400-482-031
Beaumont	762 Massachusetts Ave	848	\$ 406.00	2	1	11/22/2022	\$ 345,000.00	6534	0.15	418-032-003
Beaumont	35449 Alexandria Way					11/23/2022	\$ 568,500.00	5201	0.12	400-700-012
Beaumont	35608 Byron Trl	3321	\$ 180.00	5	2.75	11/23/2022	\$ 600,000.00	7840	0.18	413-580-014
Beaumont	1296 N California Ave	1308	\$ 315.00	2	1.5	11/23/2022	\$ 412,500.00	8276	0.19	414-032-006
Beaumont	1194 Cliffrose Way	1392	\$ 193.00	2	2	11/23/2022	\$ 270,000.00	4791	0.11	400-190-056
Beaumont	35461 Alexandria Way					11/28/2022	\$ 679,500.00	6046	0.14	400-700-014
Beaumont	35465 Alexandria Way					11/28/2022	\$ 533,000.00	4948	0.11	400-700-015
Beaumont	1461 Liatris Way	2797	\$ 205.00	4	2.75	11/28/2022	\$ 575,000.00	9583	0.22	419-680-012
Beaumont	35325 Stockton St	3321	\$ 187.00	4	2.75	11/28/2022	\$ 622,000.00	7405	0.17	413-571-012
Beaumont	1277 Wellwood Ave	945	\$ 439.00	2	1	11/28/2022	\$ 415,000.00	7840	0.18	414-034-004
Beaumont	1425 Willowbend Way	2131	\$ 248.00	5	2.25	11/28/2022	\$ 530,000.00	8276	0.19	400-510-016
Beaumont	35464 Alexandria Way					11/29/2022	\$ 610,500.00	5723	0.13	400-702-007
Beaumont	709 Flower St	2625	\$ 209.00	5	3	11/29/2022	\$ 550,000.00	6969	0.16	400-481-013
Beaumont	1630 Ravenswood Rd	1852	\$ 272.00	4	2.75	11/29/2022	\$ 505,000.00	6534	0.15	404-090-008
Beaumont	1789 N Forest Oaks Dr	1687	\$ 237.00	2	2	11/30/2022	\$ 400,000.00	5227	0.12	400-270-072
Beaumont	1708 Snowberry Rd	2127	\$ 223.00	2	2.5	11/30/2022	\$ 475,000.00	13939	0.32	400-200-059
Cherry Valley	10670 Deerfield Dr	1002	\$ 329.00	2	1.75	11/1/2022	\$ 330,000.00	4356	0.1	402-152-002
Cherry Valley	40814 Caballero Dr	1628	\$ 239.00	3	1.75	11/4/2022	\$ 390,000.00	4356	0.1	402-392-012
Cherry Valley	10110 Beaumont Ave	779	\$ 192.00	1		11/10/2022	\$ 150,000.00	23958	0.55	403-261-016

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Cherry Valley	10321 Bel Air Dr	1216	\$ 279.00	2	1.75	11/14/2022	\$ 340,000.00	4356	0.1	402-392-020
Cherry Valley	39550 Vineland St	1955	\$ 327.00	3	2	11/16/2022	\$ 641,000.00	35719	0.82	403-080-019
Cherry Valley	10930 Bel Air Dr	1621	\$ 215.00	2	1.75	11/17/2022	\$ 350,000.00	4791	0.11	402-412-004
Cherry Valley	10283 Napoleon St	1475	\$ 328.00	3	1.75	11/21/2022	\$ 485,000.00	10454	0.24	403-041-024
Cherry Valley	40602 Brookside Ave	1860	\$ 311.00	3	2.25	11/28/2022	\$ 579,000.00	46173	1.06	402-290-027
Cherry Valley	10603 Cherry Ave	1070	\$ 429.00	2	1	11/29/2022	\$ 460,000.00	7840	0.18	403-102-012
Cherry Valley	9293 Mountain View Ave	3184	\$ 157.00	6	3.5	11/29/2022	\$ 500,000.00	54450	1.25	407-350-005

<b>Total Sales:</b>	67
<b>Average Sales Price:</b>	\$478,141.79
<b>Average Square Feet:</b>	1919