

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	104 E 11th St	1542	\$ 324.00	2	2.25	11/30/2023	\$ 500,000.00	18295	0.42	414-172-013
Beaumont	1619 Alissa Flowers	1738	\$ 270.00	2	2	11/14/2023	\$ 470,000.00	4791	0.11	428-440-015
Beaumont	1336 Alpine Ave	1662	\$ 300.00	3	2.5	11/6/2023	\$ 500,000.00	6098	0.14	408-211-005
Beaumont	1685 Amber Lily Dr	1901	\$ 252.00	4	2	11/13/2023	\$ 480,000.00	6534	0.15	419-442-025
Beaumont	1040 Angus Glen Ct	1687	\$ 163.00	2	2	11/30/2023	\$ 275,000.00	9583	0.22	400-340-061
Beaumont	14243 Barolo Way	1967	\$ 260.00	4	2.75	11/30/2023	\$ 512,000.00	7840	0.18	414-510-008
Beaumont	1312 Big Dipper Dr	2067	\$ 261.00	4	3	11/20/2023	\$ 540,000.00	6534	0.15	408-252-018
Beaumont	452 Boise Rock	2792	\$ 243.00	3	2.75	11/7/2023	\$ 680,000.00	10454	0.24	428-330-012
Beaumont	1633 Bunnell St	3013	\$ 200.00	4	3	11/30/2023	\$ 605,000.00	10018	0.23	408-150-037
Beaumont	1013 Cherry Ave	1863	\$ 281.00	4	2.75	11/30/2023	\$ 525,000.00	6098	0.14	415-224-015
Beaumont	1234 Edgar Ave	832	\$ 457.00	2	1	11/1/2023	\$ 381,000.00	9147	0.21	415-142-022
Beaumont	1165 Elm Ave	690	\$ 376.00	2	1.75	11/30/2023	\$ 260,000.00	13068	0.3	414-142-013
Beaumont	390 Enchanted Park	2163	\$ 290.00	2	2.5	11/8/2023	\$ 629,000.00	7840	0.18	428-300-008
Beaumont	1523 High Meadow Dr	1687	\$ 245.00	2	2	11/6/2023	\$ 415,000.00	7840	0.18	400-370-011
Beaumont	1028 Jonabell Way	1400	\$ 328.00	4	2	11/17/2023	\$ 460,000.00	8712	0.2	414-261-045
Beaumont	1655 Kendrick Dr	1764	\$ 266.00	3	2	11/7/2023	\$ 470,000.00	6098	0.14	408-202-002
Beaumont	359 Linnea Flds	1592	\$ 288.00	2	2	11/13/2023	\$ 460,000.00	4791	0.11	428-440-033
Beaumont	35349 Mickelson Dr	2412	\$ 223.00	3	1.75	11/30/2023	\$ 538,000.00	8712	0.2	413-871-006
Beaumont	1566 Park Haven Dr	2186	\$ 257.00	2	1.75	11/30/2023	\$ 563,000.00	6425	0.15	408-460-045
Beaumont	1541 Quiet Crk	1540	\$ 256.00	2	1.75	11/13/2023	\$ 395,000.00	4356	0.1	428-130-010
Beaumont	1593 Quiet Crk	1556	\$ 179.00	2	1.75	11/1/2023	\$ 280,000.00	5662	0.13	428-130-051
Beaumont	1601 Quiet Crk	1442	\$ 260.00	2	1.75	11/6/2023	\$ 375,000.00	5227	0.12	428-130-049
Beaumont	1279 Smoke Tree Ln	1291	\$ 366.00	3	2	11/1/2023	\$ 473,000.00	6534	0.15	419-480-002
Beaumont	921 Southwind Ct	1392	\$ 279.00	2	2	11/9/2023	\$ 389,000.00	5227	0.12	400-260-049
Beaumont	35320 Stockton St	3321	\$ 195.00	4	2.75	11/14/2023	\$ 650,000.00	7405	0.17	413-570-014
Beaumont	1540 Tattlesall	1592	\$ 257.00	2	2	11/13/2023	\$ 410,000.00	6098	0.14	428-350-033
Beaumont	1595 Thunderbird Rd	2423	\$ 224.00	4	2.75	11/20/2023	\$ 545,000.00	6098	0.14	404-160-019
Beaumont	781 Windbound Ave	2486	\$ 279.00	4	2.75	11/16/2023	\$ 695,000.00	8276	0.19	414-311-020
Cherry Valley	39412 Cherry Valley Blvd	2010	\$ 222.00	4	1.75	11/3/2023	\$ 447,000.00	24829	0.57	403-210-009
Cherry Valley	10660 Deerfield Dr	1441	\$ 240.00	2	1.75	11/20/2023	\$ 347,000.00	5227	0.12	402-152-003



**Beaumont**  
Sales Comparables - November 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Cherry Valley	10661 Deerfield Dr	1441	\$ 267.00	2	1.75	11/17/2023	\$ 385,000.00	5227	0.12	402-152-007
Cherry Valley	11067 Maureen Dr	1740	\$ 258.00	4	1.75	11/17/2023	\$ 450,000.00	7405	0.17	408-070-007
Cherry Valley	11117 Maureen Dr	1390	\$ 276.00	3	1.75	11/16/2023	\$ 385,000.00	7840	0.18	408-070-002
Cherry Valley	39433 Tokay St	1638	\$ 412.00	3	1.75	11/3/2023	\$ 675,000.00	87120	2	401-110-015
Cherry Valley	927 Union St	3085	\$ 291.00	4	3.25	11/14/2023	\$ 900,000.00	37026	0.85	400-240-019

<b>Total Sales:</b>	35
<b>Average Sales Price:</b>	\$487,542.86
<b>Average Square Feet:</b>	1850