



Beaumont

Sales Comparables - June 2019

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1352 E 8Th St	1536	\$ 162.00	5	2	6/24/2019	\$ 249,000.00	12197	0.28	419-221-009
Beaumont	1638 Amber Lily Dr	1959	\$ 183.00	4	2.75	6/28/2019	\$ 360,000.00	11325	0.26	419-442-012
Beaumont	1036 Angus Glen Ct	1687	\$ 183.00	2	2	6/28/2019	\$ 310,000.00	9147	0.21	400-340-063
Beaumont	870 Annandale Rd	2127	\$ 164.00	2	2.5	6/21/2019	\$ 350,000.00	6969	0.16	400-270-034
Beaumont	1492 Aster Pl	1776	\$ 180.00	2	2	6/14/2019	\$ 320,000.00	6534	0.15	419-511-015
Beaumont	1443 Augusta St	1371	\$ 233.00	3	1.75	6/3/2019	\$ 320,000.00	6098	0.14	400-511-011
Beaumont	1315 Bannock St	2116	\$ 174.00	4	2.75	6/27/2019	\$ 370,000.00	6534	0.15	408-190-013
Beaumont	1374 Benchmark St	1768	\$ 189.00	4	2	6/7/2019	\$ 335,000.00	9147	0.21	428-060-039
Beaumont	1684 Cactus Wren Ct	2530	\$ 151.00	4	3	6/20/2019	\$ 384,000.00	7405	0.17	400-160-012
Beaumont	1686 Cactus Wren Ct	2923	\$ 134.00	5	3	6/6/2019	\$ 393,000.00	8276	0.19	400-160-013
Beaumont	890 N California Ave	1089	\$ 229.00	2	1	6/7/2019	\$ 250,000.00	9583	0.22	415-331-001
Beaumont	1026 N California Ave	1465	\$ 209.00	3	1.75	6/6/2019	\$ 307,000.00	8276	0.19	415-251-006
Beaumont	1170 N California Ave	1456	\$ 233.00	3	1.75	6/19/2019	\$ 340,000.00	10890	0.25	414-163-024
Beaumont	1217 N California Ave	1884	\$ 163.00	4	1.5	6/19/2019	\$ 308,000.00	11326	0.26	414-150-011
Beaumont	1255 N California Ave	1104	\$ 226.00	3	1	6/25/2019	\$ 250,000.00	10019	0.23	414-033-006
Beaumont	178 Canary Crk	1794	\$ 149.00	3	1.75	6/6/2019	\$ 269,000.00	4791	0.11	428-180-040
Beaumont	1165 Chestnut Ave	2335	\$ 150.00	3	2	6/25/2019	\$ 352,500.00	8276	0.19	415-192-005
Beaumont	1024 Christina St	1644	\$ 203.00	4	2	6/21/2019	\$ 335,000.00	6534	0.15	415-070-058
Beaumont	826 Classic Ave	3111	\$ 128.00	4	2.75	6/18/2019	\$ 400,000.00	9147	0.21	400-501-005
Beaumont	1176 Cliffrose Way	1392	\$ 196.00	2	2	6/26/2019	\$ 274,000.00	7840	0.18	400-190-060
Beaumont	1335 Comfrey Leaf Dr	1720	\$ 183.00	3	2.25	6/18/2019	\$ 315,000.00			419-693-035
Beaumont	730 Copper Cir	2838	\$ 140.00	4	4	6/21/2019	\$ 400,000.00	10454	0.24	400-461-017
Beaumont	34189 Crenshaw St	2099	\$ 153.00	3	2.5	6/25/2019	\$ 323,000.00	4791	0.11	413-723-013
Beaumont	34420 Devlin Dr	3252	\$ 113.00	5	2.75	6/27/2019	\$ 370,000.00	9147	0.21	413-692-009
Beaumont	1709 Double Eagle Ave	1476	\$ 271.00	3	2	6/21/2019	\$ 400,000.00	10454	0.24	400-431-017
Beaumont	36476 Eagle Ln	2853	\$ 125.00	3	2.75	6/25/2019	\$ 357,000.00	6969	0.16	400-040-011
Beaumont	1327 Edelweiss Dr	1754	\$ 190.00	3	2	6/13/2019	\$ 335,000.00	5662	0.13	419-721-010
Beaumont	318 Enchanted Park	2239	\$ 204.00	2	2	6/28/2019	\$ 458,500.00	5662	0.13	428-280-039
Beaumont	910 Essex Rd	1392	\$ 197.00	2	2	6/20/2019	\$ 275,000.00	4791	0.11	400-300-021
Beaumont	1267 Euclid Ave	1718	\$ 196.00	3	2.5	6/25/2019	\$ 338,000.00	11761	0.27	415-142-004

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Beaumont	106 Festive Ct	1831	\$ 185.00	3	2.5	6/7/2019	\$ 340,000.00	6098	0.14	428-080-046
Beaumont	1672 Golden Way	2838	\$ 139.00	5	3	6/6/2019	\$ 395,000.00	6969	0.16	400-462-014
Beaumont	481 Harvard Peak	1706	\$ 199.00	2	2	6/5/2019	\$ 340,000.00	6534	0.15	428-380-032
Beaumont	38284 High Ridge Dr	3752	\$ 103.00	4	2.5	6/20/2019	\$ 390,000.00	8712	0.2	414-330-020
Beaumont	1130 Highland Ct	2486	\$ 126.00	4	2.75	6/28/2019	\$ 315,500.00	7840	0.18	414-301-002
Beaumont	391 Irvine Park	2239	\$ 164.00	2	2	6/21/2019	\$ 369,000.00	7840	0.18	428-300-029
Beaumont	1774 La Cantera Way	1687	\$ 178.00	2	2	6/20/2019	\$ 301,000.00	5662	0.13	400-290-002
Beaumont	1209 Larkspur Ln	2076	\$ 163.00	3	2.5	6/7/2019	\$ 338,500.00	5662	0.13	419-440-027
Beaumont	1607 Le Conte Dr	2747	\$ 152.00	4	3	6/25/2019	\$ 419,000.00	11325	0.26	408-170-003
Beaumont	1636 Lewis Crk	1540	\$ 175.00	2	1.75	6/26/2019	\$ 270,000.00	3484	0.08	428-140-069
Beaumont	11258 Littler Ln	2789	\$ 129.00	4	2.5	6/11/2019	\$ 360,000.00	7405	0.17	413-760-007
Beaumont	774 Massachusetts Ave	1760	\$ 159.00	2	2	6/14/2019	\$ 280,000.00	8276	0.19	418-032-002
Beaumont	36992 Meadow Brook Way	1974	\$ 171.00	4	2.75	6/27/2019	\$ 338,000.00	5227	0.12	400-070-022
Beaumont	37175 Meadow Brook Way	2359	\$ 150.00	4	2.75	6/14/2019	\$ 356,000.00	6098	0.14	400-080-070
Beaumont	34789 Miller Pl	3830	\$ 116.00	5	3.75	6/5/2019	\$ 445,000.00	9147	0.21	413-650-018
Beaumont	35072 Nikki Ct	2902	\$ 146.00	5	2.75	6/25/2019	\$ 425,000.00	8276	0.19	413-860-028
Beaumont	34170 Ogrady Ct	2432	\$ 137.00	4	2.75	6/5/2019	\$ 335,000.00	5662	0.13	413-710-006
Beaumont	1538 Onyx Ln	1868	\$ 176.00	3	2.5	6/21/2019	\$ 330,000.00	3920	0.09	408-220-009
Beaumont	1320 Orange Ave	1668	\$ 203.00	3	2	6/26/2019	\$ 340,000.00	6098	0.14	415-050-068
Beaumont	1375 Pennsylvania Ave	1255	\$ 219.00	2	1.75	6/28/2019	\$ 275,000.00	12632	0.29	415-070-050
Beaumont	1183 Periwinkle Ln	2326	\$ 165.00	4	3	6/6/2019	\$ 386,000.00	8276	0.19	419-701-019
Beaumont	316 Pipe Spgs	2076	\$ 183.00	2	2	6/4/2019	\$ 380,000.00	5227	0.12	428-290-031
Beaumont	1332 Quince St	2387	\$ 152.00	3	2.75	6/6/2019	\$ 365,000.00	7405	0.17	419-711-013
Beaumont	1387 Quince St	3668	\$ 118.00	5	3.25	6/25/2019	\$ 435,000.00	6534	0.15	419-710-026
Beaumont	1113 Radka Ave	1863	\$ 179.00	4	2.75	6/4/2019	\$ 335,000.00	6534	0.15	415-210-035
Beaumont	1114 Radka Ave	1801	\$ 172.00	3	2	6/3/2019	\$ 311,000.00	6534	0.15	415-210-032
Beaumont	1626 Rigel St	2141	\$ 151.00	4	2.25	6/28/2019	\$ 325,000.00	3920	0.09	419-552-012
Beaumont	176 Royal Ct	1558	\$ 198.00	4	2	6/14/2019	\$ 310,000.00	6969	0.16	428-060-022
Beaumont	11265 Runyan Rd	2762	\$ 126.00	4	2.5	6/12/2019	\$ 350,000.00	6098	0.14	413-511-016
Beaumont	1458 Saffron Ct	3060	\$ 135.00	3	2.5	6/14/2019	\$ 415,000.00	12632	0.29	419-672-003



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Beaumont	1375 San Miguel Dr	906	\$ 278.00	2	1	6/28/2019	\$ 252,000.00	7405	0.17	415-032-003
Beaumont	1682 Sarazen St	1687	\$ 177.00	2	2	6/27/2019	\$ 299,000.00	6969	0.16	400-300-079
Beaumont	1794 Scottsdale Rd	1392	\$ 197.00	2	2	6/28/2019	\$ 275,000.00	5227	0.12	400-270-074
Beaumont	1589 Shadow Hill Trl	2423	\$ 150.00	4	2.75	6/3/2019	\$ 365,000.00	6098	0.14	404-160-009
Beaumont	1591 Shadow Hill Trl	2192	\$ 162.00	4	3	6/24/2019	\$ 357,000.00	5662	0.13	404-160-010
Beaumont	1386 Shamrock Way	2326	\$ 165.00	4	3	6/7/2019	\$ 385,000.00	6969	0.16	419-710-020
Beaumont	314 Shining Rock	1840	\$ 159.00	3	1.75	6/26/2019	\$ 294,000.00	4356	0.1	428-260-033
Beaumont	13109 Shiperio Ln	2664	\$ 153.00	5	3	6/10/2019	\$ 409,000.00	13068	0.3	400-570-023
Beaumont	13177 Shiperio Ln	3102	\$ 128.00	5	3	6/13/2019	\$ 400,000.00	8712	0.2	400-570-019
Beaumont	1405 E Shooting Star Dr	3275	\$ 120.00	4	2.75	6/26/2019	\$ 395,000.00	7840	0.18	419-502-001
Beaumont	1176 Silverleaf Canyon Rd	2127	\$ 169.00	2	2.5	6/6/2019	\$ 360,000.00	8276	0.19	400-200-052
Beaumont	35325 Stewart St	2861	\$ 161.00	5	2.75	6/7/2019	\$ 463,000.00	7405	0.17	413-871-019
Beaumont	35329 Stewart St	3124	\$ 159.00	5	3.75	6/3/2019	\$ 499,000.00	7840	0.18	413-871-018
Beaumont	1625 Stone Creek Rd	1885	\$ 180.00	4	3	6/5/2019	\$ 340,000.00	6969	0.16	404-092-014
Beaumont	1661 Stone Creek Rd	1812	\$ 193.00	3	2.5	6/18/2019	\$ 350,000.00	6534	0.15	404-080-003
Beaumont	36543 Straightaway Dr	3102	\$ 132.00	5	3	6/28/2019	\$ 410,000.00	8276	0.19	400-590-034
Beaumont	35042 Trevino Trl	2636	\$ 136.00	4	2.75	6/6/2019	\$ 360,000.00	6534	0.15	413-531-006
Beaumont	345 Valley View Dr	2060	\$ 172.00	4	2.25	6/21/2019	\$ 355,000.00	16988	0.39	414-042-011
Beaumont	1698 Vasili Ln	1345	\$ 211.00	2	2	6/18/2019	\$ 285,000.00	7841	0.18	404-063-006
Beaumont	937 Wellwood Ave	805	\$ 332.00	2	1	6/20/2019	\$ 268,000.00	9583	0.22	414-201-005
Beaumont	1072 Willow Moon Way	2056	\$ 173.00	4	2	6/20/2019	\$ 356,000.00	7405	0.17	419-495-011
Beaumont	37052 Winged Foot Rd	3213	\$ 132.00	4	3	6/14/2019	\$ 425,000.00	5227	0.12	400-080-053
Beaumont	34754 Woods Pl	3748	\$ 125.00	5	3.75	6/4/2019	\$ 469,000.00	25264	0.58	413-730-035
Cherry Valley	9314 Altejo Bella	1364	\$ 252.00	2	1.75	6/24/2019	\$ 345,000.00	67082	1.54	401-200-013
Cherry Valley	40853 Caballero Dr	1441	\$ 175.00	2	1.75	6/26/2019	\$ 253,000.00	4791	0.11	402-391-006
Cherry Valley	10705 Cherry Hills Dr	1606	\$ 167.00	2	1.75	6/28/2019	\$ 269,000.00	4791	0.11	402-401-012
Cherry Valley	10721 Deerfield Dr	1628	\$ 178.00	3	1.75	6/27/2019	\$ 290,000.00	4791	0.11	402-392-004
Cherry Valley	9897 Kehl Canyon Rd	2405	\$ 223.00	3	2	6/11/2019	\$ 538,000.00	43995	1.01	407-310-006
Cherry Valley	39971 Lambert Rd	1806	\$ 209.00	3	1.75	6/18/2019	\$ 379,000.00	7841	0.18	403-042-036
Cherry Valley	9861 Mountain View Ave	3368	\$ 173.00	4	3.25	6/28/2019	\$ 585,000.00			407-300-029



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Sales Comparables - June 2019

Total Sales:	90
Average Sales Price:	\$351,688.89
Average Square Feet:	2155