



Beaumont

Sales Comparables - March 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	31685 Lakeshore Dr	782	\$ 447.00	1	1.75	3/1/2024	\$ 350,000.00	25700	0.59	413-132-034
Beaumont	104 Lenore Ct	3309	\$ 173.00	4	2.5	3/1/2024	\$ 575,000.00	10890	0.25	428-050-010
Beaumont	1375 Michigan Ave	1840	\$ 269.00	3	2.75	3/1/2024	\$ 495,000.00	8712	0.2	415-061-012
Beaumont	1014 Euclid Ave	1496	\$ 314.00	2	2	3/4/2024	\$ 470,000.00	9583	0.22	415-253-007
Beaumont	998 Wind Flower Rd	1392	\$ 265.00	2	2	3/4/2024	\$ 370,000.00	5662	0.13	400-380-037
Beaumont	11291 Casper Cv	2778	\$ 187.00	4	3	3/6/2024	\$ 521,500.00	6534	0.15	413-562-005
Beaumont	34298 Crenshaw St	2099	\$ 238.00	3	2.5	3/6/2024	\$ 500,000.00	4356	0.1	413-722-045
Beaumont	1331 Bannock St	2116	\$ 259.00	4	2.75	3/7/2024	\$ 550,000.00	6534	0.15	408-190-019
Beaumont	1594 Tanglewood Ct	2127	\$ 258.00	2	2.5	3/7/2024	\$ 550,000.00	10454	0.24	400-350-029
Beaumont	13165 Connor Ct	3088	\$ 176.00	4	2.5	3/8/2024	\$ 545,000.00	6098	0.14	414-350-034
Beaumont	1555 Timberline	1859	\$ 258.00	2	2	3/13/2024	\$ 480,000.00	6534	0.15	428-422-019
Beaumont	1671 Ocala Ln	2243	\$ 241.00	3	2.5	3/14/2024	\$ 542,500.00	6969	0.16	408-201-013
Beaumont	13133 Perkins Cir	2571	\$ 221.00	3	2.5	3/14/2024	\$ 570,000.00	13068	0.3	414-320-028
Beaumont	35531 Roxy Rd	2720	\$ 227.00	3	2.75	3/14/2024	\$ 620,000.00	4952	0.11	400-702-024
Beaumont	466 Harvard Peak	1738	\$ 268.00	2	2	3/19/2024	\$ 466,000.00	6098	0.14	428-380-037
Beaumont	34868 Middlecoff Ct	3440	\$ 172.00	5	3	3/20/2024	\$ 595,000.00	9147	0.21	413-651-005
Beaumont	478 Rushmore Peak	1592	\$ 310.00	2	2	3/20/2024	\$ 495,000.00	14374	0.33	428-380-050
Beaumont	1406 E 6th St	396	\$ 1,338.00			3/22/2024	\$ 530,000.00	78408	1.8	419-213-039
Beaumont	35415 Byron Trl	3321	\$ 195.00	5	2.75	3/22/2024	\$ 649,000.00	10018	0.23	413-572-013
Beaumont	1671 Brockton Ln	3400	\$ 185.00	4	3	3/25/2024	\$ 630,000.00	10018	0.23	408-160-016
Beaumont	509 Cynthia St	1004	\$ 448.00	2	1.75	3/25/2024	\$ 450,000.00	6098	0.14	404-021-003
Beaumont	1336 Michigan Ave	964	\$ 383.00	2	1	3/25/2024	\$ 370,000.00	10454	0.24	415-070-037
Beaumont	503 Monika Ct	1103	\$ 430.00	3	2	3/25/2024	\$ 475,000.00	6534	0.15	404-021-021
Beaumont	1727 Vasili Ln	1004	\$ 410.00	2	1.75	3/25/2024	\$ 412,000.00	6098	0.14	404-040-018
Beaumont	1474 Belle St	2215	\$ 266.00	3	2.25	3/26/2024	\$ 590,000.00	8276	0.19	419-590-001
Beaumont	1517 Milky Way	1975	\$ 274.00	4	3	3/26/2024	\$ 542,000.00	5227	0.12	408-240-027
Beaumont	1631 Ravenswood Rd	1615	\$ 312.00	3	2.5	3/27/2024	\$ 505,000.00	6969	0.16	404-093-006
Beaumont	1592 Castle Pines Ln	2127	\$ 176.00	2	2.5	3/28/2024	\$ 375,000.00	7405	0.17	400-400-018
Beaumont	11909 Price St	2435	\$ 277.00	4	3.5	3/28/2024	\$ 676,000.00	6825	0.16	400-680-001
Beaumont	36846 Amateur Way	1611	\$ 325.00	4	2	3/29/2024	\$ 525,000.00	9583	0.22	400-600-033

Deemed reliable but not guaranteed

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Beaumont	1691 N Deodar Dr	2067	\$ 273.00	4	2	3/29/2024	\$ 565,000.00	8276	0.19	400-161-004
Cherry Valley	10971 Deerfield Dr	1286	\$ 279.00	2	1.75	3/4/2024	\$ 360,000.00	4356	0.1	402-411-002
Cherry Valley	957 Union St	3085	\$ 332.00	4	3.25	3/5/2024	\$ 1,025,000.00	34412	0.79	400-240-011
Cherry Valley	38601 Orchard St	1235	\$ 323.00	3	2	3/20/2024	\$ 400,000.00	30056	0.69	405-060-004
Cherry Valley	10195 Nancy Ave	1790	\$ 234.00	3	1.75	3/26/2024	\$ 420,000.00	67518	1.55	405-070-002
Cherry Valley	10045 Jonathan Ave	1412	\$ 336.00	4	1.5	3/27/2024	\$ 475,000.00	10018	0.23	402-020-015
Cherry Valley	40025 Lincoln St	3271	\$ 200.00	3	3	3/29/2024	\$ 655,000.00	26136	0.6	402-250-014

Total Sales:	37
Average Sales Price:	\$522,270.27
Average Square Feet:	2014