



Beaumont

Sales Comparables - April 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	35590 Byron Trl	3065	\$ 220.00	4	2.75	4/29/2026	\$ 675,000.00	8276	0.19	413-580-013
Beaumont	1461 Pluto Ct	2518	\$ 228.00	4	3	4/7/2026	\$ 575,000.00	10018	0.23	408-271-023
Beaumont	1385 Palm Ave	1502	\$ 272.00	3	1.75	4/3/2026	\$ 410,000.00	9147	0.21	415-050-003
Beaumont	1320 Acanthus Ln	1906	\$ 291.00	4	2	4/17/2026	\$ 555,000.00	7405	0.17	419-740-023
Beaumont	34596 Venturi Ave	2524	\$ 213.00	3	2.5	4/7/2026	\$ 539,000.00	5662	0.13	413-770-019
Beaumont	117 Temple Ave	2947	\$ 186.00	3	2.5	4/17/2026	\$ 550,000.00	6534	0.15	428-110-005
Beaumont	115 Festive Ct	1729	\$ 303.00	4	2.5	4/15/2026	\$ 525,000.00	11761	0.27	428-080-039
Beaumont	11357 Lexi Ln	1557	\$ 326.00	3	1.75	4/7/2026	\$ 508,500.00	4791	0.11	413-850-009
Beaumont	1514 Willowhaven Ln					4/7/2026	\$ 494,000.00	8306	0.19	408-490-044
Beaumont	1587 Summerlin Ct	2127	\$ 228.00	2	2.5	4/27/2026	\$ 485,000.00	8712	0.2	400-400-070
Beaumont	279 Bartram Trl	2635	\$ 214.00	3	2.5	4/17/2026	\$ 565,000.00	9147	0.21	428-250-019
Beaumont	1627 Jon Gilbert Ln	1374	\$ 367.00	3	2	4/21/2026	\$ 505,000.00	7840	0.18	404-063-012
Beaumont	1578 Harmonie Way					4/14/2026	\$ 519,000.00	6337	0.15	408-470-053
Beaumont	381 Nesting Bird	2163	\$ 265.00	2	2.5	4/3/2026	\$ 575,000.00	8276	0.19	428-411-007
Beaumont	805 Annandale Rd	2127	\$ 219.00	2	2.5	4/24/2026	\$ 466,000.00	8276	0.19	400-280-065
Beaumont	1578 Castle Pines Ln	2127	\$ 222.00	2	2.5	4/7/2026	\$ 474,000.00	6969	0.16	400-400-014
Beaumont	1518 Kylemore Way	1522	\$ 298.00	2	1.75	4/20/2026	\$ 455,000.00	6229	0.14	408-430-079
Beaumont	1662 Lewis Crk	1540	\$ 233.00	2	1.75	4/17/2026	\$ 360,000.00	3484	0.08	428-140-074
Beaumont	1749 Bowles Ct	3356	\$ 230.00	4	3	4/30/2026	\$ 775,000.00	11761	0.27	408-302-024
Beaumont	1379 Bird Of Paradise Ct	1672	\$ 316.00	2	2	4/29/2026	\$ 530,000.00	7405	0.17	419-660-021
Beaumont	1532 Beacon Dr					4/30/2026	\$ 652,500.00	6146	0.14	408-480-048
Beaumont	346 Mock Blf	1859	\$ 301.00	2	2	4/27/2026	\$ 561,000.00	6098	0.14	428-430-050
Beaumont	125 Slippery Rock Crk	1442	\$ 297.00	2	1.75	4/30/2026	\$ 429,000.00	5662	0.13	428-170-013
Beaumont	1353 Fleet St	1729	\$ 289.00	4	2.5	4/9/2026	\$ 500,000.00	10454	0.24	428-080-037
Beaumont	814 Edgar Ave	324	\$ 1,033.00	2	1.75	4/20/2026	\$ 335,000.00	9583	0.22	415-332-007
Beaumont	1335 Alpine Ave	2067	\$ 258.00	4	3	4/6/2026	\$ 535,000.00	5227	0.12	408-210-010
Beaumont	1070 Waterleaf Ct	2203	\$ 254.00	4	2	4/24/2026	\$ 560,000.00	7405	0.17	419-492-005
Beaumont	11052 Picard Pl	2436	\$ 233.00	4	2.5	4/10/2026	\$ 570,000.00	5662	0.13	413-520-050
Beaumont	36359 Straightaway Dr	1300	\$ 403.00	3	2	4/15/2026	\$ 525,000.00	5227	0.12	400-630-052
Beaumont	34641 Irwin St	4114	\$ 176.00	6	4.25	4/13/2026	\$ 725,000.00	10890	0.25	413-741-013



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Beaumont	35316 Price St	1331	\$ 379.00	3	1.75	4/8/2026	\$ 505,000.00	4464	0.1	400-650-022
Beaumont	530 Edgar Ave	720	\$ 361.00			4/29/2026	\$ 260,200.00	8276	0.19	418-092-019
Beaumont	1334 Clover Way	1291	\$ 370.00	3	2	4/24/2026	\$ 478,000.00	6098	0.14	419-452-023
Beaumont	1177 Sandpiper Dr	3275	\$ 183.00	4	2.75	4/16/2026	\$ 600,500.00	7405	0.17	419-433-001
Beaumont	1282 N California Ave	1010	\$ 430.00	2	1	4/15/2026	\$ 435,000.00	12632	0.29	414-032-011
Beaumont	1555 Peridot Ln	1868	\$ 299.00	3	2.5	4/27/2026	\$ 560,000.00	7405	0.17	408-252-042
Beaumont	930 Gleneagles Rd	2127	\$ 223.00	2	2.5	4/10/2026	\$ 475,000.00	6969	0.16	400-400-041
Beaumont	1641 Park Run Ln	2275	\$ 236.00	2	2.25	4/1/2026	\$ 539,000.00	5762	0.13	408-420-034
Beaumont	1760 Scottsdale Rd	1392	\$ 285.00	2	2	4/24/2026	\$ 398,000.00	6098	0.14	400-270-087
Beaumont	838 Classic Ave	3111	\$ 189.00	4	2.75	4/27/2026	\$ 589,000.00	8712	0.2	400-501-003
Beaumont	1222 Tumbleweed Ct	2923	\$ 196.00	6	4	4/6/2026	\$ 575,000.00	8712	0.2	400-171-013
Beaumont	11514 Bunker Pl	2520	\$ 220.00	5	3.5	4/17/2026	\$ 555,000.00	6098	0.14	400-080-016
Beaumont	1745 S Forest Oaks Dr	1687	\$ 260.00	2	2	4/24/2026	\$ 440,000.00	6969	0.16	400-300-053
Beaumont	1446 Big Sky Dr	3079	\$ 185.00	4	2.75	4/6/2026	\$ 570,000.00	5662	0.13	419-522-038
Beaumont	835 Massachusetts Ave	1379	\$ 264.00	3	1.75	4/2/2026	\$ 364,777.00	14810	0.34	415-301-025
Beaumont	11233 Runyan Rd	2574	\$ 152.00	3	2.5	4/9/2026	\$ 393,750.00	4791	0.11	413-511-017
Beaumont	738 Flower St	2838	\$ 211.00	5	3	4/17/2026	\$ 600,000.00	6534	0.15	400-482-033
Beaumont	1585 Sunswept Way	1763	\$ 260.00	2	1.75	4/22/2026	\$ 460,000.00	5488	0.13	408-450-038
Beaumont	1656 Spring Run Ln	1800	\$ 47.00	2	1.75	4/17/2026	\$ 85,000.00	5305	0.12	408-420-068
Beaumont	1514 Overpark Ln	2176	\$ 264.00	2	2.25	4/14/2026	\$ 575,000.00	6054	0.14	408-390-006
Beaumont	925 Magnolia Ave	1760	\$ 386.00	4	2	4/14/2026	\$ 680,000.00	9583	0.22	415-271-010
Beaumont	577 Cedar View Dr	1545	\$ 323.00	3	2.5	4/7/2026	\$ 500,000.00	6098	0.14	404-173-002
Beaumont	1356 Comfrey Leaf Dr	1947	\$ 220.00	3	2.25	4/9/2026	\$ 430,000.00	3484	0.08	419-693-032
Beaumont	1640 Amber Lily Dr	1534	\$ 368.00	3	2	4/30/2026	\$ 565,000.00	9147	0.21	419-442-011
Beaumont	180 Kettle Crk	2076	\$ 248.00	2	2	4/30/2026	\$ 515,000.00	5227	0.12	428-190-045
Beaumont	1521 Susan St	1545	\$ 373.00	3	2.5	4/6/2026	\$ 577,000.00	6098	0.14	404-172-011
Beaumont	281 W 12th St	1231	\$ 227.00	2	1.75	4/29/2026	\$ 280,000.00	17859	0.41	414-161-002
Beaumont	1513 Willowhaven Ln					4/16/2026	\$ 483,500.00	5915	0.14	408-490-047
Cherry Valley	41030 Inverness Cir	1441	\$ 246.00	2	1.75	4/24/2026	\$ 355,000.00	7405	0.17	402-402-023
Cherry Valley	10650 Bel Air Dr	1628	\$ 227.00	3	1.75	4/8/2026	\$ 370,000.00	4791	0.11	402-151-033

Deemed reliable but not guaranteed

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Cherry Valley	40833 Caballero Dr	1441	\$ 256.00	2	1.75	4/9/2026	\$ 370,000.00	4791	0.11	402-391-008
Cherry Valley	38239 Orchard St	1438	\$ 431.00	2	1	4/8/2026	\$ 620,000.00	38332	0.88	405-020-009
Cherry Valley	9055 Bonita Dr	3050	\$ 185.00	4	3.25	4/8/2026	\$ 565,000.00	44431	1.02	401-071-006
Cherry Valley	1791 Hannon Rd	3662	\$ 308.00	4	3.25	4/10/2026	\$ 1,130,000.00	30927	0.71	400-240-006
Cherry Valley	10980 Bel Air Dr	1621	\$ 225.00	2	2	4/30/2026	\$ 365,000.00	6534	0.15	402-412-038

Total Sales:	65
Average Sales Price:	\$510,718.88
Average Square Feet:	2015