



Beaumont

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1358 Clover Way	1901	\$ 281.00	4	2	8/1/2025	\$ 535,000.00	6098	0.14	419-452-021
Beaumont	1574 Paradise Cir	1687	\$ 281.00	2	2	8/1/2025	\$ 475,000.00	6534	0.15	400-410-013
Beaumont	1531 Grandview Dr	2176	\$ 227.00	2	2.25	8/4/2025	\$ 495,000.00	5405	0.12	408-390-050
Beaumont	1372 Quince St	3668	\$ 179.00	5	3.25	8/4/2025	\$ 660,000.00	7840	0.18	419-711-004
Beaumont	1778 Snowberry Rd	2127	\$ 267.00	2	2.5	8/4/2025	\$ 569,000.00	10890	0.25	400-210-002
Beaumont	1255 N California Ave	1104	\$ 202.00	3	1	8/5/2025	\$ 224,000.00	10454	0.24	414-033-006
Beaumont	219 Dwyer Ave	4107	\$ 169.00	4	3.75	8/5/2025	\$ 695,000.00	8276	0.19	428-091-022
Beaumont	655 Shasta Way	1140	\$ 438.00	2	2	8/5/2025	\$ 500,000.00	9583	0.22	404-252-005
Beaumont	1051 Sunburst Dr	3275	\$ 210.00	4	2.75	8/5/2025	\$ 690,000.00	7840	0.18	419-491-004
Beaumont	1572 Humboldt Peak	2700	\$ 222.00	2	2.5	8/6/2025	\$ 600,000.00	16552	0.38	428-370-014
Beaumont	1464 Ambrosia St	3060	\$ 185.00	3	2.5	8/8/2025	\$ 567,000.00	6969	0.16	419-670-003
Beaumont	35504 Byron Trl	3321	\$ 165.00	5	2.75	8/8/2025	\$ 550,000.00	7405	0.17	413-580-005
Beaumont	34940 Middlecoff Ct	3440	\$ 199.00	5	3	8/8/2025	\$ 685,000.00	10890	0.25	413-660-026
Beaumont	1145 Orange Ave	660	\$ 583.00	1	1	8/8/2025	\$ 385,000.00	8712	0.2	415-171-008
Beaumont	35431 Trevino Trl	1958	\$ 254.00	3	2.5	8/8/2025	\$ 498,000.00	4791	0.11	413-513-004
Beaumont	14188 Bosana Ln	3266	\$ 226.00	5	3	8/12/2025	\$ 740,000.00	9147	0.21	414-380-061
Beaumont	1422 Deborah Pl	1340	\$ 354.00	3	2	8/12/2025	\$ 475,000.00	5662	0.13	404-250-012
Beaumont	1564 Harmonie Way					8/12/2025	\$ 557,500.00	7117	0.16	408-470-048
Beaumont	1578 Park Village Dr					8/12/2025	\$ 460,500.00	5314	0.12	408-480-002
Beaumont	1361 Crown Imperial Ln	1672	\$ 308.00	2	2	8/13/2025	\$ 515,000.00	5662	0.13	419-720-023
Beaumont	1533 Hollygate Trl	1472	\$ 318.00	2	1.75	8/14/2025	\$ 469,000.00	4826	0.11	408-420-043
Beaumont	152 W 10th St	1034	\$ 382.00	2	1	8/15/2025	\$ 395,000.00	8276	0.19	414-183-017
Beaumont	96 Luna Ave	1501	\$ 329.00	3	2	8/15/2025	\$ 495,000.00	6098	0.14	419-593-007
Beaumont	1328 Orchis Ln	2111	\$ 296.00	3	2.25	8/15/2025	\$ 625,000.00	7405	0.17	419-731-009
Beaumont	1582 Timberline	2017	\$ 260.00	2	2	8/15/2025	\$ 525,000.00	6098	0.14	428-401-021
Beaumont	1767 Vasili Ln	1004	\$ 423.00	2	1.75	8/18/2025	\$ 425,000.00	6098	0.14	404-020-001
Beaumont	1599 Alissa Flowers	1738	\$ 267.00	2	2	8/19/2025	\$ 465,000.00	4791	0.11	428-440-020
Beaumont	1737 Arcus Ct	1975	\$ 283.00	4	3	8/19/2025	\$ 560,000.00	7435	0.17	408-282-042
Beaumont	122 Temple Ave	2516	\$ 216.00	3	2.5	8/19/2025	\$ 545,000.00	6534	0.15	428-110-023
Beaumont	1475 Galaxy Dr	1662	\$ 318.00	3	2.5	8/20/2025	\$ 530,000.00	5662	0.13	408-271-011



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Beaumont	35330 Trevino Trl	1958	\$ 260.00	3	2.5	8/20/2025	\$ 510,000.00	5662	0.13	413-511-039
Beaumont	464 Whitney Peak	2482	\$ 252.00	2	2.5	8/20/2025	\$ 627,000.00	7405	0.17	428-370-024
Beaumont	36368 Par Ln	3389	\$ 176.00	4	2.75	8/21/2025	\$ 599,000.00	10018	0.23	400-040-067
Beaumont	1796 Starlight Ave	3155	\$ 253.00	5	3	8/21/2025	\$ 800,000.00	19602	0.45	408-310-005
Beaumont	11638 Zoeller St	3153	\$ 229.00	5	3.25	8/21/2025	\$ 725,000.00	10018	0.23	422-260-040
Beaumont	1679 Golden Way	2625	\$ 234.00	5	3	8/22/2025	\$ 615,000.00	7840	0.18	400-461-012
Beaumont	37738 High Ridge Dr	3752	\$ 156.00	4	2.5	8/22/2025	\$ 588,000.00	8712	0.2	414-340-006
Beaumont	1740 Las Colinas Rd	2127	\$ 242.00	2	2.5	8/22/2025	\$ 515,000.00	8712	0.2	400-320-029
Beaumont	395 W 4th St	934	\$ 240.00	2	1.75	8/25/2025	\$ 225,000.00	9147	0.21	417-122-001
Beaumont	1570 Harmonie Way					8/25/2025	\$ 553,500.00	6355	0.15	408-470-050
Beaumont	1524 Winding Sun Dr	2226	\$ 271.00	2	2.25	8/25/2025	\$ 605,000.00	7379	0.17	408-410-058
Beaumont	34135 Crenshaw St	1938	\$ 255.00	3	2.5	8/26/2025	\$ 495,000.00	4791	0.11	413-710-045
Beaumont	1798 La Cantera Way	2127	\$ 239.00	2	2.5	8/26/2025	\$ 510,000.00	10018	0.23	400-280-018
Beaumont	1415 Opal Ct	1868	\$ 263.00	3	2.5	8/27/2025	\$ 493,000.00	3920	0.09	408-230-009
Beaumont	1569 Park Village Dr					8/27/2025	\$ 491,000.00	5244	0.12	408-480-041
Beaumont	1357 Black Diamond Dr	1975	\$ 278.00	4	3	8/28/2025	\$ 551,000.00	5227	0.12	408-240-005
Beaumont	455 Everest Peak	2038	\$ 250.00	2	2	8/28/2025	\$ 510,000.00	6969	0.16	428-370-056
Beaumont	35391 Garcia St	1624	\$ 353.00	3	1.75	8/28/2025	\$ 573,500.00	4791	0.11	422-300-016
Beaumont	1568 Harmonie Way					8/28/2025	\$ 502,500.00	6655	0.15	408-470-049
Beaumont	1569 Harmonie Way					8/28/2025	\$ 599,000.00	8729	0.2	408-470-045
Beaumont	35240 Lopez Ln	2833	\$ 224.00	5	2.5	8/28/2025	\$ 637,000.00	9147	0.21	422-280-009
Beaumont	499 E 12th St	1029	\$ 444.00	2	1	8/29/2025	\$ 457,000.00	15245	0.35	415-172-001
Beaumont	14019 Dandolo Ln	2040	\$ 281.00	5	2.75	8/29/2025	\$ 575,000.00	6534	0.15	414-470-036
Beaumont	875 Eastlake Rd	1687	\$ 253.00	2	2	8/29/2025	\$ 428,000.00	6098	0.14	400-330-060
Beaumont	1582 Park Village Dr					8/29/2025	\$ 468,500.00	5192	0.12	408-480-001
Beaumont	1722 Sharon Ct	1912	\$ 292.00	4	2	8/29/2025	\$ 560,000.00	9583	0.22	400-154-003
Cherry Valley	9990 Cherry Ave	1740	\$ 416.00	3	1.75	8/6/2025	\$ 725,000.00	69260	1.59	401-220-029
Cherry Valley	10880 Noble St	1788	\$ 335.00	3	1.75	8/13/2025	\$ 600,000.00	20473	0.47	403-170-031
Cherry Valley	40372 Dutton St	962	\$ 550.00	2	1	8/18/2025	\$ 530,000.00	39639	0.91	402-040-027
Cherry Valley	41023 Cedar Ridge Ln	1621	\$ 230.00	2	1.75	8/21/2025	\$ 374,000.00	5662	0.13	402-402-004

Deemed reliable but not guaranteed

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Cherry Valley	10570 Jonathan Ave	2174	\$ 264.00	4	2.5	8/27/2025	\$ 575,000.00	109335	2.51	402-170-019

Total Sales:	61
Average Sales Price:	\$539,786.89
Average Square Feet:	2126