



Beaumont

Sales Comparables - August 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	35299 Vernon Dr	1969	\$ 269.00	3	1.75	8/11/2026	\$ 530,000.00	6969	0.16	400-760-059
Beaumont	14056 Hera Pl	1722	\$ 303.00	3	2.25	8/25/2026	\$ 522,000.00	7840	0.18	414-480-030
Beaumont	1628 Dodson Ln	2255	\$ 263.00	4	3	8/17/2026	\$ 595,000.00	10454	0.24	408-180-001
Beaumont	1554 Beacon Dr					8/13/2026	\$ 638,500.00	6120	0.14	408-480-044
Beaumont	281 W 12th St	1231	\$ 373.00	2	1.75	8/10/2026	\$ 460,000.00	17859	0.41	414-161-002
Beaumont	11533 Legends Ln	2753	\$ 166.00	4	2.5	8/6/2026	\$ 459,000.00	8712	0.2	400-030-015
Beaumont	1509 Village Green Way	1472	\$ 263.00	2	1.75	8/17/2026	\$ 388,000.00	3990	0.09	408-410-046
Beaumont	36564 Gallery Ln	1906	\$ 296.00	4	2	8/26/2026	\$ 565,000.00	8276	0.19	400-590-039
Beaumont	1566 Beacon Dr					8/25/2026	\$ 672,000.00	6107	0.14	408-480-042
Beaumont	1678 Bunnell St	3170	\$ 220.00	5	3.75	8/27/2026	\$ 700,000.00	18730	0.43	408-150-018
Beaumont	37022 Meadow Brook Way	1622	\$ 302.00	3	2	8/4/2026	\$ 490,000.00	5227	0.12	400-080-002
Beaumont	1732 Brittney Rd	2127	\$ 218.00	2	2.5	8/7/2026	\$ 465,000.00	6534	0.15	400-200-042
Beaumont	128 Paint Crk	1540	\$ 246.00	2	1.75	8/6/2026	\$ 380,000.00	4356	0.1	428-140-009
Beaumont	1495 Galaxy Dr	2067	\$ 290.00	4	3	8/24/2026	\$ 600,000.00	11761	0.27	408-270-014
Beaumont	1634 Scottsdale Rd	1392	\$ 230.00	2	2	8/18/2026	\$ 321,500.00	5227	0.12	400-330-040
Beaumont	13035 Bowker Play Ct	1652	\$ 302.00	3	2	8/19/2026	\$ 500,000.00	6534	0.15	400-120-006
Beaumont	35454 Price St	1902	\$ 278.00	3	2.25	8/21/2026	\$ 530,000.00	5227	0.12	400-760-036
Beaumont	35302 Garcia St	1624	\$ 326.00	3	1.75	8/21/2026	\$ 530,000.00	9147	0.21	422-291-005
Beaumont	11448 Michelle Ln	1557	\$ 330.00	3	1.75	8/25/2026	\$ 515,000.00	7405	0.17	413-840-025
Beaumont	1580 Sunswept Way	1763	\$ 241.00	2	1.75	8/28/2026	\$ 425,000.00	5044	0.12	408-450-015
Beaumont	1349 Acanthus Ln	1906	\$ 296.00	4	2	8/6/2026	\$ 565,000.00	9147	0.21	419-740-029
Beaumont	950 Michigan Ave	560	\$ 625.00	1	1.75	8/25/2026	\$ 350,000.00	9583	0.22	415-291-032
Beaumont	1540 Beacon Dr					8/14/2026	\$ 614,500.00	6207	0.14	408-480-046
Beaumont	1660 Quail Summit Dr	1462	\$ 178.00	4	2	8/21/2026	\$ 260,500.00	6534	0.15	404-120-020
Beaumont	1518 Cobalt Ct	1662	\$ 300.00	3	2.5	8/17/2026	\$ 500,000.00	3920	0.09	408-230-053
Beaumont	330 Song Bird	2482	\$ 282.00	2	2.5	8/28/2026	\$ 700,000.00	6534	0.15	428-410-012
Beaumont	1184 Dadash	2169	\$ 279.00	4	2.5	8/6/2026	\$ 607,000.00	6969	0.16	415-180-054
Beaumont	977 Avenal Way	2127	\$ 246.00	2	2.5	8/31/2026	\$ 525,000.00	6534	0.15	400-310-042
Beaumont	745 Cardinal St	1206	\$ 384.00	3	1	8/24/2026	\$ 464,000.00	5227	0.12	400-553-017
Beaumont	370 Irvine Park	2163	\$ 293.00	2	2.5	8/24/2026	\$ 635,000.00	5662	0.13	428-300-020

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Beaumont	14218 Enzo Ct	2106	\$ 270.00	4	1.75	8/14/2026	\$ 570,000.00	11325	0.26	414-390-014
Beaumont	848 Massachusetts Ave	1100	\$ 281.00	2	1	8/14/2026	\$ 310,000.00	10018	0.23	415-302-022
Beaumont	835 Massachusetts Ave	1379	\$ 377.00	3	1.75	8/4/2026	\$ 520,000.00	14810	0.34	415-301-025
Beaumont	59 Helen Ave	2909	\$ 190.00	4	2.5	8/21/2026	\$ 555,000.00	6969	0.16	419-623-022
Beaumont	37137 Brutus Way	3752	\$ 167.00	4	2.5	8/24/2026	\$ 627,000.00	6098	0.14	414-350-003
Beaumont	1136 E 12th St	1885	\$ 283.00	4	1.75	8/3/2026	\$ 535,000.00	21344	0.49	415-100-017
Beaumont	1143 Saguaro Rd	1392	\$ 251.00	2	2	8/13/2026	\$ 350,000.00	5227	0.12	400-230-047
Beaumont	73 Berkshire Ave	1507	\$ 345.00	3	2	8/31/2026	\$ 520,000.00	7405	0.17	419-631-006
Beaumont	113 Owl Crk	1986	\$ 208.00	2	2	8/31/2026	\$ 415,000.00	5662	0.13	428-120-009
Beaumont	36256 Bay Hill Dr	3055	\$ 196.00	3	3	8/13/2026	\$ 600,000.00	8712	0.2	400-050-021
Beaumont	1176 Dixiana Ct	2382	\$ 266.00	4	2.5	8/27/2026	\$ 635,000.00	13503	0.31	414-311-014
Beaumont	979 Ironwood Rd	2127	\$ 216.00	2	2.5	8/13/2026	\$ 460,000.00	6098	0.14	400-350-007
Beaumont	11489 Floyd Cir	4358	\$ 201.00	6	4.25	8/11/2026	\$ 879,000.00	23958	0.55	413-741-015
Beaumont	1568 Leland St	3236	\$ 205.00	6	2.75	8/11/2026	\$ 665,000.00	7405	0.17	419-600-038
Beaumont	34262 Venturi Ave	2524	\$ 227.00	3	2.5	8/28/2026	\$ 573,000.00	6098	0.14	413-761-014
Beaumont	474 Rushmore Peak	1738	\$ 280.00	2	2	8/12/2026	\$ 487,000.00	10018	0.23	428-380-051
Beaumont	1336 Black Diamond Dr	1544	\$ 336.00	3	2	8/28/2026	\$ 520,000.00	5662	0.13	408-243-011
Beaumont	1026 Rain Lily Way	2304	\$ 245.00	4	2.75	8/18/2026	\$ 565,000.00	7405	0.17	419-491-011
Beaumont	34293 Crenshaw St	2318	\$ 228.00	4	2.75	8/3/2026	\$ 530,000.00	4791	0.11	413-723-004
Beaumont	283 White Sands St	1442	\$ 249.00	2	1.75	8/3/2026	\$ 360,000.00	3920	0.09	428-200-020
Beaumont	1518 Beacon Dr					8/31/2026	\$ 530,000.00	5710	0.13	408-480-051
Beaumont	1566 High Meadow Dr	1687	\$ 245.00	2	2	8/17/2026	\$ 415,000.00	5227	0.12	400-340-057
Beaumont	1709 Reyes Ln	2127	\$ 220.00	2	2.5	8/26/2026	\$ 469,000.00	10018	0.23	400-200-061
Beaumont	1670 Eldora Ct	3400	\$ 218.00	4	3	8/31/2026	\$ 743,000.00	17424	0.4	408-160-063
Beaumont	1428 Redwood St	2909	\$ 202.00	4	2	8/17/2026	\$ 590,000.00	5662	0.13	419-620-002
Beaumont	1356 Coriander Ct	1847	\$ 284.00	3	2	8/19/2026	\$ 525,000.00	6969	0.16	419-720-018
Beaumont	1558 Beacon Dr					8/21/2026	\$ 538,000.00	5532	0.13	408-480-043
Beaumont	35342 Josh St	2227	\$ 251.00	4	2.75	8/21/2026	\$ 560,000.00	6542	0.15	400-720-017
Beaumont	907 Essex Rd	1392	\$ 280.00	2	2	8/17/2026	\$ 390,000.00	4791	0.11	400-300-019
Beaumont	14148 Amici Pl	2401	\$ 256.00	4	2.25	8/27/2026	\$ 615,000.00	20037	0.46	414-440-031

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Beaumont	1526 Trinette Dr	2143	\$ 261.00	3	2.5	8/10/2026	\$ 560,000.00	7840	0.18	404-183-006
Beaumont	1771 N Forest Oaks Dr	1687	\$ 257.00	2	2	8/4/2026	\$ 435,000.00	5662	0.13	400-270-068
Beaumont	1272 Elm Ave	1160	\$ 439.00	2	1.75	8/25/2026	\$ 510,000.00	10454	0.24	414-034-016
Beaumont	391 Arroyo	2283	\$ 335.00	2	2.5	8/25/2026	\$ 765,000.00	6534	0.15	428-340-015
Beaumont	1576 Winding Sun Dr					8/21/2026	\$ 459,000.00	3920	0.09	408-490-016
Cherry Valley	10269 Live Oak Ave	766	\$ 571.00	2	1	8/3/2026	\$ 438,000.00	11325	0.26	403-240-014
Cherry Valley	9403 Avenida San Timoteo	2237	\$ 234.00	6	2.75	8/10/2026	\$ 525,000.00	95832	2.2	401-200-049
Cherry Valley	39894 Brookside Ave	760	\$ 447.00	2	1.75	8/7/2026	\$ 340,000.00	33105	0.76	403-160-007
Cherry Valley	9678 Slope Ave	3354	\$ 262.00	4	3	8/12/2026	\$ 880,000.00	57499	1.32	407-360-028
Cherry Valley	9451 Hill Dr	1200	\$ 362.00	3	1.75	8/14/2026	\$ 435,000.00	43995	1.01	407-120-001
Cherry Valley	39441 Tokay St	1018	\$ 556.00	3	1.75	8/5/2026	\$ 567,000.00	21780	0.5	401-110-016
Cherry Valley	40380 Lincoln St	780	\$ 339.00	2	1.75	8/25/2026	\$ 265,000.00	7405	0.17	402-220-005
Cherry Valley	10123 Live Oak Ave	1758	\$ 383.00	3	1.75	8/19/2026	\$ 675,000.00	27878	0.64	403-262-015
Cherry Valley	41123 Round Hill Ct	1621	\$ 259.00	2	1.75	8/6/2026	\$ 420,000.00	10890	0.25	402-403-013
Cherry Valley	9634 Oak Glen Rd	1512	\$ 330.00	2	1.75	8/28/2026	\$ 500,000.00	43995	1.01	401-100-032
Cherry Valley	40587 Dutton St	730	\$ 342.00	2	1	8/3/2026	\$ 250,000.00	40075	0.92	402-070-002
Cherry Valley	39664 Orchard St	1178	\$ 441.00	3	1	8/28/2026	\$ 520,000.00	11325	0.26	401-133-012



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<i>Total Sales:</i>	77
<i>Average Sales Price:</i>	\$520,805.19
<i>Average Square Feet:</i>	1925