



Beaumont

Sales Comparables - February 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1464 Ambrosia St	3060	\$ 179.00	3	2.5	2/3/2025	\$ 550,500.00	6969	0.16	419-670-003
Beaumont	1454 Fallbrook Rd	2243	\$ 236.00	5	3	2/5/2025	\$ 530,000.00	5227	0.12	419-532-029
Beaumont	1521 Pacific Trails Way	2914	\$ 209.00	3	2.75	2/5/2025	\$ 610,000.00	10454	0.24	404-222-011
Beaumont	911 Del Sol Way	2905	\$ 240.00	5	2.75	2/7/2025	\$ 700,000.00	9147	0.21	419-540-023
Beaumont	35345 Hogan Dr	3390	\$ 196.00	5	2.75	2/7/2025	\$ 667,000.00	10454	0.24	413-501-001
Beaumont	255 Broadriver Trl	1738	\$ 261.00	2	2	2/10/2025	\$ 455,000.00	4356	0.1	428-210-050
Beaumont	1627 Velum Ct	2438	\$ 244.00	4	3.25	2/10/2025	\$ 595,000.00	8276	0.19	408-190-062
Beaumont	1350 Benchmark St	1237	\$ 365.00	3	2	2/11/2025	\$ 452,000.00	7405	0.17	428-060-036
Beaumont	1694 Cactus Wren Ct	2348	\$ 217.00	4	2	2/11/2025	\$ 510,000.00	7840	0.18	400-160-014
Beaumont	935 Monarch Ct	2127	\$ 215.00	2	2.5	2/11/2025	\$ 457,628.00	9583	0.22	400-260-033
Beaumont	1527 Park Village Dr					2/11/2025	\$ 481,500.00	4865	0.11	408-480-032
Beaumont	310 W 10th Pl	1595	\$ 307.00	3	1.75	2/13/2025	\$ 490,000.00	6969	0.16	414-191-003
Beaumont	1795 Desert Poppy Ln	2127	\$ 221.00	2	2.5	2/13/2025	\$ 470,500.00	7840	0.18	400-180-049
Beaumont	1337 Groveland St	1975	\$ 234.00	4	3	2/13/2025	\$ 462,800.00	6743	0.15	408-281-011
Beaumont	185 Kettle Crk	2076	\$ 240.00	2	2	2/13/2025	\$ 500,000.00	5662	0.13	428-180-005
Beaumont	1636 Le Conte Dr	2747	\$ 225.00	4	3	2/13/2025	\$ 620,000.00	11325	0.26	408-180-031
Beaumont	1521 Willowhaven Ln					2/14/2025	\$ 541,000.00	10354	0.24	408-490-050
Beaumont	835 Palm Ave	1344	\$ 372.00	2	1.75	2/18/2025	\$ 500,000.00	9147	0.21	415-311-012
Beaumont	1521 Park Village Dr					2/18/2025	\$ 541,000.00	4865	0.11	408-480-031
Beaumont	1335 Crown Imperial Ln	1672	\$ 294.00	2	2	2/19/2025	\$ 492,000.00	5227	0.12	419-720-029
Beaumont	1196 Evergreen Cir	2822	\$ 207.00	6	2	2/19/2025	\$ 585,000.00	10890	0.25	414-241-015
Beaumont	1692 Rose Ave	2430	\$ 230.00	4	2	2/19/2025	\$ 560,000.00	6969	0.16	400-461-008
Beaumont	1671 Clark Crk	2229	\$ 246.00	2	2	2/20/2025	\$ 549,000.00	8276	0.19	428-150-023
Beaumont	34541 Morris St	2789	\$ 201.00	4	2.5	2/20/2025	\$ 561,000.00	4791	0.11	413-750-005
Beaumont	1685 Rose Ave	2838	\$ 281.00	4	4	2/21/2025	\$ 799,000.00	9147	0.21	400-441-011
Beaumont	1665 S Forest Oaks Dr	2127	\$ 258.00	2	2.5	2/24/2025	\$ 549,000.00	7405	0.17	400-310-004
Beaumont	1579 Milky Way	3155	\$ 207.00	5	3	2/24/2025	\$ 655,000.00	6098	0.14	408-250-024
Beaumont	1535 Grandview Dr	2176	\$ 241.00	2	2.25	2/25/2025	\$ 525,000.00	5270	0.12	408-390-052
Beaumont	1723 Lundy Ln	1971	\$ 258.00	3	2	2/25/2025	\$ 510,000.00	8755	0.2	408-282-058
Beaumont	34427 Marr Dr	1938	\$ 269.00	3	2.5	2/25/2025	\$ 522,000.00	4356	0.1	413-700-004

Deemed reliable but not guaranteed

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Beaumont	1641 Le Conte Dr	2747	\$ 236.00	4	3	2/26/2025	\$ 649,000.00	8276	0.19	408-180-052
Beaumont	116 Paint Crk	1442	\$ 269.00	2	1.75	2/26/2025	\$ 388,000.00	4356	0.1	428-140-005
Beaumont	1589 Castle Pines Ln	2127	\$ 232.00	2	2.5	2/27/2025	\$ 495,000.00	6098	0.14	400-400-046
Beaumont	1760 Desert Almond Way	2127	\$ 223.00	2	2.5	2/27/2025	\$ 475,000.00	10018	0.23	400-210-039
Beaumont	36853 Bay Hill Dr	2348	\$ 251.00	3	2.5	2/28/2025	\$ 590,000.00	7840	0.18	400-070-032
Beaumont	11454 Lyle Ln	2888	\$ 228.00	3	2.5	2/28/2025	\$ 659,000.00	9583	0.22	413-832-014
Beaumont	1410 Malta St	3013	\$ 224.00	4	3	2/28/2025	\$ 675,000.00	13503	0.31	408-180-050
Beaumont	1758 Scottsdale Rd	1392	\$ 294.00	2	2	2/28/2025	\$ 410,000.00	6534	0.15	400-270-088
Beaumont	391 Song Bird	1600	\$ 290.00	2	2	2/28/2025	\$ 465,000.00	4791	0.11	428-410-034
Cherry Valley	10985 Crowther Ln	3957	\$ 297.00	3	3	2/4/2025	\$ 1,178,000.00	41382	0.95	403-190-029
Cherry Valley	10861 Bellflower Ave	1303	\$ 364.00	3	2	2/11/2025	\$ 475,000.00	9147	0.21	402-300-003
Cherry Valley	9387 Avenida Miravilla	1868	\$ 422.00	4	3	2/18/2025	\$ 790,000.00	98010	2.25	401-090-024
Cherry Valley	10590 Winesap Ave	1586	\$ 274.00	3	2	2/26/2025	\$ 435,000.00	18730	0.43	402-180-018
Cherry Valley	9678 Avenida San Timoteo	1219	\$ 553.00	2	1.75	2/27/2025	\$ 675,000.00	19166	0.44	401-142-005
Cherry Valley	40907 Cypress Point Dr	1286	\$ 305.00	2	1.75	2/27/2025	\$ 392,500.00	5227	0.12	402-412-035
Cherry Valley	8405 Oak Glen Rd	1010	\$ 460.00	2	1.75	2/27/2025	\$ 465,000.00	41817	0.96	401-030-004



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Total Sales:	46
Average Sales Price:	\$557,770.17
Average Square Feet:	2194