



## Beaumont

Sales Comparables - January 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1464 Caspia Pl	2243	\$238.00	5	3	1/5/2026	\$535,000.00	6098	0.14	419-643-026
Beaumont	11220 Casper Cv	2332	\$235.00	3	3	1/6/2026	\$550,000.00	6098	0.14	413-551-026
Beaumont	1560 Polaris Ln	3246	\$204.00	4	2.75	1/6/2026	\$665,000.00	7405	0.17	419-541-008
Beaumont	1673 Cirrus Way	3753	\$185.00	5	3	1/8/2026	\$695,000.00	9147	0.21	408-160-051
Beaumont	38019 Mulligan Dr	2643	\$217.00	4	2.25	1/8/2026	\$575,000.00	8712	0.2	400-120-042
Beaumont	35160 Smith Ave	2888	\$230.00	3	2.5	1/8/2026	\$665,000.00	6098	0.14	413-820-011
Beaumont	1553 Townswood Ct					1/8/2026	\$434,000.00	6320	0.15	408-490-027
Beaumont	1356 Estancia St	3236	\$185.00	6	2.75	1/9/2026	\$600,000.00	6098	0.14	428-070-009
Beaumont	967 Hidden Oaks Dr	2127	\$223.00	2	2.5	1/9/2026	\$475,000.00	6969	0.16	400-360-012
Beaumont	1732 Vasili Ln	1103	\$430.00	3	2	1/12/2026	\$475,000.00	6098	0.14	404-042-010
Beaumont	14045 Dandolo Ln	1722	\$288.00	3	2.25	1/13/2026	\$496,000.00	7405	0.17	414-470-030
Beaumont	1559 Lismore Ln	1763	\$226.00	2	1.75	1/13/2026	\$400,000.00	7766	0.18	408-460-028
Beaumont	36635 Cordoba Trl	3266	\$199.00	5	3	1/14/2026	\$650,000.00	7405	0.17	414-440-003
Beaumont	1050 Magnolia Ave	628	\$445.00	1	1.75	1/14/2026	\$280,000.00	9583	0.22	415-242-004
Beaumont	1563 Quiet Crk	1556	\$183.00	2	1.75	1/14/2026	\$285,000.00	3920	0.09	428-130-060
Beaumont	1343 Comfrey Leaf Dr	1947	\$259.00	3	2.25	1/15/2026	\$505,000.00	3484	0.08	419-693-017
Beaumont	36948 Gallery Ln	1906	\$291.00	4	2	1/15/2026	\$555,000.00	10454	0.24	400-600-028
Beaumont	11345 Sanders St	2332	\$240.00	3	3	1/15/2026	\$560,000.00	6534	0.15	413-561-002
Beaumont	622 Faith Cir	1616	\$327.00	3	2	1/16/2026	\$530,000.00	10454	0.24	415-050-077
Beaumont	1335 Beaumont Ave	1248	\$208.00	3	1.75	1/20/2026	\$260,000.00	8712	0.2	415-031-012
Beaumont	205 Logan St	2952	\$206.00	5	2.75	1/20/2026	\$611,000.00	10018	0.23	428-072-025
Beaumont	1041 Riviera Ct	1687	\$254.00	2	2	1/21/2026	\$430,000.00	4791	0.11	400-370-031
Beaumont	1293 Santa Paula Ct	2530	\$219.00	4	3	1/21/2026	\$555,000.00	7840	0.18	400-140-009
Beaumont	233 Drake Ave	2304	\$240.00	4	2.5	1/23/2026	\$555,000.00	22651	0.52	428-101-035
Beaumont	1433 Fallbrook Rd	1922	\$268.00	4	3	1/23/2026	\$516,500.00	6534	0.15	419-533-046
Beaumont	34194 Ogrady Ct	2221	\$252.00	4	2.5	1/23/2026	\$560,000.00	5662	0.13	413-710-008
Beaumont	372 Linnea Flds	1738	\$279.00	2	2	1/26/2026	\$485,000.00	5227	0.12	428-440-049
Beaumont	1211 Pennsylvania Ave	1530	\$346.00	2	1.75	1/26/2026	\$530,000.00	15681	0.36	415-100-011
Beaumont	35217 Zachary Way	2227	\$240.00	4	2.75	1/26/2026	\$535,000.00	3955	0.09	400-710-006
Beaumont	1348 Orchis Ln	2051	\$269.00	3	2.5	1/28/2026	\$552,000.00	7405	0.17	419-731-021

Deemed reliable but not guaranteed

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Beaumont	36626 Sevilla Way	3013	\$219.00	5	3	1/28/2026	\$660,000.00	9147	0.21	414-380-035
Beaumont	887 Westchester Rd	1687	\$271.00	2	2	1/28/2026	\$458,000.00	5662	0.13	400-330-014
Beaumont	1756 Sarazen St	1392	\$250.00	2	2	1/29/2026	\$348,000.00	5227	0.12	400-260-010
Beaumont	11375 Brewer Dr	2709	\$258.00	4	2.5	1/30/2026	\$700,000.00	7405	0.17	413-892-028
Beaumont	975 Olive Ave	1520	\$269.00	4	1.75	1/30/2026	\$410,000.00	6098	0.14	414-194-003
Beaumont	1521 Summerfield Way	1923	\$266.00	2	1.75	1/30/2026	\$512,000.00	4822	0.11	408-390-056
Cherry Valley	40665 Dutton St	817	\$465.00	3	1	1/13/2026	\$380,000.00	19602	0.45	402-070-008
Cherry Valley	9643 Avenida San Timoteo	2023	\$667.00	4	1.75	1/26/2026	\$1,350,000.00	143748	3.3	401-141-018
Cherry Valley	40451 Rome Beauty Way	1648	\$312.00	4	1.75	1/29/2026	\$515,000.00	7405	0.17	402-280-030

<b>Total Sales:</b>	39
<b>Average Sales Price:</b>	\$534,679.49
<b>Average Square Feet:</b>	2091