



Beaumont

Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	874 Chestnut Ave	1168	\$ 376.00	2	1	7/1/2025	\$ 440,000.00	10454	0.24	415-313-022
Beaumont	927 Massachusetts Ave	924	\$ 449.00	2	1	7/1/2025	\$ 415,000.00	10454	0.24	415-291-027
Beaumont	160 Potter Crk	2340	\$ 231.00	2	2	7/1/2025	\$ 542,500.00	7405	0.17	428-150-036
Beaumont	1383 Melstone St	2380	\$ 270.00	4	3	7/2/2025	\$ 644,000.00	10920	0.25	408-291-070
Beaumont	935 Monarch Ct	2127	\$ 256.00	2	2.5	7/3/2025	\$ 545,000.00	9583	0.22	400-260-033
Beaumont	35509 Trevino Trl	1958	\$ 268.00	3	2.5	7/3/2025	\$ 525,000.00	4356	0.1	413-513-011
Beaumont	1617 Sinton Ct	1816	\$ 300.00	3	2	7/7/2025	\$ 546,000.00	13503	0.31	408-190-044
Beaumont	1705 Tee Time Ave	2104	\$ 266.00	4	3	7/7/2025	\$ 560,000.00	11325	0.26	400-430-014
Beaumont	1368 Aztec Ct	2975	\$ 184.00	5	2.75	7/8/2025	\$ 550,000.00	5227	0.12	428-080-028
Beaumont	11294 Chappell Way	2601	\$ 211.00	5	2.75	7/8/2025	\$ 550,000.00	8276	0.19	413-860-044
Beaumont	1349 Gordon Ct	1831	\$ 289.00	4	3	7/8/2025	\$ 530,000.00	5662	0.13	419-631-012
Beaumont	1178 Blackbrush Rd	1392	\$ 272.00	2	2	7/9/2025	\$ 380,000.00	4791	0.11	400-190-040
Beaumont	1329 Daisy Dr	1901	\$ 286.00	4	2	7/9/2025	\$ 544,000.00	6534	0.15	419-452-028
Beaumont	629 Egan Ave	1120	\$ 409.00	3	1	7/9/2025	\$ 459,000.00	6969	0.16	417-055-004
Beaumont	1281 Smoke Tree Ln	1291	\$ 402.00	3	2	7/9/2025	\$ 519,000.00	6098	0.14	419-480-003
Beaumont	36253 Bay Hill Dr	2563	\$ 231.00	4	2.5	7/10/2025	\$ 593,000.00	7840	0.18	400-050-008
Beaumont	1343 Melstone St	3155	\$ 220.00	5	3	7/10/2025	\$ 695,000.00	6734	0.15	408-282-074
Beaumont	1528 Park Village Dr					7/10/2025	\$ 408,000.00	5423	0.12	408-480-013
Beaumont	1443 Augusta St	1371	\$ 379.00	3	1.75	7/11/2025	\$ 520,000.00	6098	0.14	400-511-011
Beaumont	1357 Bannock St	2116	\$ 259.00	4	2.75	7/11/2025	\$ 550,000.00	6534	0.15	408-190-029
Beaumont	36958 Frantoio St	2114	\$ 274.00	4	2.5	7/11/2025	\$ 580,000.00	6534	0.15	414-500-041
Beaumont	37884 Mulligan Dr	3055	\$ 245.00	3	3	7/11/2025	\$ 750,500.00	9147	0.21	400-110-042
Beaumont	1550 Park Village Dr					7/11/2025	\$ 463,500.00	5392	0.12	408-480-008
Beaumont	1140 Sea Lavender Ln	2408	\$ 242.00	3	2	7/11/2025	\$ 585,000.00	10454	0.24	419-682-007
Beaumont	1292 Smoke Tree Ln	1959	\$ 267.00	4	2.75	7/11/2025	\$ 525,000.00	6534	0.15	419-481-001
Beaumont	316 Spanos Park	2076	\$ 291.00	2	2	7/11/2025	\$ 605,000.00	6534	0.15	428-290-053
Beaumont	11436 Lyle Ln	2620	\$ 229.00	4	3.5	7/15/2025	\$ 600,000.00	10454	0.24	413-821-010
Beaumont	11538 Stoney Brook Ct	3043	\$ 227.00	4	3	7/15/2025	\$ 693,000.00	11325	0.26	400-030-029
Beaumont	37892 High Ridge Dr	3396	\$ 170.00	4	2.5	7/16/2025	\$ 580,000.00	8712	0.2	414-340-003
Beaumont	1489 Melstone St	2797	\$ 227.00	4	3	7/16/2025	\$ 635,000.00	10890	0.25	408-311-011



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Beaumont	1211 Pennsylvania Ave	1530	\$ 222.00	2	1.75	7/16/2025	\$ 340,000.00	15681	0.36	415-100-011
Beaumont	460 Whitney Peak	2412	\$ 217.00	2	2.5	7/16/2025	\$ 525,000.00	6969	0.16	428-370-025
Beaumont	1453 Augusta St	2669	\$ 224.00	4	2.75	7/17/2025	\$ 600,000.00	6098	0.14	400-511-008
Beaumont	1480 Marble Way	2067	\$ 251.00	4	3	7/17/2025	\$ 520,000.00	3920	0.09	408-220-004
Beaumont	1528 Cadence Way					7/18/2025	\$ 469,500.00	7148	0.16	408-490-040
Beaumont	1551 Park Village Dr					7/18/2025	\$ 499,500.00	4856	0.11	408-480-037
Beaumont	197 Potter Crk	2340	\$ 217.00	2	2	7/18/2025	\$ 510,000.00	9583	0.22	428-150-024
Beaumont	11603 Ford St	1986	\$ 380.00	3	2.25	7/21/2025	\$ 755,000.00	9147	0.21	413-990-001
Beaumont	1216 Houstonia Ln	2326	\$ 236.00	4	3	7/22/2025	\$ 550,000.00	6098	0.14	419-710-005
Beaumont	338 Linnea Flds	1592	\$ 298.00	2	2	7/22/2025	\$ 475,000.00	6534	0.15	428-440-040
Beaumont	35096 Nikki Ct	2902	\$ 206.00	5	2.75	7/22/2025	\$ 600,000.00	10454	0.24	413-860-025
Beaumont	1171 Wellwood Ave	1435	\$ 209.00	4	2	7/22/2025	\$ 300,000.00	8712	0.2	414-161-010
Beaumont	1687 Callaway Ct	2723	\$ 215.00	5	3	7/23/2025	\$ 588,000.00	7840	0.18	400-160-010
Beaumont	490 Laraine Dr	1067	\$ 398.00	3	1	7/23/2025	\$ 425,000.00	7405	0.17	415-042-028
Beaumont	1182 Saguaro Rd	1392	\$ 287.00	2	2	7/23/2025	\$ 400,000.00	4356	0.1	400-230-037
Beaumont	37192 Amateur Way	2834	\$ 202.00	4	3	7/24/2025	\$ 575,000.00	8276	0.19	400-100-048
Beaumont	641 Beaumont Ave	708	\$ 458.00			7/24/2025	\$ 324,500.00	2613	0.06	418-073-013
Beaumont	850 Beaumont Ave	1090	\$ 263.00			7/24/2025	\$ 287,000.00	9583	0.22	415-321-004
Beaumont	1704 Golden Way	2410	\$ 232.00	4	2	7/24/2025	\$ 560,000.00	7405	0.17	400-440-001
Beaumont	1557 Park Village Dr					7/24/2025	\$ 456,000.00	4852	0.11	408-480-039
Beaumont	1564 Park Village Dr					7/24/2025	\$ 497,000.00	5366	0.12	408-480-004
Beaumont	11475 Sheridan Way	2049	\$ 290.00	4	2.75	7/24/2025	\$ 595,000.00	9583	0.22	400-760-014
Beaumont	1678 Sparrow Pt	2304	\$ 228.00	4	2.75	7/24/2025	\$ 527,000.00	8276	0.19	419-432-010
Beaumont	1690 Landmark Way	1687	\$ 260.00	2	2	7/25/2025	\$ 440,000.00	6969	0.16	400-320-064
Beaumont	1563 Park Village Dr					7/25/2025	\$ 446,500.00	4848	0.11	408-480-040
Beaumont	36895 Cascina Ln	2730	\$ 234.00	4	2.75	7/29/2025	\$ 640,000.00	12196	0.28	414-520-084
Beaumont	1634 Rigel St	1727	\$ 273.00	3	2.25	7/29/2025	\$ 473,000.00	3484	0.08	419-552-014
Beaumont	11462 Wie Ct	1811	\$ 311.00	4	2	7/29/2025	\$ 564,000.00	5662	0.13	413-841-019
Beaumont	1456 Moonlight Dr	3197	\$ 49.00	4	2.75	7/30/2025	\$ 157,815.00	7405	0.17	419-522-024
Beaumont	35381 Aubrey Ln	1432	\$ 334.00	2	1.75	7/31/2025	\$ 479,000.00	3889	0.09	400-711-026



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Cherry Valley	8879 Whispering Pines Rd	1616	\$ 315.00	2	2	7/3/2025	\$ 510,000.00	49658	1.14	401-170-023
Cherry Valley	10205 Taylor Dr	936	\$ 534.00	1	1.75	7/9/2025	\$ 500,000.00	40510	0.93	407-140-020
Cherry Valley	11036 Sandra Dr	1645	\$ 276.00	3	1.75	7/11/2025	\$ 455,000.00	7840	0.18	408-071-022
Cherry Valley	9305 Avenida San Timoteo	2857	\$ 289.00	4	3	7/15/2025	\$ 826,000.00	20473	0.47	401-200-004
Cherry Valley	11047 Karen Dr	1044	\$ 258.00	3	2	7/16/2025	\$ 270,000.00	6098	0.14	404-110-012

Total Sales:	65
Average Sales Price:	\$518,035.62
Average Square Feet:	2054