



Beaumont

Sales Comparables - March 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	370 W 12th St	1026	\$350.00	3	1.75	3/17/2026	\$360,000.00	7405	0.17	414-141-004
Beaumont	35461 Alexandria Way	3090	\$210.00	5	2.75	3/31/2026	\$650,000.00	6046	0.14	400-700-014
Beaumont	1441 Ambrosia St	3060	\$196.00	3	2.5	3/3/2026	\$600,000.00	7840	0.18	419-672-012
Beaumont	1441 Aster Pl	2296	\$230.00	4	3	3/16/2026	\$530,000.00	7840	0.18	419-512-014
Beaumont	36562 Bay Hill Dr	2705	\$207.00	4	2.5	3/3/2026	\$560,000.00	5227	0.12	400-060-028
Beaumont	1508 Beacon Dr					3/17/2026	\$483,000.00	6987	0.16	408-480-053
Beaumont	1524 Beacon Dr					3/26/2026	\$514,000.00	5706	0.13	408-480-050
Beaumont	1528 Beacon Dr					3/20/2026	\$485,000.00	5945	0.14	408-480-049
Beaumont	1449 Begonia Way	1906	\$267.00	4	2	3/11/2026	\$510,000.00	6098	0.14	419-740-006
Beaumont	1549 Big Bnd	1848	\$215.00	3	1.75	3/24/2026	\$399,000.00	6969	0.16	428-250-041
Beaumont	36932 Buccella Ln	1778	\$291.00	3	2.5	3/18/2026	\$519,000.00	7405	0.17	414-490-007
Beaumont	11582 Bunker Pl	3389	\$221.00	4	2.75	3/16/2026	\$750,000.00	9147	0.21	400-080-024
Beaumont	11344 Burnet St	1969	\$269.00	3	1.75	3/26/2026	\$530,000.00	6098	0.14	400-760-001
Beaumont	1279 Cedar Hollow Rd	2143	\$231.00	3	3	3/30/2026	\$497,000.00	6098	0.14	404-241-002
Beaumont	520 Cedar View Dr	1857	\$320.00	4	2.5	3/13/2026	\$595,000.00	8276	0.19	404-181-010
Beaumont	35344 Couples Ct	1571	\$324.00	3	1.75	3/17/2026	\$510,000.00	6534	0.15	413-991-006
Beaumont	1176 Dadash	2537	\$197.00	5	2.75	3/27/2026	\$501,000.00	6969	0.16	415-180-053
Beaumont	34334 Devlin Dr	2510	\$222.00	5	2.75	3/3/2026	\$559,000.00	6969	0.16	413-721-007
Beaumont	36286 Eagle Ln	2116	\$274.00	3	2	3/11/2026	\$580,000.00	7840	0.18	400-040-001
Beaumont	883 Eastlake Rd	1687	\$251.00	2	2	3/27/2026	\$425,000.00	6098	0.14	400-330-061
Beaumont	1147 Edgar Ave	950	\$594.00	2	1.75	3/13/2026	\$565,000.00	9147	0.21	414-172-021
Beaumont	35265 Els Pl	2527	\$266.00	4	2.75	3/6/2026	\$673,000.00	6098	0.14	422-260-029
Beaumont	11486 Floyd Cir	4358	\$162.00	6	4.25	3/25/2026	\$710,000.00	15681	0.36	413-741-016
Beaumont	1710 N Forest Oaks Dr	1687	\$251.00	2	2	3/12/2026	\$425,000.00	6098	0.14	400-320-091
Beaumont	36938 Frantoio St	1778	\$303.00	3	2.5	3/5/2026	\$540,500.00	6534	0.15	414-500-036
Beaumont	37981 Gallery Ln	2025	\$293.00	4	3	3/12/2026	\$595,000.00	12632	0.29	400-110-001
Beaumont	449 Glacier Park	2126	\$234.00	2	2	3/30/2026	\$499,000.00	13068	0.3	428-330-028
Beaumont	1672 Golden Way	2838	\$216.00	5	3	3/19/2026	\$615,000.00	6969	0.16	400-462-014
Beaumont	1534 Green Creek Trl	2043	\$252.00	2	2	3/26/2026	\$515,000.00	5227	0.12	428-230-010
Beaumont	1538 Green Creek Trl	2076	\$238.00	2	2	3/23/2026	\$495,000.00	5227	0.12	428-230-011



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Beaumont	1489 Hunter Moon Way	2056	\$24.00	4	2	3/18/2026	\$50,500.00	7840	0.18	419-472-010
Beaumont	696 Illinois Ave	1432	\$359.00	4	2	3/23/2026	\$515,000.00	7405	0.17	419-222-010
Beaumont	11474 Jacobsen Rd	2402	\$241.00	3	2.5	3/4/2026	\$580,000.00	6534	0.15	413-801-004
Beaumont	1244 Katherine Ct	2348	\$247.00	4	2	3/6/2026	\$580,000.00	9583	0.22	400-142-046
Beaumont	1185 Lantana Rd	2127	\$212.00	2	2.5	3/27/2026	\$453,000.00	8276	0.19	400-180-046
Beaumont	685 Massachusetts Ave	1944	\$344.00	2	1	3/6/2026	\$670,000.00	10018	0.23	418-031-021
Beaumont	1322 Melstone St	3031	\$240.00	4	3	3/18/2026	\$730,000.00	10175	0.23	408-280-029
Beaumont	1672 Milford Way	1948	\$275.00	4	3	3/30/2026	\$537,000.00	5662	0.13	408-202-012
Beaumont	1587 Milky Way	2380	\$247.00	4	3	3/24/2026	\$588,000.00	6534	0.15	408-250-022
Beaumont	34548 Morris St	2524	\$202.00	3	2.5	3/5/2026	\$510,000.00	4791	0.11	413-752-016
Beaumont	35021 Nicklaus Nook	3218	\$204.00	5	3.75	3/27/2026	\$659,000.00	7840	0.18	413-492-006
Beaumont	1666 Ocala Ln	2243	\$256.00	3	2.5	3/17/2026	\$575,000.00	7962	0.18	408-204-009
Beaumont	152 Paisley Ct	3225	\$188.00	4	3	3/23/2026	\$609,000.00	6534	0.15	428-092-003
Beaumont	1250 Pennsylvania Ave	1646	\$306.00	3	1.75	3/10/2026	\$504,000.00	25264	0.58	415-092-015
Beaumont	35338 Price St	1981	\$277.00	3	2.25	3/4/2026	\$550,000.00	4656	0.11	400-650-005
Beaumont	1064 Queen Annes Ln	2076	\$240.00	3	2.5	3/20/2026	\$500,000.00	5662	0.13	419-640-007
Beaumont	38327 Rancho Vista Dr	2980	\$196.00	4	2.5	3/26/2026	\$585,000.00	6098	0.14	414-320-036
Beaumont	1645 Rigel St	2141	\$224.00	4	2.25	3/27/2026	\$480,000.00	4356	0.1	419-551-031
Beaumont	1649 Rigel St	1727	\$277.00	3	2.25	3/5/2026	\$480,000.00	4356	0.1	419-551-030
Beaumont	428 Saddlerock	1738	\$302.00	2	2	3/19/2026	\$525,000.00	7405	0.17	428-350-014
Beaumont	348 Scarlett Runner	2163	\$205.00	2	2.5	3/30/2026	\$445,000.00	6534	0.15	428-430-040
Beaumont	1476 Signal Peak	1738	\$273.00	2	2	3/23/2026	\$475,000.00	5662	0.13	428-210-074
Beaumont	383 Song Bird	1496	\$292.00	2	2	3/27/2026	\$437,000.00	4791	0.11	428-410-031
Beaumont	1232 Sunburst Dr	1959	\$277.00	4	2.75	3/13/2026	\$544,000.00	7840	0.18	419-440-024
Beaumont	1465 Sundance Dr	2426	\$206.00	4	2	3/5/2026	\$500,000.00	6969	0.16	419-470-007
Beaumont	1707 Tee Time Ave	2086	\$208.00	4	2.75	3/24/2026	\$435,000.00	8712	0.2	400-430-013
Beaumont	35256 Thorpe Trl	2692	\$239.00	4	3.5	3/19/2026	\$645,000.00	6098	0.14	413-821-016
Beaumont	1542 Timberline	2038	\$245.00	2	2	3/5/2026	\$501,000.00	10018	0.23	428-401-036
Beaumont	36554 Torrey Pines Dr	2280	\$228.00	4	2.5	3/9/2026	\$520,000.00	6969	0.16	400-060-005
Beaumont	1564 Townswood Ct					3/9/2026	\$466,500.00	5732	0.13	408-490-037



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Beaumont	1572 Townswood Ct					3/10/2026	\$429,000.00	4286	0.1	408-470-038
Beaumont	1580 Trinette Dr	1103	\$412.00	3	2	3/5/2026	\$455,000.00	8712	0.2	404-170-001
Beaumont	1577 Valhalla Ct	2305	\$260.00	2	2.5	3/30/2026	\$600,000.00	9147	0.21	400-400-054
Beaumont	34430 Venturi Ave	3027	\$204.00	4	2.75	3/13/2026	\$620,000.00	9147	0.21	413-770-002
Beaumont	1011 Violet Ct	2228	\$255.00	4	2	3/10/2026	\$570,000.00	7405	0.17	419-650-019
Beaumont	1072 Willow Moon Way	2056	\$174.00	4	2	3/3/2026	\$358,450.00	7405	0.17	419-495-011
Beaumont	1515 Willowhaven Ln					3/9/2026	\$433,500.00	5919	0.14	408-490-048
Beaumont	410 Windfields Way	2578	\$213.00	4	2.5	3/27/2026	\$550,000.00	7405	0.17	414-231-002
Beaumont	1153 Woodburn Cir	2570	\$236.00	5	2.5	3/13/2026	\$607,000.00	9147	0.21	414-241-065
Beaumont	1193 Woodburn Cir	1508	\$334.00	3	2	3/19/2026	\$505,000.00	8712	0.2	414-241-058
Cherry Valley	8620 Apple Tree Ln	2119	\$325.00	4	2.25	3/27/2026	\$690,000.00	27878	0.64	401-040-011
Cherry Valley	9643 Avenida Miravilla	2258	\$219.00	2	3.5	3/11/2026	\$495,000.00	60112	1.38	401-131-003
Cherry Valley	10676 Cherry Hills Dr	1253	\$267.00	2	2	3/23/2026	\$335,000.00	4791	0.11	402-402-016
Cherry Valley	39581 Cherry Oak Canyon Rd	2125	\$294.00	3	2	3/30/2026	\$625,000.00	43124	0.99	401-271-019
Cherry Valley	11047 Karen Dr	1044	\$435.00	3	2	3/6/2026	\$455,000.00	6098	0.14	404-110-012
Cherry Valley	9869 Kehl Canyon Rd	2441	\$325.00	4	3	3/31/2026	\$795,000.00	43995	1.01	407-310-005
Cherry Valley	10269 Live Oak Ave	766	\$359.00	2	1	3/26/2026	\$275,000.00	11325	0.26	403-240-014
Cherry Valley	10456 Nancy Ave	1282	\$351.00	3	1.75	3/17/2026	\$450,000.00	14810	0.34	405-110-002
Cherry Valley	38992 Vineland St	893	\$768.00	4	2	3/11/2026	\$686,000.00	27442	0.63	405-092-033
Cherry Valley	39623 Vineland St	1040	\$389.00	2	1	3/26/2026	\$405,000.00	43560	1	403-070-015



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Total Sales:	80
Average Sales Price:	\$527,218.13
Average Square Feet:	2115