



## Beaumont

Sales Comparables - November 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	36415 Par Ln	2531	\$ 216.00	3	2	11/3/2025	\$ 548,000.00	7405	0.17	400-040-076
Beaumont	11534 Alana Ln	3090	\$ 207.00	5	2.75	11/4/2025	\$ 640,000.00	4939	0.11	400-701-004
Beaumont	1253 W Monte Verde Dr	1912	\$ 292.00	4	2	11/4/2025	\$ 560,000.00	7405	0.17	400-151-006
Beaumont	1256 Sunburst Dr	1534	\$ 316.00	3	2	11/4/2025	\$ 485,000.00	5662	0.13	419-440-022
Beaumont	1139 Desert Fox Ct	1852	\$ 302.00	4	2.75	11/5/2025	\$ 560,000.00	6098	0.14	404-121-009
Beaumont	11235 Picard Pl	2343	\$ 209.00	3	2.75	11/5/2025	\$ 490,000.00	5227	0.12	413-520-058
Beaumont	1622 Trailview Dr	1472	\$ 292.00	2	1.75	11/5/2025	\$ 430,000.00	6520	0.15	408-430-058
Beaumont	874 Palm Ave	2065	\$ 256.00	5	1.75	11/6/2025	\$ 530,000.00	9147	0.21	415-312-002
Beaumont	1576 Lindsey Peak	2700	\$ 238.00	2	2.5	11/7/2025	\$ 645,000.00	9583	0.22	428-370-001
Beaumont	35236 Lopez Ln	2172	\$ 264.00	4	2.25	11/7/2025	\$ 575,000.00	8712	0.2	422-280-008
Beaumont	1160 Elm Ave	824	\$ 388.00	1	1.75	11/10/2025	\$ 320,000.00	16988	0.39	414-171-001
Beaumont	979 Essex Rd	1687	\$ 237.00	2	2	11/10/2025	\$ 400,000.00	6534	0.15	400-300-002
Beaumont	35243 Lopez Ln	2833	\$ 222.00	5	2.5	11/10/2025	\$ 630,000.00	5662	0.13	422-282-008
Beaumont	1513 Beacon Dr					11/12/2025	\$ 550,000.00	6259	0.14	408-490-019
Beaumont	1123 Brown Bear Trl	1615	\$ 309.00	3	2.5	11/12/2025	\$ 500,000.00	6098	0.14	404-121-022
Beaumont	35496 Byron Trl	3803	\$ 185.00	5	2.75	11/12/2025	\$ 705,000.00	6534	0.15	413-580-004
Beaumont	717 Lions Lair Rd	1585	\$ 331.00	3	2.5	11/12/2025	\$ 525,000.00	7840	0.18	404-071-025
Beaumont	35814 Anderson St	2332	\$ 243.00	3	3	11/13/2025	\$ 568,000.00	5227	0.12	413-550-017
Beaumont	850 Beaumont Ave	1090	\$ 408.00			11/13/2025	\$ 445,000.00	9583	0.22	415-321-004
Beaumont	601 Cypress St	1101	\$ 408.00	3	2	11/13/2025	\$ 450,000.00	4791	0.11	404-023-006
Beaumont	233 Drake Ave	2304	\$ 182.00	4	2.5	11/13/2025	\$ 420,500.00	22651	0.52	428-101-035
Beaumont	104 Lenore Ct	3309	\$ 183.00	4	2.5	11/13/2025	\$ 608,000.00	10890	0.25	428-050-010
Beaumont	729 Windbound Ave	1868	\$ 307.00	3	2	11/13/2025	\$ 575,000.00	9147	0.21	414-311-015
Beaumont	1506 Big Bnd	2412	\$ 246.00	2	2.5	11/14/2025	\$ 595,000.00	8712	0.2	428-220-023
Beaumont	1794 N Forest Oaks Dr	1687	\$ 245.00	2	2	11/14/2025	\$ 415,000.00	5662	0.13	400-270-036
Beaumont	1601 Stone Creek Rd	1885	\$ 291.00	4	3	11/14/2025	\$ 550,000.00	7840	0.18	404-092-009
Beaumont	1580 Townswood Ct					11/14/2025	\$ 475,000.00	5187	0.12	408-470-040
Beaumont	687 Cedar View Dr	2358	\$ 231.00	5	2.75	11/17/2025	\$ 545,000.00	5227	0.12	404-221-009
Beaumont	1561 Garden View Trl	2176	\$ 256.00	2	2.25	11/18/2025	\$ 559,000.00	7126	0.16	408-380-007
Beaumont	1583 Turtle Crk	2076	\$ 209.00	2	2	11/18/2025	\$ 435,000.00	5227	0.12	428-180-025



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Beaumont	936 Avenal Way	1687	\$ 254.00	2	2	11/19/2025	\$ 430,000.00	7405	0.17	400-310-017
Beaumont	26 Billings Ave	2419	\$ 221.00	4	2.5	11/20/2025	\$ 535,000.00	5227	0.12	419-561-013
Beaumont	44 Cold Spring Ave	2952	\$ 183.00	5	2.75	11/20/2025	\$ 542,000.00	6534	0.15	419-600-022
Beaumont	35559 Hogan Dr	1958	\$ 263.00	3	2.5	11/21/2025	\$ 515,000.00	4356	0.1	413-511-032
Beaumont	962 Massachusetts Ave	1220	\$ 426.00	3	1.5	11/21/2025	\$ 520,000.00	10018	0.23	415-292-025
Beaumont	1151 Sagamore Cir	2072	\$ 258.00	4	2	11/21/2025	\$ 535,000.00	8712	0.2	414-290-018
Beaumont	1626 Stone Creek Rd	1585	\$ 323.00	3	2.5	11/21/2025	\$ 513,000.00	6534	0.15	404-093-042
Beaumont	1544 Townswood Ct					11/21/2025	\$ 492,500.00	7235	0.17	408-490-032
Beaumont	625 Xenia Ave	903	\$ 666.00			11/21/2025	\$ 602,000.00	8712	0.2	419-202-009
Beaumont	442 Yellowstone Park	2200	\$ 247.00	2	2	11/21/2025	\$ 545,000.00	10454	0.24	428-330-027
Beaumont	1664 Landmark Way	1687	\$ 251.00	2	2	11/24/2025	\$ 425,000.00	6534	0.15	400-320-069
Beaumont	1556 Park Village Dr					11/24/2025	\$ 419,000.00	5379	0.12	408-480-006
Beaumont	1583 Turnberry Ct	2127	\$ 246.00	2	2.5	11/24/2025	\$ 525,000.00	9583	0.22	400-360-020
Beaumont	285 Bartram Trl	2792	\$ 223.00	3	2.75	11/25/2025	\$ 625,000.00	8712	0.2	428-250-018
Beaumont	1158 Blackbrush Rd	1392	\$ 302.00	2	2	11/25/2025	\$ 420,500.00	9583	0.22	400-190-045
Beaumont	1608 Sams Cyn	2700	\$ 240.00	2	2.5	11/25/2025	\$ 648,000.00	6969	0.16	428-430-002
Beaumont	1552 Townswood Ct					11/25/2025	\$ 449,500.00	6499	0.15	408-490-034
Beaumont	36790 Bay Hill Dr	2359	\$ 203.00	4	2.75	11/26/2025	\$ 480,000.00	5662	0.13	400-070-051
Beaumont	35983 Michelle Ln	2278	\$ 232.00	3	2.5	11/26/2025	\$ 530,000.00	5227	0.12	413-841-022
Beaumont	1545 Townswood Ct					11/26/2025	\$ 494,000.00	7056	0.16	408-490-029
Beaumont	1548 Townswood Ct					11/26/2025	\$ 443,500.00	5610	0.13	408-490-033
Cherry Valley	10543 Winesap Ave	2661	\$ 312.00	4	2.75	11/20/2025	\$ 832,500.00	90604	2.08	402-170-011
Cherry Valley	10907 Winesap Ave	1407	\$ 351.00	3	1.75	11/20/2025	\$ 495,000.00	10018	0.23	402-280-052
Cherry Valley	10420 Bel Air Dr	1628	\$ 220.00	3	1.75	11/21/2025	\$ 359,000.00	5227	0.12	402-151-006
Cherry Valley	10311 Bel Air Dr	1628	\$ 227.00	3	1.75	11/25/2025	\$ 370,000.00	4356	0.1	402-392-019
Cherry Valley	39407 Tokay St	1152	\$ 447.00	2	1.75	11/26/2025	\$ 515,000.00	12632	0.29	401-110-011



**Lawyers Title**

## **Beaumont**

Sales Comparables - November 2025

<b>Total Sales:</b>	56
<b>Average Sales Price:</b>	\$517,750.00
<b>Average Square Feet:</b>	2029