



Beaumont

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1507 Belterra	2700	\$ 222.00	2	2.5	10/1/2025	\$ 600,000.00	7405	0.17	428-340-042
Beaumont	1706 Miranda Ln	2048	\$ 263.00	4	2	10/1/2025	\$ 540,000.00	13939	0.32	404-032-013
Beaumont	35523 Trevino Trl	2343	\$ 213.00	3	2.75	10/1/2025	\$ 500,000.00	4791	0.11	413-513-012
Beaumont	35369 Garcia St	2456	\$ 250.00	4	2.75	10/2/2025	\$ 614,000.00	5227	0.12	422-300-012
Beaumont	1573 Townswood Ct					10/2/2025	\$ 482,500.00	5222	0.12	408-490-024
Beaumont	35317 Trevino Trl	2436	\$ 199.00	4	2.5	10/2/2025	\$ 485,000.00	4791	0.11	413-512-002
Beaumont	35213 Braid Pl	2833	\$ 243.00	5	2.5	10/3/2025	\$ 690,000.00	6098	0.14	422-260-015
Beaumont	467 Everest Peak	2163	\$ 251.00	2	2.5	10/3/2025	\$ 545,000.00	6969	0.16	428-370-059
Beaumont	1576 Townswood Ct					10/3/2025	\$ 451,500.00	5118	0.12	408-470-039
Beaumont	1028 Coto De Caza Ct	1687	\$ 260.00	2	2	10/6/2025	\$ 440,000.00	6098	0.14	400-340-066
Beaumont	31 Newburn Ct	3074	\$ 195.00	4	2.5	10/6/2025	\$ 600,000.00	6534	0.15	419-611-013
Beaumont	36573 Albatross St	2025	\$ 276.00	4	3	10/7/2025	\$ 560,000.00	7840	0.18	400-610-016
Beaumont	1152 Hawthorn Ln	2326	\$ 223.00	4	3	10/7/2025	\$ 520,000.00	6969	0.16	419-700-005
Beaumont	205 Logan St	2952	\$ 159.00	5	2.75	10/7/2025	\$ 470,000.00	10018	0.23	428-072-025
Beaumont	1241 Pennsylvania Ave	1343	\$ 420.00	3	1.75	10/7/2025	\$ 565,000.00	13939	0.32	415-100-075
Beaumont	1558 Rockrose Way	1392	\$ 279.00	2	2	10/7/2025	\$ 389,000.00	6098	0.14	400-380-054
Beaumont	14490 Green Acres Dr	3124	\$ 310.00	3	2.5	10/8/2025	\$ 970,000.00			424-220-002
Beaumont	1483 Midnight Sun Dr	2739	\$ 206.00	5	2.75	10/9/2025	\$ 565,000.00	6098	0.14	419-521-003
Beaumont	1147 Edgar Ave	950	\$ 289.00	2	1.75	10/10/2025	\$ 275,000.00	9147	0.21	414-172-021
Beaumont	1581 Harmonie Way					10/10/2025	\$ 532,000.00	6390	0.15	408-470-041
Beaumont	37151 Mulligan Dr	1611	\$ 325.00	4	2	10/10/2025	\$ 525,000.00	12632	0.29	400-090-012
Beaumont	13139 Balata St	1300	\$ 350.00	3	2	10/14/2025	\$ 455,000.00	6534	0.15	400-630-061
Beaumont	1582 Harmonie Way					10/14/2025	\$ 542,000.00	5815	0.13	408-470-054
Beaumont	1465 Ardith Ct	3060	\$ 196.00	3	2.5	10/15/2025	\$ 600,000.00	10018	0.23	419-683-002
Beaumont	1715 Boysen Way	2067	\$ 261.00	4	3	10/15/2025	\$ 540,000.00	6534	0.15	408-210-019
Beaumont	1790 N Forest Oaks Dr	1687	\$ 248.00	2	2	10/15/2025	\$ 419,000.00	5662	0.13	400-270-037
Beaumont	35257 Guldahl Ct	2833	\$ 225.00	5	2.5	10/15/2025	\$ 638,000.00	5662	0.13	422-311-047
Beaumont	11916 Wright Cir	2239	\$ 244.00	4	2.25	10/15/2025	\$ 548,000.00	6342	0.15	400-681-021
Beaumont	11223 Coody Ct	2574	\$ 194.00	3	2.5	10/16/2025	\$ 500,000.00	4791	0.11	413-520-025
Beaumont	1456 Moonlight Dr	3197	\$ 125.00	4	2.75	10/16/2025	\$ 400,000.00	7405	0.17	419-522-024



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Beaumont	258 White Sands St	1496	\$ 306.00	2	2	10/16/2025	\$ 459,000.00	4356	0.1	428-210-008
Beaumont	1195 Cliffrose Way	1392	\$ 301.00	2	2	10/17/2025	\$ 420,000.00	5227	0.12	400-190-065
Beaumont	1337 Groveland St	1975	\$ 227.00	4	3	10/17/2025	\$ 450,000.00	6743	0.15	408-281-011
Beaumont	1571 Harmonie Way					10/17/2025	\$ 657,000.00	5937	0.14	408-470-044
Beaumont	1262 Larkspur Ln	1901	\$ 276.00	4	2	10/17/2025	\$ 525,000.00	6534	0.15	419-442-043
Beaumont	856 Liam Way	1582	\$ 317.00	3	2	10/17/2025	\$ 503,000.00	7840	0.18	404-031-017
Beaumont	1572 Park Village Dr					10/17/2025	\$ 414,000.00	5357	0.12	408-480-003
Beaumont	11487 Sheridan Way	1969	\$ 261.00	12	7	10/17/2025	\$ 515,000.00	4791	0.11	400-760-017
Beaumont	11228 Casper Cv	2778	\$ 194.00	4	3	10/20/2025	\$ 540,000.00	6098	0.14	413-551-025
Beaumont	14028 Cavallano Ct	2730	\$ 244.00	4	2.75	10/20/2025	\$ 668,000.00	12196	0.28	414-430-015
Beaumont	35272 Funk Way	2435	\$ 242.00	4	3.5	10/20/2025	\$ 590,000.00	4961	0.11	400-691-004
Beaumont	1506 Pierce MI	2318	\$ 267.00	3	2.5	10/20/2025	\$ 620,000.00	8712	0.2	428-220-054
Beaumont	1447 White Cloud Ln	2076	\$ 255.00	3	2.5	10/20/2025	\$ 530,000.00	7405	0.17	419-531-005
Beaumont	1516 Winding Sun Dr	1472	\$ 298.00	2	1.75	10/20/2025	\$ 440,000.00	4974	0.11	408-410-014
Beaumont	1536 Williamson Park	1600	\$ 290.00	2	2	10/21/2025	\$ 465,000.00	5227	0.12	428-411-010
Beaumont	1130 E 6th St	610	\$ 2,295.00	2	1.75	10/22/2025	\$ 1,400,000.00	6098	0.14	418-032-014
Beaumont	1280 Edgar Ave	1000	\$ 440.00	1	1.75	10/22/2025	\$ 440,000.00	11761	0.27	415-142-032
Beaumont	35107 Hogan Dr	3008	\$ 206.00	4	2.75	10/22/2025	\$ 620,000.00	6098	0.14	413-491-009
Beaumont	274 W 12th St	1269	\$ 283.00	4	1.75	10/23/2025	\$ 360,000.00	11761	0.27	414-150-031
Beaumont	1318 Burdock St	1947	\$ 267.00	3	2.25	10/23/2025	\$ 520,000.00	3484	0.08	419-692-044
Beaumont	478 Boise Rock	2635	\$ 250.00	3	2.5	10/24/2025	\$ 659,000.00	14374	0.33	428-330-005
Beaumont	13025 Bowker Play Ct	2643	\$ 222.00	4	2.25	10/24/2025	\$ 589,000.00	5662	0.13	400-120-009
Beaumont	804 Annandale Rd	2127	\$ 267.00	2	2.5	10/27/2025	\$ 570,000.00	11325	0.26	400-280-014
Beaumont	1316 Bannock St	1816	\$ 286.00	3	2	10/27/2025	\$ 520,000.00	6969	0.16	408-190-069
Beaumont	1706 Brittney Rd	2127	\$ 218.00	2	2.5	10/27/2025	\$ 465,000.00	6534	0.15	400-200-049
Beaumont	890 N California Ave	1089	\$ 417.00	2	1	10/28/2025	\$ 455,000.00	9583	0.22	415-331-001
Beaumont	1537 Tattlesall	1738	\$ 272.00	2	2	10/28/2025	\$ 474,000.00	7840	0.18	428-350-006
Beaumont	1043 E 9th St	887	\$ 467.00	2	1.75	10/29/2025	\$ 415,000.00	5662	0.13	415-301-022
Beaumont	1556 Townswood Ct					10/29/2025	\$ 443,500.00	5732	0.13	408-490-035
Beaumont	1216 Beaumont Ave	876	\$ 527.00	2	1	10/30/2025	\$ 462,000.00	21780	0.5	415-130-021

Deemed reliable but not guaranteed

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Beaumont	1115 Brown Bear Trl	1852	\$ 269.00	4	2.75	10/30/2025	\$ 500,000.00	6098	0.14	404-121-023
Beaumont	1172 Cedar Hollow Rd	2143	\$ 242.00	3	3	10/30/2025	\$ 520,000.00	7405	0.17	404-240-008
Beaumont	11291 Littler Ln	2789	\$ 240.00	4	2.5	10/30/2025	\$ 670,000.00	11761	0.27	413-760-012
Beaumont	370 W 12th St	1026	\$ 332.00	3	1.75	10/31/2025	\$ 341,577.00	7405	0.17	414-141-004
Beaumont	1324 E 8th St	1164	\$ 402.00	3	1	10/31/2025	\$ 469,000.00	15245	0.35	419-221-005
Beaumont	35278 Guldahl Ct	2172	\$ 267.00	4	2.25	10/31/2025	\$ 580,000.00	8712	0.2	422-311-041
Beaumont	1006 Radka Ave	1595	\$ 264.00	3	2	10/31/2025	\$ 422,000.00	6098	0.14	415-224-006
Cherry Valley	10456 Nancy Ave	1282	\$ 249.00	3	1.75	10/8/2025	\$ 320,000.00	14810	0.34	405-110-002
Cherry Valley	9249 Avenida Miravilla	1138	\$ 515.00	1	1.75	10/9/2025	\$ 586,500.00	30927	0.71	401-090-019
Cherry Valley	10497 Bel Air Dr	1029	\$ 242.00	3	1.75	10/21/2025	\$ 250,000.00	4356	0.1	402-152-047
Cherry Valley	10185 Nancy Ave	2082	\$ 415.00	3	2.5	10/22/2025	\$ 865,000.00	45302	1.04	405-050-018
Cherry Valley	38718 Brookside Ave	1805	\$ 218.00	3	1	10/23/2025	\$ 395,000.00	33105	0.76	405-230-010
Cherry Valley	40948 Cypress Point Dr	1606	\$ 228.00	2	1.75	10/23/2025	\$ 367,000.00	5662	0.13	402-412-024
Cherry Valley	9475 Lakeview Ct	2822	\$ 425.00	3	3.25	10/28/2025	\$ 1,200,000.00	42688	0.98	401-100-063

Total Sales:	74
Average Sales Price:	\$535,615.91
Average Square Feet:	1987