



Beaumont

Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	34256 Devlin Dr	2432	\$ 197.00	4	2.75	9/2/2025	\$ 480,000.00	6098	0.14	413-720-004
Beaumont	11462 Jacobsen Rd	2888	\$ 231.00	3	2.5	9/2/2025	\$ 670,000.00	7840	0.18	413-801-006
Beaumont	26 Billings Ave	2419	\$ 181.00	4	2.5	9/3/2025	\$ 440,000.00	5227	0.12	419-561-013
Beaumont	1345 Avalon Ave	2117	\$ 273.00	5	2	9/4/2025	\$ 580,000.00	9147	0.21	415-032-027
Beaumont	11010 Coody Ct	2762	\$ 186.00	4	2.5	9/4/2025	\$ 515,000.00	4791	0.11	413-520-013
Beaumont	1376 Galaxy Dr	2243	\$ 249.00	3	2.5	9/4/2025	\$ 560,000.00	5662	0.13	408-260-002
Beaumont	37280 Parkway Dr	3396	\$ 150.00	4	2.5	9/4/2025	\$ 510,000.00	6098	0.14	414-350-008
Beaumont	37089 Meadow Brook Way	2359	\$ 228.00	4	2.75	9/5/2025	\$ 538,000.00	5662	0.13	400-080-081
Beaumont	950 Michigan Ave	560	\$ 375.00	1	1.75	9/5/2025	\$ 210,000.00	9583	0.22	415-291-032
Beaumont	1351 Beaumont Ave	1122	\$ 383.00	3	1	9/9/2025	\$ 430,000.00	7405	0.17	415-031-008
Beaumont	73 Berkshire Ave	1507	\$ 338.00	3	2	9/9/2025	\$ 510,000.00	7405	0.17	419-631-006
Beaumont	14131 Versilla Dr	2730	\$ 227.00	4	2.75	9/9/2025	\$ 620,000.00	8276	0.19	414-410-031
Beaumont	805 Annandale Rd	2127	\$ 169.00	2	2.5	9/10/2025	\$ 361,500.00	8276	0.19	400-280-065
Beaumont	1511 Asteroid Way	1544	\$ 323.00	3	2	9/10/2025	\$ 500,000.00	5662	0.13	408-242-024
Beaumont	11204 Runyan Rd	2762	\$ 209.00	4	2.5	9/10/2025	\$ 580,000.00	6969	0.16	413-520-019
Beaumont	1560 Park Village Dr					9/11/2025	\$ 471,500.00	5370	0.12	408-480-005
Beaumont	775 Pennsylvania Ave	956	\$ 269.00	2	1	9/11/2025	\$ 257,500.00	6534	0.15	418-032-028
Beaumont	1726 Reyes Ln	2127	\$ 223.00	2	2.5	9/11/2025	\$ 475,000.00	12632	0.29	400-210-013
Beaumont	1470 Black Diamond Dr	1868	\$ 270.00	3	2.5	9/12/2025	\$ 505,000.00	4356	0.1	408-222-004
Beaumont	1615 Croton St	3333	\$ 46.00	4	2.5	9/12/2025	\$ 155,000.00	9583	0.22	408-150-053
Beaumont	1790 Starlight Ave	2797	\$ 234.00	4	3	9/12/2025	\$ 655,000.00	10018	0.23	408-310-004
Beaumont	36644 Bay Hill Dr	2520	\$ 242.00	5	3.5	9/15/2025	\$ 610,000.00	8276	0.19	400-060-035
Beaumont	1644 Beacon Dr	1563	\$ 294.00	2	1.75	9/15/2025	\$ 460,000.00	5140	0.12	408-440-045
Beaumont	901 Edgar Ave	910	\$ 494.00	2	1.75	9/15/2025	\$ 450,000.00	9583	0.22	415-261-009
Beaumont	35260 Guldahl Ct	2493	\$ 252.00	4	2.5	9/15/2025	\$ 630,000.00	8712	0.2	422-311-037
Beaumont	170 Potter Crk	2340	\$ 213.00	2	2	9/15/2025	\$ 500,000.00	5662	0.13	428-150-040
Beaumont	35668 Trevino Trl	2207	\$ 233.00	3	3	9/16/2025	\$ 515,000.00	7405	0.17	413-560-001
Beaumont	35377 Aubrey Ln	2362	\$ 237.00	4	2.75	9/17/2025	\$ 560,000.00	3950	0.09	400-711-025
Beaumont	14226 Bonavento Ln	2040	\$ 299.00	5	2.75	9/17/2025	\$ 610,000.00	9583	0.22	414-400-045
Beaumont	1546 Onyx Ln	2067	\$ 256.00	4	3	9/17/2025	\$ 530,000.00	6098	0.14	408-220-007



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Beaumont	1634 Puma Ct	1852	\$ 270.00	4	2.75	9/18/2025	\$ 501,000.00	7840	0.18	404-093-027
Beaumont	1661 Stone Creek Rd	1812	\$ 303.00	3	2.5	9/18/2025	\$ 550,000.00	6534	0.15	404-080-003
Beaumont	1576 Harmonie Way					9/19/2025	\$ 555,000.00	6337	0.15	408-470-052
Beaumont	1524 Overpark Ln	1677	\$ 314.00	2	1.75	9/19/2025	\$ 528,000.00	6080	0.14	408-390-003
Beaumont	1337 Alpine Ave	1868	\$ 283.00	3	2.5	9/22/2025	\$ 530,000.00	5227	0.12	408-210-009
Beaumont	36235 Bay Hill Dr	3690	\$ 205.00	4	3	9/22/2025	\$ 759,000.00	7840	0.18	400-050-007
Beaumont	1489 Black Diamond Dr	1662	\$ 17.00	3	2.5	9/23/2025	\$ 29,000.00	4356	0.1	408-221-005
Beaumont	36890 Cascina Ln	2520	\$ 238.00	4	2.75	9/23/2025	\$ 600,000.00	7405	0.17	414-520-071
Beaumont	940 Gleneagles Rd	2127	\$ 262.00	2	2.5	9/23/2025	\$ 558,000.00	7405	0.17	400-400-038
Beaumont	36877 Meadow Brook Way	1792	\$ 262.00	4	1.75	9/23/2025	\$ 470,000.00	5662	0.13	400-070-068
Beaumont	310 Shining Rock	1794	\$ 238.00	2	1.75	9/23/2025	\$ 427,000.00	4356	0.1	428-260-032
Beaumont	1457 Starry Skies Rd	1922	\$ 270.00	4	3	9/23/2025	\$ 520,000.00	6098	0.14	419-531-023
Beaumont	1525 Summerfield Way	1662	\$ 318.00	2	1.75	9/25/2025	\$ 529,000.00	6403	0.15	408-390-057
Beaumont	968 Wind Flower Rd	1392	\$ 269.00	2	2	9/25/2025	\$ 375,000.00	6098	0.14	400-380-050
Beaumont	38854 Amateur Way	1842	\$ 291.00	4	2	9/26/2025	\$ 537,000.00	6969	0.16	400-130-008
Beaumont	1660 Capri Way	1677	\$ 265.00	2	1.75	9/26/2025	\$ 445,000.00	3920	0.09	408-420-052
Beaumont	1574 Harmonie Way					9/26/2025	\$ 556,500.00	6337	0.15	408-470-051
Beaumont	35235 Lopez Ln	2833	\$ 225.00	5	2.5	9/26/2025	\$ 638,000.00	6098	0.14	422-282-010
Beaumont	1707 Miranda Ln	1582	\$ 316.00	3	2	9/26/2025	\$ 500,000.00	6969	0.16	404-031-002
Beaumont	961 Orange Ave	862	\$ 475.00	2	1.75	9/26/2025	\$ 410,000.00	9583	0.22	415-272-014
Beaumont	11533 Stoney Brook Ct	3043	\$ 236.00	4	3	9/26/2025	\$ 720,000.00	10890	0.25	400-040-092
Beaumont	35395 Garcia St	2456	\$ 264.00	4	2.75	9/29/2025	\$ 650,000.00	5227	0.12	422-300-017
Beaumont	35375 Trevino Trl	1958	\$ 255.00	3	2.5	9/29/2025	\$ 500,000.00	5227	0.12	413-512-008
Beaumont	789 Brownie Way	1620	\$ 308.00	3	2.5	9/30/2025	\$ 500,000.00	7840	0.18	428-040-002
Beaumont	1708 Snowberry Rd	2127	\$ 248.00	2	2.5	9/30/2025	\$ 528,000.00	13939	0.32	400-200-059
Beaumont	1579 Townswood Ct					9/30/2025	\$ 445,500.00	5972	0.14	408-490-023
Cherry Valley	39620 Avenida Sonrisa	1832	\$ 349.00	3	1.75	9/3/2025	\$ 640,000.00	16552	0.38	401-132-025
Cherry Valley	38540 Alva Dr	3112	\$ 311.00	2	3	9/11/2025	\$ 970,000.00	84070	1.93	407-130-023
Cherry Valley	10257 Cherry Ave	1032	\$ 411.00	3	1.75	9/11/2025	\$ 425,000.00	10890	0.25	403-042-006
Cherry Valley	9030 Rancho Dr	1920	\$ 338.00	3	2	9/18/2025	\$ 650,000.00	1307235	30.01	401-050-007



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Cherry Valley	10401 Bel Air Dr	1441	\$ 255.00	2	1.75	9/23/2025	\$ 368,000.00	4356	0.1	402-152-013

Total Sales:	61
Average Sales Price:	\$513,155.74
Average Square Feet:	2064

Deemed reliable but not guaranteed

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