

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1667 Scottsdale Rd	1392	\$ 272.00	2	2	6/29/2026	\$ 380,000.00	4791	0.11	400-320-014
Beaumont	265 W 4th St	427	\$ 538.00	3	1.75	6/15/2026	\$ 230,000.00	10018	0.23	417-123-002
Beaumont	1310 Sunburst Dr	1534	\$ 325.00	3	2	6/15/2026	\$ 500,000.00	6969	0.16	419-450-004
Beaumont	275 E 13th St	1454	\$ 361.00	2	1.75	6/22/2026	\$ 525,000.00	8276	0.19	415-142-043
Beaumont	1325 Bannock St	2116	\$ 257.00	4	2.75	6/22/2026	\$ 545,000.00	6534	0.15	408-190-017
Beaumont	801 Elm Ave	1180	\$ 381.00	3	1	6/11/2026	\$ 450,000.00	7405	0.17	414-220-009
Beaumont	728 Indigo St	2410	\$ 242.00	4	2	6/12/2026	\$ 585,000.00	9147	0.21	400-461-016
Beaumont	322 Forked Run	1859	\$ 268.00	2	2	6/22/2026	\$ 500,000.00	6098	0.14	428-402-003
Beaumont	35177 Webb Pl	2065	\$ 268.00	4	2.5	6/26/2026	\$ 555,000.00	5431	0.12	400-672-013
Beaumont	1394 Bouvardia Pl	1847	\$ 278.00	3	2	6/3/2026	\$ 515,000.00	9583	0.22	419-660-026
Beaumont	1559 Townswood Ct					6/25/2026	\$ 439,000.00	6002	0.14	408-490-026
Beaumont	1248 Burgundy Rose Way	3060	\$ 193.00	3	2.5	6/17/2026	\$ 593,000.00	7405	0.17	419-670-013
Beaumont	34723 Boros Blvd	3748	\$ 196.00	6	3.75	6/12/2026	\$ 735,000.00	9583	0.22	413-730-029
Beaumont	1217 N California Ave	1884	\$ 289.00	4	1.5	6/30/2026	\$ 545,000.00	11325	0.26	414-150-011
Beaumont	1717 Scottsdale Rd	1392	\$ 285.00	2	2	6/18/2026	\$ 397,000.00	4791	0.11	400-320-002
Beaumont	37019 Brutus Way	3752	\$ 182.00	4	2.5	6/15/2026	\$ 685,000.00	13068	0.3	414-350-001
Beaumont	36109 Eagle Ln	2563	\$ 226.00	4	2.5	6/8/2026	\$ 580,000.00	7840	0.18	400-030-059
Beaumont	675 Palo Alto Ave	1598	\$ 220.00	3	1.75	6/2/2026	\$ 352,000.00	6969	0.16	419-213-020
Beaumont	1322 Bannock St	2438	\$ 223.00	4	2.75	6/23/2026	\$ 545,000.00	6969	0.16	408-190-067
Beaumont	274 W 12th St	1269	\$ 390.00	4	1.75	6/5/2026	\$ 495,000.00	11761	0.27	414-150-031
Beaumont	1639 Alissa Flowers	1592	\$ 298.00	2	2	6/2/2026	\$ 475,000.00	4791	0.11	428-440-009
Beaumont	38754 Florence St	1460	\$ 345.00	3	2	6/12/2026	\$ 505,000.00	13503	0.31	414-051-021
Beaumont	37192 High Ridge Dr	3935	\$ 165.00	4	2.5	6/1/2026	\$ 650,000.00	9147	0.21	414-340-018
Beaumont	1140 Lantana Rd	2127	\$ 216.00	2	2.5	6/18/2026	\$ 460,000.00	7840	0.18	400-180-064
Beaumont	130 Boston Ave	3225	\$ 186.00	4	3	6/25/2026	\$ 603,000.00	6098	0.14	428-080-014
Beaumont	11621 Verbena Way	1957	\$ 278.00	4	2.5	6/23/2026	\$ 545,000.00	6969	0.16	400-780-066
Beaumont	1596 Four Seasons Cir	1556	\$ 256.00	2	1.75	6/3/2026	\$ 399,000.00	5662	0.13	428-130-074
Beaumont	1536 Beacon Dr					6/30/2026	\$ 505,500.00	6272	0.14	408-480-047
Beaumont	458 Windfields Way	1388	\$ 278.00	3	2	6/18/2026	\$ 386,293.00	9147	0.21	414-231-006
Beaumont	1561 Neptune Way	2518	\$ 48.00	4	3	6/2/2026	\$ 123,000.00	6098	0.14	408-271-002



Beaumont

Sales Comparables - June 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1563 Garden View Trl	2186	\$ 308.00	2	1.75	6/22/2026	\$ 674,000.00	8677	0.2	408-380-006
Beaumont	11554 Stoney Brook Ct	2753	\$ 236.00	4	2.5	6/11/2026	\$ 650,000.00	9583	0.22	400-030-027
Beaumont	288 Bartram Trl	2792	\$ 236.00	3	2.75	6/26/2026	\$ 659,000.00	8276	0.19	428-250-014
Beaumont	1563 Sunswept Way	1677	\$ 304.00	2	1.75	6/17/2026	\$ 510,000.00	5248	0.12	408-460-005
Beaumont	34063 Crenshaw St	2432	\$ 225.00	4	2.75	6/30/2026	\$ 549,000.00	4791	0.11	413-710-052
Beaumont	1512 Willowhaven Ln					6/30/2026	\$ 415,000.00	6477	0.15	408-490-045
Beaumont	1182 Olive Ave	1289	\$ 376.00	3	2	6/26/2026	\$ 485,000.00	12632	0.29	414-142-032
Beaumont	36053 Eagle Ln	3690	\$ 181.00	4	3	6/29/2026	\$ 670,000.00	7840	0.18	400-030-057
Beaumont	790 American Ave	1415	\$ 197.00	3	1.75	6/26/2026	\$ 279,000.00	8276	0.19	419-213-011
Beaumont	36772 Arietta Way	2730	\$ 225.00	4	2.75	6/1/2026	\$ 615,000.00	7405	0.17	414-450-002
Beaumont	1528 Apple Canyon Rd	2358	\$ 239.00	5	2.75	6/12/2026	\$ 565,000.00	5227	0.12	404-223-009
Beaumont	35216 Price St	1331	\$ 386.00	3	1.75	6/12/2026	\$ 515,000.00	5100	0.12	400-660-001
Beaumont	1580 Sunpark Dr	1934	\$ 325.00	2	1.75	6/16/2026	\$ 629,000.00	8694	0.2	408-380-004
Beaumont	516 Cynthia St	1103	\$ 439.00	3	2	6/15/2026	\$ 485,000.00	6098	0.14	404-020-015
Beaumont	635 American Ave	2611	\$ 86.00			6/18/2026	\$ 225,000.00	11761	0.27	419-232-020
Beaumont	34170 Ogrady Ct	2432	\$ 216.00	4	2.75	6/9/2026	\$ 526,000.00	5662	0.13	413-710-006
Beaumont	35293 Funk Way	2239	\$ 281.00	4	2.25	6/18/2026	\$ 631,000.00	7814	0.18	400-690-031
Beaumont	1072 Willow Moon Way	2056	\$ 252.00	4	2	6/9/2026	\$ 519,000.00	7405	0.17	419-495-011
Beaumont	459 Boise Rock	2635	\$ 248.00	3	2.5	6/30/2026	\$ 655,000.00	12196	0.28	428-330-003
Beaumont	1255 Orange Ave	910	\$ 475.00	2	1	6/22/2026	\$ 433,000.00	7840	0.18	415-130-006
Beaumont	36903 Straightaway Dr	1131	\$ 415.00	3	2	6/8/2026	\$ 470,000.00	12196	0.28	400-600-014
Beaumont	35394 Price St	1331	\$ 380.00	3	1.75	6/3/2026	\$ 507,000.00	4491	0.1	400-650-016
Beaumont	36453 Par Ln	2853	\$ 234.00	3	2.75	6/15/2026	\$ 670,000.00	6969	0.16	400-040-077
Beaumont	36913 Arezzo Ct	2114	\$ 253.00	4	2.5	6/3/2026	\$ 535,000.00	6969	0.16	414-490-058
Beaumont	1700 Sarazen St	1392	\$ 247.00	2	2	6/26/2026	\$ 345,000.00	4356	0.1	400-300-073
Beaumont	1523 Beacon Dr					6/22/2026	\$ 459,000.00	5222	0.12	408-490-021
Beaumont	973 Ironwood Rd	2127	\$ 235.00	2	2.5	6/3/2026	\$ 500,000.00	6534	0.15	400-350-009
Beaumont	1567 Polaris Ln	3550	\$ 192.00	6	3.75	6/5/2026	\$ 685,000.00	6098	0.14	419-540-034
Beaumont	1610 Stone Creek Rd	1812	\$ 311.00	3	2.5	6/16/2026	\$ 565,000.00	10018	0.23	404-093-044
Beaumont	1047 Northview Dr	1687	\$ 248.00	2	2	6/25/2026	\$ 420,000.00	6534	0.15	400-340-045

Deemed reliable but not guaranteed

Beaumont

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Beaumont

Sales Comparables - June 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	1657 Hibiscus Ct	1392	\$ 269.00	2	2	6/1/2026	\$ 375,000.00	4356	0.1	400-230-030
Beaumont	13058 Wedges Dr	2618	\$ 236.00	3	2	6/22/2026	\$ 620,000.00	7840	0.18	400-110-020
Beaumont	902 Elm Ave	902	\$ 508.00	3	1.75	6/5/2026	\$ 459,000.00	9583	0.22	414-201-015
Beaumont	1446 Desert Star Dr	2203	\$ 152.00	4	2	6/25/2026	\$ 335,000.00	7405	0.17	419-470-014
Beaumont	11238 Picard Pl	2663	\$ 224.00	4	2.5	6/24/2026	\$ 597,000.00	6098	0.14	413-520-041
Beaumont	1464 Petunia Ct	2228	\$ 234.00	4	2	6/3/2026	\$ 522,000.00	8712	0.2	419-650-009
Beaumont	13176 Niblick Ln	1969	\$ 271.00	4	2.75	6/29/2026	\$ 535,000.00	9583	0.22	400-630-028
Beaumont	35707 Mickelson Dr	3052	\$ 216.00	4	2.25	6/30/2026	\$ 660,000.00	5266	0.12	400-731-001
Beaumont	11513 Hinton Ct	1986	\$ 251.00	3	2.25	6/25/2026	\$ 500,000.00	5157	0.12	400-651-010
Beaumont	1517 Beacon Dr					6/17/2026	\$ 496,500.00	5292	0.12	408-490-020
Beaumont	1061 Lillies Way	2187	\$ 242.00	3	2.5	6/5/2026	\$ 530,000.00	7405	0.17	419-661-017
Beaumont	13084 Bowker Play Ct	1842	\$ 279.00	4	2	6/24/2026	\$ 515,000.00	5662	0.13	400-130-029
Beaumont	1514 Green Creek Trl	2043	\$ 243.00	2	2	6/12/2026	\$ 497,000.00	6098	0.14	428-230-002
Cherry Valley	9710 Mountain View Ave	4437	\$ 290.00	4	3	6/26/2026	\$ 1,290,000.00	58370	1.34	401-100-052
Cherry Valley	38535 Vineland St	2151	\$ 333.00	3	2	6/3/2026	\$ 718,000.00	77536	1.78	405-100-019
Cherry Valley	37575 Brookside Ave	1912	\$ 308.00	3	3	6/30/2026	\$ 590,000.00	37897	0.87	400-240-004
Cherry Valley	39657 Baldi Ct	1785	\$ 324.00	3	2	6/22/2026	\$ 579,000.00	10454	0.24	403-060-024
Cherry Valley	10177 Ralph Rd	1296	\$ 340.00	3	1.75	6/30/2026	\$ 441,000.00	7405	0.17	405-091-005
Cherry Valley	40275 Avenida Cerrovista	1143	\$ 516.00	2	1.5	6/1/2026	\$ 590,000.00	10890	0.25	401-200-023
Cherry Valley	40590 Lincoln St	3647	\$ 370.00	4	3.5	6/2/2026	\$ 1,350,000.00	47044	1.08	402-230-016
Cherry Valley	10381 Winesap Ave	1128	\$ 354.00	3	1	6/10/2026	\$ 400,000.00	5662	0.13	402-120-021



Beaumont
Sales Comparables - June 2026

<i>Total Sales:</i>	81
<i>Average Sales Price:</i>	\$533,917.20
<i>Average Square Feet:</i>	2091