



Beaumont

Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Beaumont	862 Palm Ave	1440	\$ 360.00	4	1.75	5/28/2026	\$ 519,000.00	9147	0.21	415-312-003
Beaumont	1067 Gold Finch Pl	3275	\$ 204.00	4	2.75	5/18/2026	\$ 670,000.00	7405	0.17	419-422-024
Beaumont	1576 Chinook St	3753	\$ 97.00	5	3	5/4/2026	\$ 367,500.00	10018	0.23	408-160-022
Beaumont	1454 Liatris Way	2408	\$ 234.00	3	2	5/21/2026	\$ 565,000.00	8712	0.2	419-682-012
Beaumont	14216 Tuscany Pl	2040	\$ 299.00	5	2.75	5/18/2026	\$ 610,000.00	9147	0.21	414-400-064
Beaumont	987 N California Ave	1589	\$ 324.00	3	1.75	5/29/2026	\$ 515,000.00	9583	0.22	414-202-018
Beaumont	1632 Manti Ct	3013	\$ 237.00	4	3	5/1/2026	\$ 715,000.00	17424	0.4	408-180-018
Beaumont	1565 Garden View Trl	1989	\$ 332.00	3	1.75	5/15/2026	\$ 661,500.00	9435	0.22	408-380-005
Beaumont	1238 Massachusetts Ave	2566	\$ 182.00	4	2.75	5/13/2026	\$ 468,000.00	13939	0.32	415-100-083
Beaumont	1214 Syringa Ct	2326	\$ 249.00	4	3	5/5/2026	\$ 580,000.00	10018	0.23	419-710-014
Beaumont	35631 Alexis Ct	2371	\$ 253.00	5	2.25	5/15/2026	\$ 600,000.00	6072	0.14	400-731-029
Beaumont	1034 Queen Annes Ln	1648	\$ 303.00	4	3	5/5/2026	\$ 500,000.00	5662	0.13	419-640-012
Beaumont	1533 Big Bnd	1794	\$ 235.00	2	1.75	5/28/2026	\$ 422,000.00	5227	0.12	428-240-006
Beaumont	36301 Bay Hill Dr	3582	\$ 213.00	4	2.75	5/18/2026	\$ 765,000.00	13068	0.3	400-050-033
Beaumont	734 Massachusetts Ave	1656	\$ 301.00	2	2	5/29/2026	\$ 500,000.00	10454	0.24	418-032-006
Beaumont	1280 Smoke Tree Ln	1901	\$ 302.00	4	2	5/8/2026	\$ 575,000.00	6534	0.15	419-481-003
Beaumont	949 Pebble Beach Rd	2127	\$ 232.00	2	2.5	5/29/2026	\$ 495,000.00	10018	0.23	400-390-035
Beaumont	1457 Evergreen Ave	1838	\$ 312.00	3	2.25	5/18/2026	\$ 575,000.00	6098	0.14	400-560-003
Beaumont	1377 Black Diamond Dr	2067	\$ 274.00	4	3	5/14/2026	\$ 568,000.00	5227	0.12	408-231-017
Beaumont	64 Graham St	2337	\$ 218.00	4	2.5	5/1/2026	\$ 510,000.00	6098	0.14	419-623-013
Beaumont	1549 Tattlesall	1738	\$ 287.00	2	2	5/18/2026	\$ 500,000.00	6098	0.14	428-350-011
Beaumont	11566 Bing St	3052	\$ 234.00	4	2.25	5/11/2026	\$ 715,000.00	5619	0.13	400-731-034
Beaumont	36985 Arezzo Ct	2114	\$ 283.00	4	2.5	5/26/2026	\$ 600,000.00	10018	0.23	414-490-047
Beaumont	35171 Vidalia Ln	1907	\$ 298.00	4	2.75	5/5/2026	\$ 570,000.00	5662	0.13	400-750-008
Beaumont	757 Cherry Valley Acres	1582	\$ 331.00	3	2	5/26/2026	\$ 525,000.00	6969	0.16	404-050-003
Beaumont	14231 Tuscany Pl	1806	\$ 306.00	4	1.75	5/21/2026	\$ 553,000.00	8276	0.19	414-400-051
Beaumont	11449 Lyle Ln	2888	\$ 212.00	3	2.5	5/1/2026	\$ 615,000.00	6969	0.16	413-820-022
Beaumont	36625 Straightaway Dr	2025	\$ 316.00	4	3	5/14/2026	\$ 640,000.00	12632	0.29	400-590-012
Beaumont	35181 James Dr	2601	\$ 240.00	5	2.75	5/18/2026	\$ 625,000.00	5662	0.13	413-861-007
Beaumont	35389 Hutchison Pl	1902	\$ 294.00	4	2.25	5/26/2026	\$ 560,000.00	4791	0.11	422-301-034

Deemed reliable but not guaranteed

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Beaumont	744 Copper Cir	2410	\$ 238.00	4	2	5/18/2026	\$ 575,000.00	7405	0.17	400-461-021
Beaumont	37475 Gallery Ln	2326	\$ 232.00	4	3	5/1/2026	\$ 540,000.00	6969	0.16	400-100-008
Beaumont	1588 Leland St	3236	\$ 189.00	6	2.75	5/26/2026	\$ 612,000.00	6534	0.15	419-600-031
Beaumont	1583 Planet Pl	2380	\$ 243.00	4	3	5/22/2026	\$ 580,000.00	7840	0.18	408-250-013
Beaumont	1181 Chestnut Ave	1350	\$ 340.00	3	2	5/29/2026	\$ 460,000.00	8276	0.19	415-192-002
Beaumont	1334 Barbetty Way	2187	\$ 242.00	3	2.5	5/12/2026	\$ 530,000.00	8276	0.19	419-721-028
Beaumont	36942 Frantoio St	2405	\$ 232.00	5	3	5/8/2026	\$ 558,000.00	6534	0.15	414-500-037
Beaumont	1160 Pennsylvania Ave	1486	\$ 354.00	4	2	5/19/2026	\$ 527,000.00	8712	0.2	415-210-044
Beaumont	1537 Flamingo St	2419	\$ 248.00	4	2.75	5/14/2026	\$ 600,000.00	6098	0.14	419-574-008
Beaumont	35282 Price St	1331	\$ 379.00	3	1.75	5/26/2026	\$ 505,000.00	4499	0.1	400-660-017
Beaumont	1410 Marble Way	1662	\$ 294.00	3	2.5	5/28/2026	\$ 490,000.00	3920	0.09	408-233-031
Beaumont	14229 Revana Ln	1967	\$ 271.00	4	2.75	5/7/2026	\$ 535,000.00	6969	0.16	414-520-007
Beaumont	34487 Crenshaw St	3252	\$ 183.00	5	2.75	5/15/2026	\$ 595,500.00	6534	0.15	413-690-018
Beaumont	1168 Palm Ave	1333	\$ 345.00	3	1.75	5/15/2026	\$ 460,000.00	10890	0.25	415-192-030
Beaumont	1140 N Shooting Star Dr	2073	\$ 260.00	4	2	5/20/2026	\$ 539,000.00	7840	0.18	419-501-003
Beaumont	11484 Armour Ave	3748	\$ 193.00	6	3.75	5/14/2026	\$ 725,000.00	14810	0.34	413-741-005
Beaumont	1578 Winding Sun Dr					5/8/2026	\$ 424,000.00	3924	0.09	408-490-017
Beaumont	1520 Trinette Dr	1857	\$ 278.00	4	2.5	5/4/2026	\$ 516,500.00	6969	0.16	404-183-005
Beaumont	758 Hillview St	1994	\$ 284.00	5	1.75	5/18/2026	\$ 567,000.00	6534	0.15	400-541-029
Beaumont	1049 Beaumont Ave	360	\$ 1,236.00			5/15/2026	\$ 445,000.00	10890	0.25	415-253-013
Beaumont	1355 Mary Ln	1948	\$ 284.00	4	3	5/13/2026	\$ 555,000.00	5662	0.13	408-200-012
Beaumont	785 Pine Ridge Cir	2657	\$ 231.00	4	2.75	5/11/2026	\$ 615,000.00	8276	0.19	400-450-021
Beaumont	1253 Beaumont Ave	1553	\$ 312.00	4	1.75	5/15/2026	\$ 485,000.00	13503	0.31	415-141-043
Cherry Valley	8705 Apple Tree Ln	1340	\$ 481.00	3	2.25	5/29/2026	\$ 645,000.00	21344	0.49	401-040-017
Cherry Valley	38939 Lewis Ct	896	\$ 496.00	2	1	5/22/2026	\$ 445,000.00	7405	0.17	405-092-008
Cherry Valley	9902 Avenida Miravilla	2517	\$ 278.00	4	1.75	5/29/2026	\$ 700,000.00	26136	0.6	401-133-002
Cherry Valley	40471 Rome Beauty Way	1311	\$ 373.00	4	1.75	5/20/2026	\$ 490,000.00	7840	0.18	402-280-029



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Total Sales:	91
Average Sales Price:	\$557,947.37
Average Square Feet:	2131