



Typical price ranges for units at Beaumont

As a 501(c)(3) not-for-profit, sale prices are determined by an IRS “Maximum Resale Price Formula” that accounts for the last sale price, improvements made, settlement costs, and the average appreciation/depreciation of nine surrounding counties. This formula takes the onus out of our and the residents’ hands and keeps prices fair and on par with the region. But, as you know, there are no guarantees in the real estate market and all asking prices are negotiable.

The owner or their estate receives 84% of the resale price. There is a 15% Resale Assessment Fee due to Beaumont plus a Montgomery County Real Estate Transfer Tax of 1%. As a guide, listed below are the typical price ranges for units at Beaumont:

One-bedroom apartments:	\$299,000.00 - \$425,000.00
One-bedroom apartments with den:	\$300,000.00 - \$500,000.00
Two-bedroom apartments:	\$475,000.00 - \$550,000.00
Two-bedroom apartments with den:	\$600,000.00 - \$1,100,000.00
One- and two-level Villas:	\$800,000.00 - \$2,000,000.00