

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	1312 Barranca Blvd	912	\$ 427.00	2	2	8/1/2023	\$ 390,000.00	6780	0.16	0314-452-04-0000
Big Bear City	704 Elysian Blvd	936	\$ 443.00	2	1	8/1/2023	\$ 415,000.00	5000	0.11	0313-156-02-0000
Big Bear City	46227 Selenium Ln	1040	\$ 288.00	2	1	8/1/2023	\$ 300,000.00	10545	0.24	0314-224-35-0000
Big Bear City	1359 Flintridge Ave	2128	\$ 390.00	3	2	8/2/2023	\$ 830,000.00	7226	0.17	2350-162-06-0000
Big Bear City	501 Gold Mountain Dr	468	\$ 461.00	1	1	8/3/2023	\$ 216,000.00	1920	0.04	0311-202-15-0000
Big Bear City	1011 Whispering Forest Dr	1180	\$ 541.00	2	1	8/4/2023	\$ 639,000.00	10190	0.23	0313-355-09-0000
Big Bear City	901 Raleigh Dr	1536	\$ 413.00	3	1	8/4/2023	\$ 635,000.00	7000	0.16	0311-312-01-0000
Big Bear City	516 Elysian Blvd	694	\$ 252.00	1	1	8/7/2023	\$ 175,000.00	7500	0.17	0313-146-21-0000
Big Bear City	625 Rosehill Dr	964	\$ 389.00	2	2	8/9/2023	\$ 375,000.00	2825	0.06	0311-162-02-0000
Big Bear City	2062 Fox Ln	1832	\$ 269.00	3	2	8/9/2023	\$ 494,000.00	17875	0.41	0315-241-42-0000
Big Bear City	331 W Sherwood Blvd	836	\$ 246.00	1	1	8/10/2023	\$ 206,000.00	2500	0.06	0311-123-28-0000
Big Bear City	404 Gold Mountain Dr	2412	\$ 178.00	3	2	8/10/2023	\$ 430,000.00	5000	0.11	0311-204-34-0000
Big Bear City	2000 Mahogany Ln	1152	\$ 312.00	2	1	8/14/2023	\$ 360,000.00	5000	0.11	0315-092-10-0000
Big Bear City	533 Elysian Blvd	780	\$ 358.00	2	1	8/14/2023	\$ 280,000.00	2500	0.06	0313-145-06-0000
Big Bear City	2182 2nd Ln	912	\$ 312.00	2	1	8/14/2023	\$ 285,000.00	4650	0.11	0315-139-35-0000
Big Bear City	305 E Barker Blvd	1260	\$ 297.00	2	2	8/16/2023	\$ 375,000.00	7500	0.17	0311-179-36-0000
Big Bear City	586 Villa Grove Ave	1356	\$ 441.00	2	1	8/17/2023	\$ 598,000.00	8700	0.2	2350-063-20-0000
Big Bear City	46555 Merrick Dr	1199	\$ 408.00	2	1	8/18/2023	\$ 490,000.00	27600	0.63	0314-244-35-0000
Big Bear City	229 Angeles Blvd	1040	\$ 423.00	2	1	8/21/2023	\$ 440,000.00	5000	0.11	0311-175-19-0000
Big Bear City	1675 Tuolumne Rd	2059	\$ 582.00	5	3	8/21/2023	\$ 1,200,000.00	20000	0.46	2350-651-14-0000
Big Bear City	805 Plumas Ct	1854	\$ 404.00	3	2	8/22/2023	\$ 750,000.00	10030	0.23	2328-613-48-0000
Big Bear City	2088 10th Ln	1080	\$ 94.00	2	2	8/22/2023	\$ 102,000.00	2310	0.05	0315-077-07-0000
Big Bear City	244 Turlock Dr	1366	\$ 343.00	3	2	8/24/2023	\$ 469,000.00	7200	0.17	0314-502-28-0000
Big Bear City	652 Villa Grove Ave	896	\$ 546.00	2	1	8/24/2023	\$ 490,000.00	8625	0.2	2350-161-11-0000
Big Bear City	1109 W Fairway Blvd	504	\$ 352.00	1	1	8/25/2023	\$ 177,500.00	2500	0.06	0311-021-28-0000
Big Bear City	1105 Sierra Ave	1142	\$ 285.00	3	1	8/25/2023	\$ 325,480.00	7500	0.17	0313-084-16-0000
Big Bear City	609 Booth Way	896	\$ 407.00	2	1	8/25/2023	\$ 365,000.00	5000	0.11	0312-049-05-0000
Big Bear City	100 W Aeroplane Blvd	896	\$ 503.00	2	1	8/28/2023	\$ 451,000.00	5815	0.13	0311-163-60-0000
Big Bear City	1650 Cascade Rd	1782	\$ 435.00	3	2	8/28/2023	\$ 776,000.00	8516	0.2	0310-766-01-0000
Big Bear City	228 Angeles Blvd	952	\$ 362.00	2	1	8/28/2023	\$ 345,000.00	5000	0.11	0311-176-13-0000



**Big Bear City**  
Sales Comparables - August 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	1032 Whispering Forest Dr	2864	\$ 230.00	5	3	8/28/2023	\$ 660,000.00	9975	0.23	0313-353-13-0000
Big Bear City	950 Central Ln	880	\$ 328.00	2	1	8/30/2023	\$ 289,000.00	4125	0.09	0315-136-49-0000
Big Bear City	440 W Rainbow Blvd	832	\$ 468.00	2	1	8/30/2023	\$ 390,000.00	5000	0.11	0311-132-51-0000

<b>Total Sales:</b>	<b>33</b>
<b>Average Sales Price:</b>	<b>\$446,150.91</b>
<b>Average Square Feet:</b>	<b>1232</b>

*Deemed reliable but not guaranteed*

**Big Bear City**

*Deemed reliable but not guaranteed*