

| City          | Address                            | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price     | Lot Sq Ft | Lot Ac | APN              |
|---------------|------------------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|------------------|
| Big Bear Lake | 39953 Trail Of The Whispering Pnes | 1278  | \$ 435.00      | 3   | 1    | 8/1/2023  | \$ 556,000.00   | 5400      | 0.12   | 0307-105-05-0000 |
| Big Bear Lake | 459 Sun Crest Ct                   | 1468  | \$ 408.00      | 3   | 2    | 8/1/2023  | \$ 600,000.00   | 8000      | 0.18   | 2350-163-28-0000 |
| Big Bear Lake | 42842 Monterey St                  | 768   | \$ 524.00      | 1   | 1    | 8/1/2023  | \$ 403,000.00   | 4686      | 0.11   | 2328-461-01-0000 |
| Big Bear Lake | 42863 Willow Ave                   | 1232  | \$ 535.00      | 3   | 2    | 8/1/2023  | \$ 660,000.00   | 5000      | 0.11   | 2328-486-13-0000 |
| Big Bear Lake | 42639 Constellation Dr             | 2296  | \$ 309.00      | 4   | 3    | 8/2/2023  | \$ 710,000.00   | 7540      | 0.17   | 2328-365-20-0000 |
| Big Bear Lake | 41478 Pheasant Dr                  | 2676  | \$ 289.00      | 3   | 3    | 8/2/2023  | \$ 775,000.00   | 10400     | 0.24   | 0309-261-02-0000 |
| Big Bear Lake | 40140 Mill Creek Rd                | 1260  | \$ 436.00      | 2   | 2    | 8/3/2023  | \$ 550,000.00   | 8195      | 0.19   | 0307-171-04-0000 |
| Big Bear Lake | 472 Morningstar Dr                 | 2618  | \$ 477.00      | 3   | 3    | 8/3/2023  | \$ 1,250,000.00 | 23000     | 0.53   | 0311-452-31-0000 |
| Big Bear Lake | 1403 Rockspray Dr                  | 2210  | \$ 438.00      | 4   | 2    | 8/3/2023  | \$ 970,000.00   | 17432     | 0.4    | 0310-472-12-0000 |
| Big Bear Lake | 40272 Mahanoy Ln                   | 1263  | \$ 447.00      | 2   | 2    | 8/3/2023  | \$ 565,000.00   | 4000      | 0.09   | 0308-055-01-0000 |
| Big Bear Lake | 270 Meadow Cir N                   | 1980  | \$ 378.00      | 2   | 2    | 8/4/2023  | \$ 750,000.00   | 8588      | 0.2    | 0311-402-05-0000 |
| Big Bear Lake | 793 Rueda Ln                       | 1173  | \$ 618.00      | 2   | 2    | 8/7/2023  | \$ 725,000.00   | 11690     | 0.27   | 0306-042-17-0000 |
| Big Bear Lake | 307 Arroyo Dr                      | 1444  | \$ 256.00      | 3   | 2    | 8/7/2023  | \$ 370,000.00   | 13064     | 0.3    | 0307-065-16-0000 |
| Big Bear Lake | 111 Bayside Dr                     | 2525  | \$ 435.00      | 3   | 3    | 8/7/2023  | \$ 1,100,000.00 | 10000     | 0.23   | 0309-351-13-0000 |
| Big Bear Lake | 478 Lakeview Ct                    | 4071  | \$ 540.00      | 4   | 4    | 8/7/2023  | \$ 2,200,000.00 | 9253      | 0.21   | 0308-261-04-0000 |
| Big Bear Lake | 39179 Buckthorn Rd                 | 1743  | \$ 395.00      |     | 1    | 8/8/2023  | \$ 690,000.00   | 8400      | 0.19   | 0306-104-12-0000 |
| Big Bear Lake | 824 Butte Ave                      | 1727  | \$ 419.00      | 3   | 3    | 8/8/2023  | \$ 725,000.00   | 7505      | 0.17   | 2328-624-17-0000 |
| Big Bear Lake | 320 Edgemoor Rd                    | 1938  | \$ 332.00      | 3   | 2    | 8/9/2023  | \$ 645,000.00   | 4000      | 0.09   | 0307-042-14-0000 |
| Big Bear Lake | 42948 Moonridge Rd                 | 1136  | \$ 572.00      | 3   | 1    | 8/9/2023  | \$ 650,000.00   | 7680      | 0.18   | 2328-551-09-0000 |
| Big Bear Lake | 40230 Bonita Ln                    | 3122  | \$ 496.00      | 3   | 3    | 8/10/2023 | \$ 1,549,000.00 | 11700     | 0.27   | 0308-046-16-0000 |
| Big Bear Lake | 203 Alp Ct                         | 3596  | \$ 450.00      | 5   | 5    | 8/10/2023 | \$ 1,619,500.00 | 16837     | 0.39   | 2328-011-37-0000 |
| Big Bear Lake | 43360 Shasta Rd                    | 2259  | \$ 442.00      | 5   | 3    | 8/10/2023 | \$ 1,000,000.00 | 8400      | 0.19   | 0310-431-03-0000 |
| Big Bear Lake | 43589 Yosemite Dr                  | 2344  | \$ 351.00      | 4   | 2    | 8/10/2023 | \$ 825,000.00   | 14700     | 0.34   | 0310-672-14-0000 |
| Big Bear Lake | 160 Bayside Dr                     | 2936  | \$ 791.00      | 3   | 3    | 8/11/2023 | \$ 2,325,000.00 | 10000     | 0.23   | 0309-341-20-0000 |
| Big Bear Lake | 42563 La Placida Ave               | 682   | \$ 586.00      | 1   | 1    | 8/14/2023 | \$ 400,000.00   | 5000      | 0.11   | 2328-396-08-0000 |
| Big Bear Lake | 173 Knoll Rd                       | 4342  | \$ 1,085.00    | 4   | 4    | 8/14/2023 | \$ 4,715,000.00 | 13835     | 0.32   | 0307-031-06-0000 |
| Big Bear Lake | 41313 Eastwood Rd                  | 2248  | \$ 489.00      | 4   | 1    | 8/15/2023 | \$ 1,100,000.00 | 12800     | 0.29   | 0309-063-21-0000 |
| Big Bear Lake | 789 Rueda Ln                       | 752   | \$ 571.00      | 1   | 1    | 8/15/2023 | \$ 430,000.00   | 5358      | 0.12   | 0306-042-15-0000 |
| Big Bear Lake | 756 Manzanita Ct                   | 3081  | \$ 433.00      | 3   | 2    | 8/17/2023 | \$ 1,335,000.00 | 5850      | 0.13   | 0306-042-03-0000 |
| Big Bear Lake | 42609 La Placida Ave               | 646   | \$ 557.00      | 2   | 1    | 8/17/2023 | \$ 360,000.00   | 2500      | 0.06   | 2328-397-01-0000 |



## Big Bear Lake

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 Lake | 42752 Cougar Rd     | 674   | \$ 591.00      | 3   | 1    | 8/21/2023 | \$ 399,000.00   | 4720      | 0.11   | 2328-453-33-0000 |
| Big Bear Lake | 222 Knoll Rd        | 2230  | \$ 321.00      | 4   | 3    | 8/25/2023 | \$ 718,000.00   | 7800      | 0.18   | 0307-032-13-0000 |
| Big Bear Lake | 239 N Eureka Dr     | 2152  | \$ 1,092.00    | 4   | 3    | 8/25/2023 | \$ 2,350,000.00 | 20000     | 0.46   | 0309-292-07-0000 |
| Big Bear Lake | 42639 Peregrine Ave | 538   | \$ 711.00      | 2   | 1    | 8/28/2023 | \$ 383,000.00   | 2500      | 0.06   | 2328-395-07-0000 |
| Big Bear Lake | 281 Pinto Ct        | 2324  | \$ 413.00      | 4   | 2    | 8/30/2023 | \$ 960,000.00   | 10600     | 0.24   | 0311-403-08-0000 |

|                             |                |
|-----------------------------|----------------|
| <b>Total Sales:</b>         | 35             |
| <b>Average Sales Price:</b> | \$1,010,357.14 |
| <b>Average Square Feet:</b> | 1964           |

Deemed reliable but not guaranteed

**Big Bear Lake**

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