Big Bear Lake

Sales Comparables - February 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	39045 N Bay Dr	886	$ 530.00	2	1	2/28/2023	$ 470,000.00	4900	0.11	0306-093-05-0000
Big Bear Lake	662 Butte Ave	1244	$ 418.00	3	1	2/22/2023	$ 520,000.00	10088	0.23	2350-081-02-0000
Big Bear Lake	42575 Cedar Ave	896	$ 502.00	2	1	2/13/2023	$ 450,000.00	2500	0.06	2328-406-10-0000
Big Bear Lake	42627 Cedar Ave	451	$ 776.00	1	1	2/10/2023	$ 350,000.00	3700	0.08	2328-407-04-0000
Big Bear Lake	39863 Forest Rd	1114	$ 430.00	2	1	2/1/2023	$ 480,000.00	3081	0.07	0307-094-40-0000
Big Bear Lake	888 Jaybird Ln	717	$ 760.00	2	1	2/21/2023	$ 545,000.00	5500	0.13	0307-161-14-0000
Big Bear Lake	42998 Monterey St	1174	$ 425.00	3	1	2/16/2023	$ 500,000.00	5220	0.12	2328-544-24-0000
Big Bear Lake	43103 Monterey St	912	$ 383.00	1	1	2/3/2023	$ 350,000.00	4950	0.11	2328-546-36-0000
Big Bear Lake	43377 Primrose Dr	952	$ 483.00	2	1	2/9/2023	$ 460,000.00	8550	0.2	0310-473-10-0000
Big Bear Lake	730 Talmadge Rd	400	$ 822.00	1	1	2/27/2023	$ 329,000.00	4300	0.1	0308-081-32-0000
Big Bear Lake	569 Temple Ln	820	$ 500.00	2	1	2/6/2023	$ 410,000.00	4264	0.1	0308-046-05-0000
Big Bear Lake	544 Waynoka Ln	636	$ 549.00	2	1	2/13/2023	$ 349,500.00	4000	0.09	0308-043-28-0000
Big Bear Lake	651 Chipmunk Ln	1342	$ 460.00	4	2	2/27/2023	$ 618,000.00	10500	0.24	0306-145-08-0000
Big Bear Lake	42384 Eagle Ridge Dr	3453	$ 354.00	4	2	2/13/2023	$ 1,225,000.00	14490	0.33	0311-452-26-0000
Big Bear Lake	549 Edgemoor Rd	1600	$ 530.00	3	2	2/14/2023	$ 849,000.00	12750	0.29	0307-203-47-0000
Big Bear Lake	133 Finch Dr	2300	$ 393.00	4	2	2/6/2023	$ 905,000.00	8000	0.18	0309-281-25-0000
Big Bear Lake	42729 Haupstrasse Dr	1950	$ 369.00	3	2	2/7/2023	$ 720,000.00	7630	0.18	2328-441-17-0000
Big Bear Lake	42534 La Cerena Ave	861	$ 509.00	1	2	2/2/2023	$ 439,000.00	2500	0.06	2328-402-15-0000
Big Bear Lake	42808 La Cerena Ave	1510	$ 354.00	2	2	2/7/2023	$ 535,000.00	5000	0.11	2328-475-03-0000
Big Bear Lake	43555 Sand Canyon Rd	1340	$ 447.00	2	2	2/23/2023	$ 600,000.00	22940	0.53	0310-523-31-0000
Big Bear Lake	43078 Sunset Dr	1186	$ 404.00	2	2	2/14/2023	$ 480,000.00	4930	0.11	2328-548-05-0000
Big Bear Lake	1059 Sylvan Gln	1413	$ 416.00	2	2	2/28/2023	$ 589,000.00	7500	0.17	0310-273-17-0000
Big Bear Lake	41625 Thrush Ct	1728	$ 523.00	3	2	2/16/2023	$ 905,000.00	18000	0.41	0309-251-17-0000
Big Bear Lake	477 Villa Grove Ave	1448	$ 431.00	3	2	2/6/2023	$ 625,000.00	9600	0.22	2350-163-19-0000
Big Bear Lake	558 Vista Ln	1520	$ 542.00	2	2	2/27/2023	$ 825,000.00	5000	0.11	0308-042-53-0000
Big Bear Lake	42876 Encino Rd	1591	$ 559.00	4	3	2/22/2023	$ 890,000.00	4320	0.1	2328-463-04-0000
Big Bear Lake	40636 Ironwood Dr	3626	$ 372.00	4	3	2/16/2023	$ 1,350,000.00	12506	0.29	0308-121-31-0000
Big Bear Lake	43076 Moonridge Rd	2748	$ 291.00	4	3	2/28/2023	$ 800,000.00	8668	0.2	2328-564-04-0000
Big Bear Lake	139 Teakwood Dr	2458	$ 417.00	4	3	2/16/2023	$ 1,025,000.00	13000	0.3	0311-511-10-0000
Big Bear Lake	166 Teakwood Dr	2200	$ 427.00	3	3	2/9/2023	$ 940,000.00	10779	0.25	0311-501-18-0000

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Total Sales:	**30**
Average Sales Price:	**$651,116.67**
Average Square Feet:	**1483**