

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	864 Elm St	620	\$ 830.00	1	1	7/3/2023	\$ 515,000.00	5000	0.11	2328-408-03-0000
Big Bear Lake	42470 Golden Oak Rd	2336	\$ 417.00	3	2	7/3/2023	\$ 975,000.00	10400	0.24	0311-451-12-0000
Big Bear Lake	42591 La Cerena Ave	1742	\$ 212.00	3	2	7/3/2023	\$ 370,000.00	7500	0.17	2328-404-14-0000
Big Bear Lake	40110 Highland Rd	780	\$ 532.00	2	1	7/5/2023	\$ 415,000.00	7205	0.17	0307-181-09-0000
Big Bear Lake	43578 Yosemite Dr	1312	\$ 464.00	3	2	7/6/2023	\$ 610,000.00	13500	0.31	0310-672-08-0000
Big Bear Lake	381 Mountaineer Ln	840	\$ 416.00	1	1	7/7/2023	\$ 350,000.00	7740	0.18	0309-045-01-0000
Big Bear Lake	1086 Sylvan Gln	1450	\$ 351.00	3	1	7/7/2023	\$ 510,000.00	7500	0.17	0310-278-16-0000
Big Bear Lake	606 Merced St	792	\$ 454.00	2	1	7/10/2023	\$ 360,000.00	2325	0.05	0309-123-37-0000
Big Bear Lake	42703 Alta Vista Ave	952	\$ 603.00	2	1	7/10/2023	\$ 574,500.00	4268	0.1	2328-373-31-0000
Big Bear Lake	355 Catalina Rd	1872	\$ 440.00	3	1	7/10/2023	\$ 825,000.00	16000	0.37	2328-192-05-0000
Big Bear Lake	551 Timber Ln	1103	\$ 607.00	2	1	7/11/2023	\$ 670,000.00	8625	0.2	0306-121-08-0000
Big Bear Lake	1246 Siskiyou Dr	1252	\$ 571.00	2	1	7/11/2023	\$ 715,000.00	9100	0.21	0310-433-07-0000
Big Bear Lake	42736 Tannenbaum Platz	2095	\$ 252.00	3	3	7/12/2023	\$ 530,000.00	8400	0.19	2328-431-25-0000
Big Bear Lake	41732 Tanager Dr	3158	\$ 274.00	5	3	7/12/2023	\$ 866,000.00	11760	0.27	2328-033-12-0000
Big Bear Lake	408 Conklin Rd	1003	\$ 548.00	2	1	7/13/2023	\$ 550,000.00	15149	0.35	0309-034-35-0000
Big Bear Lake	42539 Falcon Ave	896	\$ 558.00	2	1	7/14/2023	\$ 500,000.00	2500	0.06	2328-392-04-0000
Big Bear Lake	689 Daisy Ln	530	\$ 673.00	2	1	7/14/2023	\$ 357,000.00	5833	0.13	0307-121-22-0000
Big Bear Lake	829 Ford Ln	720	\$ 193.00	1	1	7/14/2023	\$ 139,000.00	32487	0.75	0309-205-22-0000
Big Bear Lake	388 Wren Dr	638	\$ 611.00	2	1	7/17/2023	\$ 390,000.00	7095	0.16	0309-083-20-0000
Big Bear Lake	39509 Gilner Dr	864	\$ 572.00	2	1	7/17/2023	\$ 495,000.00	7260	0.17	0307-013-10-0000
Big Bear Lake	429 Chickadee Dr	1428	\$ 409.00	2	2	7/17/2023	\$ 585,000.00	7095	0.16	0309-096-04-0000
Big Bear Lake	406 Feldstrasse Dr	2260	\$ 389.00	4	2	7/17/2023	\$ 880,000.00	9310	0.21	2328-351-26-0000
Big Bear Lake	38690 Talbot Dr	1859	\$ 322.00	3	2	7/17/2023	\$ 599,000.00	11500	0.26	0306-036-07-0000
Big Bear Lake	40159 Dream St	728	\$ 604.00	2	1	7/18/2023	\$ 440,000.00	5000	0.11	0308-048-14-0000
Big Bear Lake	40588 Ironwood Dr	3517	\$ 361.00	4	4	7/18/2023	\$ 1,270,000.00	9600	0.22	0308-121-39-0000
Big Bear Lake	235 Eagle Dr	1645	\$ 405.00	3	2	7/18/2023	\$ 666,500.00	11174	0.26	0309-282-17-0000
Big Bear Lake	41694 Comstock Ln	1112	\$ 598.00	2	2	7/18/2023	\$ 665,000.00	8320	0.19	0309-174-24-0000
Big Bear Lake	348 Santa Clara Blvd	1619	\$ 497.00	3	2	7/18/2023	\$ 805,000.00	7566	0.17	2328-275-05-0000
Big Bear Lake	42756 Castlewood Rd	2325	\$ 492.00	3	2	7/18/2023	\$ 1,145,000.00	18816	0.43	0311-501-30-0000
Big Bear Lake	670 Lintner Rd	768	\$ 481.00	2	1	7/19/2023	\$ 370,000.00	4500	0.1	0307-121-13-0000



Big Bear Lake

Sales Comparables - July 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	41739 Swan Dr	1634	\$ 397.00	3	2	7/19/2023	\$ 650,000.00	6100	0.14	2328-012-17-0000
Big Bear Lake	42411 Golden Oak Rd	1936	\$ 457.00	3	2	7/20/2023	\$ 885,000.00	32000	0.73	0311-451-28-0000
Big Bear Lake	962 Villa Grove Ave	1140	\$ 513.00	2	2	7/20/2023	\$ 585,000.00	7440	0.17	2328-611-08-0000
Big Bear Lake	41599 Stone Bridge Rd	3343	\$ 354.00	4	3	7/20/2023	\$ 1,185,000.00	12000	0.28	0309-361-28-0000
Big Bear Lake	43355 Deer Canyon Rd	1218	\$ 537.00	3	2	7/21/2023	\$ 655,000.00	9230	0.21	0310-422-16-0000
Big Bear Lake	42948 Sunset Dr	1024	\$ 434.00	2	1	7/24/2023	\$ 445,000.00	5400	0.12	2328-547-13-0000
Big Bear Lake	1027 Club View Dr	1436	\$ 507.00	3	2	7/24/2023	\$ 729,000.00	7200	0.17	0310-321-21-0000
Big Bear Lake	790 Cove Dr	1095	\$ 570.00		1	7/24/2023	\$ 625,000.00	6240	0.14	0306-042-16-0000
Big Bear Lake	317 Oriole Dr	2297	\$ 339.00	3	3	7/26/2023	\$ 780,000.00	7249	0.17	0309-263-02-0000
Big Bear Lake	43378 Primrose Dr	1809	\$ 428.00	4	1	7/26/2023	\$ 775,000.00	7632	0.18	0310-471-02-0000
Big Bear Lake	39411 Silver Pine Ct	1790	\$ 388.00	3	2	7/26/2023	\$ 695,000.00	9295	0.21	0306-124-04-0000
Big Bear Lake	42364 Heavenly Valley Rd	3658	\$ 396.00	3	3	7/27/2023	\$ 1,450,000.00	15100	0.35	2328-301-09-0000
Big Bear Lake	43005 Monterey St	1574	\$ 349.00	3	2	7/31/2023	\$ 550,000.00	5220	0.12	2328-546-23-0000
Big Bear Lake	40080 Francis Way	2320	\$ 770.00	2	2	7/31/2023	\$ 1,787,500.00	16800	0.39	0307-071-35-0000
Big Bear Lake	554 Talmadge Rd	1400	\$ 507.00	3	2	7/31/2023	\$ 710,000.00	14049	0.32	0308-061-08-0000
Big Bear Lake	644 St Moritz Dr	2409	\$ 413.00	3	3	7/31/2023	\$ 995,000.00	7438	0.17	2328-061-07-0000



Lawyers Title

Big Bear Lake
Sales Comparables - July 2023

Total Sales:	46
Average Sales Price:	\$687,902.17
Average Square Feet:	1572