



Mount Baldy
Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Mt Baldy	30 Bear Dr	1653	\$ 378.00	3	3	7/7/2025	\$ 625,000.00	4227	0.1	0353-192-15-0000
Mt Baldy	29 Bear Dr	2206	\$ 362.00	4	2	7/8/2025	\$ 799,000.00	9000	0.21	0353-192-01-0000

Total Sales:	2
Average Sales Price:	\$712,000.00
Average Square Feet:	1930

Deemed reliable but not guaranteed

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