

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	42991 Fern Ave	2304	\$403.00	5	3	3/1/2023	\$930,000.00	5000	0.11	0310-275-75-0000
Big Bear Lake	441 Santa Clara Blvd	1746	\$372.00	3	2	3/1/2023	\$650,000.00	10130	0.23	2328-283-51-0000
Big Bear Lake	43168 Moonridge Rd	894	\$486.00	2	1	3/2/2023	\$435,000.00	9380	0.22	0310-421-05-0000
Big Bear Lake	357 Vista Ln	1104	\$430.00	2	1	3/3/2023	\$475,000.00	8250	0.19	0308-033-16-0000
Big Bear Lake	562 Highland Rd	1340	\$350.00	3	1	3/6/2023	\$470,000.00	7433	0.17	0307-204-02-0000
Big Bear Lake	40211 Guinan Ln	1196	\$464.00	2	1	3/7/2023	\$555,000.00	4000	0.09	0308-058-11-0000
Big Bear Lake	477 Windsong Pl	5277	\$331.00	4	3	3/7/2023	\$1,751,000.00	14000	0.32	0311-452-16-0000
Big Bear Lake	560 Lakewood Ln	1152	\$399.00	2	1	3/7/2023	\$460,000.00	4730	0.11	0308-041-33-0000
Big Bear Lake	945 Knickerbocker Rd	1745	\$371.00	2	3	3/8/2023	\$649,000.00	14339	0.33	0308-202-36-0000
Big Bear Lake	41952 Mapleleaf Dr	1376	\$497.00	3	2	3/8/2023	\$685,000.00	7700	0.18	2328-151-14-0000
Big Bear Lake	40238 Bonita Ln	2643	\$510.00	4	2	3/13/2023	\$1,350,000.00	13626	0.31	0308-046-15-0000
Big Bear Lake	40128 Hillcrest Dr	1172	\$341.00	3	1	3/14/2023	\$400,000.00	7809	0.18	0307-182-08-0000
Big Bear Lake	738 Golden West Dr	1378	\$507.00	2	1	3/14/2023	\$700,000.00	7182	0.16	2328-072-08-0000
Big Bear Lake	370 Starlight Cir					3/14/2023	\$1,679,000.00	13000	0.3	0311-471-49-0000
Big Bear Lake	1229 Alpenweg Dr	1880	\$407.00	3	2	3/14/2023	\$766,000.00	11520	0.26	2328-434-09-0000
Big Bear Lake	580 Talmadge Rd	1646	\$382.00	3	2	3/15/2023	\$630,000.00	22851	0.52	0308-061-33-0000
Big Bear Lake	39179 Chincapin Rd	2160	\$299.00	5	1	3/15/2023	\$646,000.00	8700	0.2	0306-103-08-0000
Big Bear Lake	374 Meadow Cir N	2246	\$525.00	3	2	3/16/2023	\$1,180,000.00	7810	0.18	0311-381-01-0000
Big Bear Lake	43040 Sunset Dr	1420	\$426.00	3	2	3/17/2023	\$605,000.00	2465	0.06	2328-548-12-0000
Big Bear Lake	41743 Tanager Dr	2772	\$34.00	4	2	3/17/2023	\$96,000.00	12958	0.3	2328-032-06-0000
Big Bear Lake	568 Wanita Ln	480	\$723.00	1	1	3/17/2023	\$347,500.00	2500	0.06	0308-044-23-0000
Big Bear Lake	42690 Cougar Rd	1322	\$434.00	3	2	3/21/2023	\$575,000.00	4840	0.11	2328-373-34-0000
Big Bear Lake	41545 Eagle View Dr	3664	\$368.00	4	3	3/21/2023	\$1,350,000.00	12000	0.28	0309-351-09-0000
Big Bear Lake	724 Fir St	1192	\$696.00	2	1	3/21/2023	\$830,000.00	2500	0.06	2328-392-17-0000
Big Bear Lake	42598 Peregrine Ave	506	\$1,640.00		1	3/21/2023	\$830,000.00	2500	0.06	2328-392-16-0000
Big Bear Lake	42671 La Placida Ave	740	\$527.00	2	1	3/22/2023	\$390,000.00	5000	0.11	2328-397-15-0000
Big Bear Lake	580 Lucerne Dr	1204	\$336.00	2	2	3/22/2023	\$405,000.00	6800	0.16	2328-535-08-0000
Big Bear Lake	43372 Primrose Dr	1710	\$150.00	2	2	3/23/2023	\$258,000.00	7200	0.17	0310-471-04-0000
Big Bear Lake	591 Douglas St	1361	\$407.00	3	1	3/23/2023	\$555,000.00	5508	0.13	2328-455-03-0000
Big Bear Lake	414 Quail Dr	864	\$526.00	2	1	3/24/2023	\$455,000.00	7095	0.16	0309-091-06-0000



## Big Bear Lake

Sales Comparables - March 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	41528 Park Ave	1254	\$358.00	2	2	3/24/2023	\$450,000.00	10455	0.24	0309-324-21-0000
Big Bear Lake	422 Quail Dr	1504	\$495.00	3	2	3/27/2023	\$745,000.00	7095	0.16	0309-091-05-0000
Big Bear Lake	185 Teakwood Dr	2005	\$523.00	3	2	3/27/2023	\$1,050,000.00	9360	0.21	0311-501-27-0000
Big Bear Lake	39074 N Bay Dr	468	\$886.00		1	3/28/2023	\$415,000.00	8768	0.2	0306-092-03-0000
Big Bear Lake	402 Glenwood Dr	3819	\$311.00	5	3	3/28/2023	\$1,190,000.00	18500	0.42	0311-472-38-0000
Big Bear Lake	388 Sunrise Way	2512	\$452.00	4	2	3/29/2023	\$1,137,500.00	14000	0.32	0311-471-22-0000
Big Bear Lake	40031 Hillcrest Dr	1415	\$494.00	3	2	3/30/2023	\$700,000.00	9216	0.21	0307-162-21-0000
Big Bear Lake	43716 Yosemite Dr	1556	\$75.00	3	2	3/31/2023	\$118,000.00	11909	0.27	0310-742-08-0000
Big Bear Lake	159 Oriole Dr	1669	\$426.00	3	3	3/31/2023	\$712,500.00	7735	0.18	0309-261-08-0000
Big Bear Lake	43032 Sunset Dr	1651	\$363.00	3	3	3/31/2023	\$600,000.00	4930	0.11	2328-548-13-0000

<b>Total Sales:</b>	40
<b>Average Sales Price:</b>	\$705,637.50
<b>Average Square Feet:</b>	1701

Deemed reliable but not guaranteed

**Big Bear Lake**

Deemed reliable but not guaranteed