



Big Bear Lake

Sales Comparables - November 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	42625 Alta Vista Ave	1700	\$ 361.00	3	2	11/3/2023	\$ 615,000.00	4200	0.1	2328-373-62-0000
Big Bear Lake	429 Arroyo Dr	1024	\$ 398.00	3	1	11/13/2023	\$ 408,000.00	2670	0.06	0307-106-67-0000
Big Bear Lake	43402 Bow Canyon Rd	1216	\$ 427.00	2	2	11/16/2023	\$ 520,000.00	8800	0.2	0310-522-13-0000
Big Bear Lake	43417 Bow Canyon Rd	712	\$ 547.00	2	1	11/15/2023	\$ 390,000.00	9100	0.21	0310-521-04-0000
Big Bear Lake	43931 Canyon Crest Dr	1394	\$ 456.00	3	2	11/17/2023	\$ 637,000.00	7200	0.17	0310-762-04-0000
Big Bear Lake	40731 Cherry Ln	1160	\$ 478.00	2	1	11/1/2023	\$ 555,000.00	10080	0.23	0308-215-06-0000
Big Bear Lake	42372 Eagle Ridge Dr	2698	\$ 352.00	4	3	11/22/2023	\$ 950,000.00	13130	0.3	0311-452-25-0000
Big Bear Lake	758 Elm St	1259	\$ 469.00	2	2	11/9/2023	\$ 590,500.00	7600	0.17	2328-391-19-0000
Big Bear Lake	42950 Encino Rd	528	\$ 710.00	1	1	11/2/2023	\$ 375,000.00	2700	0.06	2328-545-14-0000
Big Bear Lake	251 N Eureka Dr	5641	\$ 620.00	5	5	11/17/2023	\$ 3,500,000.00	22400	0.51	0309-292-09-0000
Big Bear Lake	39596 Forest Rd	1728	\$ 295.00	3	2	11/16/2023	\$ 511,000.00	7700	0.18	0307-026-01-0000
Big Bear Lake	42470 Fox Farm Rd	3381	\$ 369.00	5	4	11/9/2023	\$ 1,250,000.00	59241	1.36	2328-252-28-0000
Big Bear Lake	40111 Highland Rd	1013	\$ 192.00	1	1	11/7/2023	\$ 195,000.00	9840	0.23	0307-182-01-0000
Big Bear Lake	42538 La Placida Ave	1119	\$ 460.00	3	1	11/22/2023	\$ 515,000.00	5000	0.11	2328-394-35-0000
Big Bear Lake	42744 La Placida Ave	864	\$ 526.00	2	1	11/29/2023	\$ 455,000.00	5000	0.11	2328-473-19-0000
Big Bear Lake	41170 Pennsylvania Ave	2452	\$ 415.00	4	2	11/9/2023	\$ 1,019,000.00	37114	0.85	0309-214-13-0000
Big Bear Lake	43518 Ridge Crest Dr	1376	\$ 471.00	2	2	11/1/2023	\$ 649,000.00	7800	0.18	0310-524-04-0000
Big Bear Lake	43690 Ridge Crest Dr	1320	\$ 548.00	4	2	11/6/2023	\$ 724,000.00	7140	0.16	0310-532-04-0000
Big Bear Lake	43709 Sand Canyon Rd	1444	\$ 313.00	2	1	11/22/2023	\$ 452,000.00	8060	0.19	0310-502-14-0000
Big Bear Lake	43417 Sheephorn Rd	976	\$ 476.00	2	1	11/14/2023	\$ 465,000.00	15625	0.36	0310-442-19-0000
Big Bear Lake	213 Teakwood Dr	2296	\$ 309.00	4	3	11/22/2023	\$ 710,000.00	11764	0.27	2328-421-15-0000
Big Bear Lake	560 Temple Ln	1076	\$ 464.00	3	2	11/3/2023	\$ 500,000.00	5440	0.12	0308-045-20-0000
Big Bear Lake	42806 Willow Ave	1306	\$ 527.00	2	1	11/30/2023	\$ 689,000.00	5000	0.11	2328-484-11-0000



Lawyers Title

Big Bear Lake

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Total Sales:	23
Average Sales Price:	\$724,978.26
Average Square Feet:	1638