Big Bear Lake

Sales Comparables - October 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	741 Tayles Point Rd	2155	$ 777.00	3	2	10/2/2023	$ 1,675,000.00	7414	0.17	0306-261-06-0000
Big Bear Lake	396 Chip O Wood Ln	980	$ 479.00	2	1	10/3/2023	$ 470,000.00	3549	0.08	0307-094-56-0000
Big Bear Lake	161 Finch Dr	1168	$ 547.00	2	1	10/5/2023	$ 640,000.00	8000	0.18	0309-293-01-0000
Big Bear Lake	127 Shadowbrook Rd	2586	$ 464.00	3	2	10/6/2023	$ 1,200,000.00	9770	0.22	0311-501-13-0000
Big Bear Lake	523 Timber Ln	1119	$ 558.00	3	1	10/6/2023	$ 625,000.00	8625	0.2	0306-105-18-0000
Big Bear Lake	410 Vista Ln	1032	$ 482.00	2	1	10/6/2023	$ 498,000.00	7838	0.18	0307-106-81-0000
Big Bear Lake	870 Club View Dr	2749	$ 345.00	4	2	10/10/2023	$ 949,000.00	13000	0.3	2328-484-01-0000
Big Bear Lake	409 Glenwood Dr					10/10/2023	$ 1,450,000.00	14000	0.32	0311-471-30-0000
Big Bear Lake	39165 Crest Ln	2168	$ 415.00	3	2	10/11/2023	$ 900,000.00	15820	0.36	0306-137-13-0000
Big Bear Lake	572 Douglas St	1271	$ 271.00	2	3	10/11/2023	$ 344,618.00	5640	0.13	2328-454-02-0000
Big Bear Lake	516 Highland Rd	1186	$ 411.00	2	2	10/12/2023	$ 487,500.00	7956	0.18	0307-204-14-0000
Big Bear Lake	39625 Forest Rd	1352	$ 362.00	2	1	10/13/2023	$ 490,000.00	6550	0.15	0307-027-04-0000
Big Bear Lake	669 Main St	980	$ 494.00	3	1	10/13/2023	$ 485,000.00	2600	0.06	0309-117-06-0000
Big Bear Lake	43388 Primrose Dr	2208	$ 393.00	3	2	10/16/2023	$ 869,000.00	8400	0.19	0310-471-01-0000
Big Bear Lake	41171 Pennsylvania Ave	1240	$ 524.00	2	2	10/17/2023	$ 650,000.00	12637	0.29	0309-215-19-0000
Big Bear Lake	373 Georgia St	1624	$ 480.00	3	2	10/18/2023	$ 780,000.00	7560	0.17	0309-033-02-0000
Big Bear Lake	1646 Tuolomne Rd	2301	$ 369.00	4	2	10/20/2023	$ 850,000.00	25000	0.57	2350-651-22-0000
Big Bear Lake	41602 Mcwhinney Ln	1040	$ 620.00	2	1	10/24/2023	$ 645,000.00	6500	0.15	0309-173-11-0000
Big Bear Lake	42990 Monterey St	1002	$ 408.00	3	1	10/24/2023	$ 409,000.00	4914	0.11	2328-544-25-0000
Big Bear Lake	1315 Siskiyou Dr	1120	$ 544.00	3	1	10/24/2023	$ 610,000.00	12240	0.28	0310-462-38-0000
Big Bear Lake	1010 Jasper Dr	840	$ 452.00	3	1	10/26/2023	$ 380,000.00	5310	0.12	2328-533-13-0000
Big Bear Lake	154 Lagunita Ln	1704	$ 684.00	2	1	10/26/2023	$ 1,167,000.00	4928	0.11	0307-071-13-0000
Big Bear Lake	42504 Alta Vista Ave	1455	$ 501.00	3	2	10/27/2023	$ 730,000.00	7040	0.16	2328-371-09-0000
Big Bear Lake	42020 Eagles Nest Rd	4547	$ 604.00	4	4	10/27/2023	$ 2,750,000.00	12900	0.3	0311-371-05-0000
Big Bear Lake	659 St Moritz Dr	3069	$ 252.00	3	2	10/27/2023	$ 775,000.00	7200	0.17	2328-063-16-0000
Big Bear Lake	900 Knight Ave	1944	$ 432.00	3	2	10/30/2023	$ 840,000.00	23800	0.55	0309-213-18-0000
Big Bear Lake	406 Quail Dr	1270	$ 393.00	3	2	10/30/2023	$ 500,000.00	7095	0.16	0309-091-07-0000
Big Bear Lake	41983 Tamarack Dr	1278	$ 410.00	3	1	10/30/2023	$ 525,000.00	7700	0.18	2328-144-13-0000
Big Bear Lake	1202 Aspen Dr	864	$ 567.00	2	1	10/31/2023	$ 490,000.00	7200	0.17	0310-282-02-0000
Big Bear Lake	537 Edgemoor Rd	1516	$ 494.00	2	2	10/31/2023	$ 750,000.00	7500	0.17	0307-203-20-0000

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Big Bear Lake	468 Georgia St	557	$ 646.00	1		10/31/2023	$ 360,000.00	2145	0.05	0309-032-06-0000
Big Bear Lake	40636 Ironwood Dr	3626	$ 358.00	4	3	10/31/2023	$ 1,300,000.00	12506	0.29	0308-121-31-0000
Big Bear Lake	240 Stony Creek Rd	3378	$ 161.00	4	3	10/31/2023	$ 546,500.00	11000	0.25	0311-511-35-0000

Total Sales:	33
Average Sales Price:	$792,139.94
Average Square Feet:	1729