



Big Bear Lake

Sales Comparables - February 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	43162 Plymouth Rd	504	\$ 676.00	1	1	2/1/2024	\$ 341,000.00	7000	0.16	2328-631-18-0000
Big Bear Lake	42628 Falcon Ave	864	\$ 474.00	2	1	2/2/2024	\$ 410,000.00	4950	0.11	2328-387-16-0000
Big Bear Lake	108 Finch Dr	2132	\$ 351.00	4	2	2/5/2024	\$ 750,000.00	8000	0.18	0309-282-05-0000
Big Bear Lake	42827 Monterey St	840	\$ 535.00	2	1	2/5/2024	\$ 450,000.00	5088	0.12	2328-463-24-0000
Big Bear Lake	341 Crystal Lake Rd	1596	\$ 426.00	3	2	2/6/2024	\$ 680,000.00	7307	0.17	2328-354-08-0000
Big Bear Lake	39268 Lark Spur	1824	\$ 455.00	2	1	2/6/2024	\$ 830,000.00	10200	0.23	0306-153-23-0000
Big Bear Lake	42954 Fern Ave	1360	\$ 477.00	3	1	2/7/2024	\$ 650,000.00	7500	0.17	0310-274-35-0000
Big Bear Lake	40085 Forest Rd	860	\$ 406.00	2	1	2/9/2024	\$ 350,000.00	11400	0.26	0307-203-42-0000
Big Bear Lake	673 Catbird Ln	1224	\$ 428.00	2	1	2/12/2024	\$ 525,000.00	5000	0.11	0306-134-38-0000
Big Bear Lake	40172 Esterly Ln	960	\$ 468.00	1	1	2/12/2024	\$ 450,000.00	5000	0.11	0308-056-83-0000
Big Bear Lake	40600 Ironwood Dr	2977	\$ 402.00	4	3	2/12/2024	\$ 1,199,000.00	8670	0.2	0308-121-37-0000
Big Bear Lake	40110 Mahanoy Ln	424	\$ 1,120.00	1	1	2/12/2024	\$ 475,000.00	4455	0.1	0308-051-02-0000
Big Bear Lake	150 Stony Creek Rd	2294	\$ 442.00	4	3	2/12/2024	\$ 1,015,000.00	10000	0.23	0311-511-17-0000
Big Bear Lake	354 Jeffries Rd	843	\$ 476.00	2	1	2/13/2024	\$ 402,000.00	6450	0.15	0309-045-10-0000
Big Bear Lake	1298 Balsam Dr	1470	\$ 543.00	3	2	2/14/2024	\$ 799,000.00	8340	0.19	0310-283-09-0000
Big Bear Lake	1149 Club View Dr	1920	\$ 414.00	3	2	2/15/2024	\$ 795,000.00	7200	0.17	0310-321-03-0000
Big Bear Lake	920 Alpenweg Dr	1580	\$ 465.00	3	2	2/16/2024	\$ 735,000.00	9250	0.21	2328-443-11-0000
Big Bear Lake	137 Shadowbrook Rd	1905	\$ 472.00	3	2	2/16/2024	\$ 900,000.00	10475	0.24	0311-501-12-0000
Big Bear Lake	43598 Bow Canyon Rd	1234	\$ 525.00	2	1	2/20/2024	\$ 649,000.00	9045	0.21	0310-531-21-0000
Big Bear Lake	376 Fawn Trail Pl	2331	\$ 504.00	3	2	2/20/2024	\$ 1,175,000.00	15000	0.34	0311-471-11-0000
Big Bear Lake	42660 Fox Farm Rd	2072	\$ 282.00	3	2	2/20/2024	\$ 585,000.00	7800	0.18	2328-334-19-0000
Big Bear Lake	42337 Avalon Rd	1296	\$ 482.00	2	1	2/21/2024	\$ 625,000.00	9200	0.21	2328-283-17-0000
Big Bear Lake	43122 Moonridge Rd	1280	\$ 472.00	2	1	2/21/2024	\$ 605,000.00	7820	0.18	0310-114-14-0000
Big Bear Lake	41654 Tanager Dr	3132	\$ 279.00	4	4	2/23/2024	\$ 875,000.00	13940	0.32	0309-313-01-0000
Big Bear Lake	43422 Primrose Dr	2144	\$ 419.00	3	3	2/26/2024	\$ 900,000.00	12825	0.29	0310-462-13-0000
Big Bear Lake	40144 Hillcrest Dr	1356	\$ 426.00	3	1	2/27/2024	\$ 579,000.00	8340	0.19	0307-173-02-0000
Big Bear Lake	357 Vista Ln	1104	\$ 458.00	2	1	2/27/2024	\$ 506,000.00	8250	0.19	0308-033-16-0000
Big Bear Lake	921 Elk Rd	2330	\$ 339.00	3	3	2/28/2024	\$ 790,000.00	9373	0.22	0310-115-17-0000
Big Bear Lake	256 Lagunita Ln	488	\$ 1,536.00	1	1	2/29/2024	\$ 750,000.00	8313	0.19	0307-061-31-0000
Big Bear Lake	42684 Timberline Trl	3297	\$ 447.00	4	3	2/29/2024	\$ 1,476,000.00	13500	0.31	0311-461-15-0000

Deemed reliable but not guaranteed

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Big Bear Lake	576 Vista Ln	1798	\$ 416.00	3	2	2/29/2024	\$ 749,000.00	6606	0.15	0308-042-43-0000

Total Sales:	31
Average Sales Price:	\$710,322.58
Average Square Feet:	1595

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