



## Big Bear Lake

Sales Comparables - May 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	39204 Peak Ln	1172	\$ 315.00	3	2	5/1/2018	\$ 370,000.00	6350	0.15	0306-135-06
Big Bear Lake	334 Jeffries Rd	1270	\$ 228.00	1	2	5/2/2018	\$ 290,000.00	13158	0.3	0309-045-08
Big Bear Lake	379 Oriole Dr	2151	\$ 220.00	4	2	5/2/2018	\$ 475,000.00	7095	0.16	0309-083-10
Big Bear Lake	1132 Teton Dr	1562	\$ 96.00	2	2	5/2/2018	\$ 150,000.00	10000	0.23	0310-672-19
Big Bear Lake	41779 Garstin Dr	2205	\$ 258.00	4	3	5/4/2018	\$ 570,000.00	8015	0.18	2328-011-09
Big Bear Lake	888 Jaybird Ln	717	\$ 362.00	2	1	5/4/2018	\$ 260,000.00	5500	0.13	0307-161-14
Big Bear Lake	1287 Lassen Dr	1678	\$ 220.00	3	2	5/4/2018	\$ 370,000.00	9240	0.21	0310-433-16
Big Bear Lake	42551 La Cerena Ave	864	\$ 294.00	2	1	5/7/2018	\$ 254,500.00	5000	0.11	2328-404-06
Big Bear Lake	42569 Willow Ave	932	\$ 321.00	2	2	5/9/2018	\$ 299,500.00	2500	0.06	2328-408-18
Big Bear Lake	43846 Canyon Crest Dr	1120	\$ 293.00	2	1	5/10/2018	\$ 329,000.00	7700	0.18	0310-752-10
Big Bear Lake	41574 Mcwhinney Ln	1480	\$ 305.00	3	2	5/10/2018	\$ 452,000.00	6500	0.15	0309-173-07
Big Bear Lake	43350 Sand Canyon Rd	864	\$ 342.00	2	1	5/10/2018	\$ 296,000.00	7200	0.17	0310-401-01
Big Bear Lake	42572 Juniper Dr	1410	\$ 319.00	3	1	5/11/2018	\$ 450,000.00	7416	0.17	2328-331-12
Big Bear Lake	148 Poplar St	1344	\$ 258.00	2	2	5/14/2018	\$ 348,000.00	7200	0.17	2328-415-21
Big Bear Lake	797 Crestwood Dr	1667	\$ 296.00	3	2	5/15/2018	\$ 494,500.00	7350	0.17	2328-154-01
Big Bear Lake	459 Jeffries Rd	760	\$ 348.00	2	1	5/15/2018	\$ 265,000.00	6776	0.16	0309-048-27
Big Bear Lake	844 Oriole Dr	1332	\$ 284.00	3	2	5/15/2018	\$ 379,000.00	6525	0.15	0309-182-34
Big Bear Lake	266 Wren Dr	2160	\$ 180.00	3	2	5/15/2018	\$ 390,000.00	9350	0.21	0309-321-01
Big Bear Lake	470 Edgemoor Rd	864	\$ 266.00	2		5/16/2018	\$ 230,000.00	12084	0.28	0307-096-11
Big Bear Lake	42638 Moonridge Rd	1450	\$ 179.00	2	2	5/17/2018	\$ 260,000.00	3700	0.08	2328-384-23
Big Bear Lake	43161 Plymouth Rd	1144	\$ 252.00	2	1	5/17/2018	\$ 289,000.00	10540	0.24	2328-631-16
Big Bear Lake	41023 Pennsylvania Ave	934	\$ 318.00	2	1	5/18/2018	\$ 297,500.00	5396	0.12	0309-302-01
Big Bear Lake	1215 Wolf Creek Ct	3063	\$ 285.00	4	4	5/18/2018	\$ 875,000.00	9500	0.22	0310-943-09
Big Bear Lake	40233 Dream St	664	\$ 301.00	2	1	5/21/2018	\$ 200,000.00	5000	0.11	0308-049-08
Big Bear Lake	663 Catbird Ln	1820	\$ 258.00	3	3	5/22/2018	\$ 470,000.00	5000	0.11	0306-134-22
Big Bear Lake	42840 Cedar Ave	828	\$ 297.00	2	1	5/22/2018	\$ 246,000.00	5000	0.11	2328-482-02
Big Bear Lake	40143 Dream St	1216	\$ 300.00	2	2	5/22/2018	\$ 365,000.00	5000	0.11	0308-048-15
Big Bear Lake	41593 Brownie Ln	1184	\$ 274.00	3	2	5/23/2018	\$ 325,000.00	6500	0.15	0309-163-10
Big Bear Lake	41788 Tanager Dr	1562	\$ 236.00	3	2	5/23/2018	\$ 370,000.00	8710	0.2	2328-033-04
Big Bear Lake	476 Tavern Ln	2016	\$ 262.00	4	2	5/23/2018	\$ 530,000.00	5733	0.13	0307-095-03

Deemed reliable but not guaranteed

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Big Bear Lake	327 Vista Ln	640	\$ 29.00	2	1	5/23/2018	\$ 18,900.00	7050	0.16	0308-033-05
Big Bear Lake	43647 Sand Cyn Rd	1424	\$ 291.00	2	2	5/24/2018	\$ 415,000.00	8250	0.19	0310-511-06
Big Bear Lake	200 Alp Ct	1448	\$ 362.00	3	2	5/25/2018	\$ 525,000.00	12180	0.28	2328-011-38
Big Bear Lake	42725 Constellation Dr	2714	\$ 154.00	4	2	5/25/2018	\$ 420,000.00	14064	0.32	2328-444-12
Big Bear Lake	834 Knight Ave	1080	\$ 384.00	3	2	5/25/2018	\$ 415,000.00	7280	0.17	0309-213-13
Big Bear Lake	42143 Switzerland Dr	8027	\$ 375.00	6	6	5/29/2018	\$ 3,012,500.00	76055	1.746	2328-241-19
Big Bear Lake	508 Highland Rd	904	\$ 273.00	3	1	5/30/2018	\$ 247,500.00	6731	0.15	0307-204-13
Big Bear Lake	261 Olympic Dr	1920	\$ 203.00	3	2	5/30/2018	\$ 390,000.00	8400	0.19	2328-261-09
Big Bear Lake	1429 Rockspray Dr	1064	\$ 327.00	2	1	5/30/2018	\$ 348,000.00	8050	0.18	0310-472-04
Big Bear Lake	43511 Primrose Dr	1112	\$ 232.00	2	2	5/31/2018	\$ 259,000.00	11154	0.26	0310-482-08
Big Bear Lake	714 Tayles Point Rd	4085	\$ 296.00	4	4	5/31/2018	\$ 1,210,000.00	14093	0.32	0306-261-03

<b>Total Sales:</b>	41
<b>Average Sales Price:</b>	\$442,948.78
<b>Average Square Feet:</b>	1606