

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|---------------|-----------------------|-------|----------------|-----|------|-----------|---------------|-----------|--------|-------------|
| Big Bear City | 1041 W Aeroplane Blvd | 1043 | \$ 106.00 | 2 | 1 | 8/1/2018 | \$ 111,000.00 | 5000 | 0.11 | 0311-035-26 |
| Big Bear City | 45564 4Th St | 1991 | \$ 100.00 | 3 | 2 | 8/2/2018 | \$ 200,000.00 | 52272 | 1.2 | 0314-581-12 |
| Big Bear City | 913 E Barker Blvd | 504 | \$ 337.00 | 1 | 1 | 8/2/2018 | \$ 170,000.00 | 2500 | 0.06 | 0312-015-08 |
| Big Bear City | 1001 Villa Grove Ave | 1044 | \$ 270.00 | 2 | 2 | 8/2/2018 | \$ 282,500.00 | 5400 | 0.12 | 2328-539-12 |
| Big Bear City | 1081 Hemlock Ln | 1120 | \$ 219.00 | 3 | 1 | 8/6/2018 | \$ 245,500.00 | 7200 | 0.17 | 0315-333-06 |
| Big Bear City | 503 Villa Grove Ave | 1144 | \$ 249.00 | 3 | 1 | 8/9/2018 | \$ 285,000.00 | 8052 | 0.18 | 2350-152-04 |
| Big Bear City | 648 E Big Bear Blvd | 832 | \$ 156.00 | 2 | 1 | 8/10/2018 | \$ 130,000.00 | 5000 | 0.11 | 0312-061-23 |
| Big Bear City | 720 E Meadow Ln | 858 | \$ 227.00 | 2 | 1 | 8/10/2018 | \$ 195,000.00 | 7500 | 0.17 | 0313-155-61 |
| Big Bear City | 121 W Rainbow Blvd | 570 | \$ 292.00 | | | 8/10/2018 | \$ 167,000.00 | 3534 | 0.08 | 0311-163-58 |
| Big Bear City | 308 W Rainbow Blvd | 954 | \$ 199.00 | 1 | 1 | 8/10/2018 | \$ 190,000.00 | 5220 | 0.12 | 0311-135-43 |
| Big Bear City | 597 Travertine Rd | 2422 | \$ 146.00 | 2 | 2 | 8/10/2018 | \$ 355,000.00 | 10260 | 0.24 | 2350-054-06 |
| Big Bear City | 1412 Klamath Rd | 1385 | \$ 277.00 | 3 | 2 | 8/13/2018 | \$ 385,000.00 | 7358 | 0.17 | 0310-901-22 |
| Big Bear City | 46246 Vale Dr | 1482 | \$ 174.00 | 3 | 2 | 8/13/2018 | \$ 259,000.00 | 15000 | 0.34 | 0314-194-22 |
| Big Bear City | 1021 Mountain Ln | 1152 | \$ 243.00 | 3 | 2 | 8/14/2018 | \$ 280,000.00 | 8700 | 0.2 | 0311-271-03 |
| Big Bear City | 404 W North Shore Dr | 834 | \$ 173.00 | 2 | 1 | 8/14/2018 | \$ 145,000.00 | 8350 | 0.19 | 0313-064-11 |
| Big Bear City | 524 Adams Dr | 1320 | \$ 181.00 | 3 | 1.75 | 8/15/2018 | \$ 239,000.00 | 11000 | 0.25 | 0312-074-22 |
| Big Bear City | 566 Division Dr | 1260 | \$ 218.00 | 3 | 2 | 8/15/2018 | \$ 275,000.00 | 7392 | 0.17 | 0311-252-08 |
| Big Bear City | 1163 Pinon Ln | 1964 | \$ 196.00 | 3 | 2 | 8/15/2018 | \$ 385,000.00 | 43400 | 1 | 0315-241-27 |
| Big Bear City | 45418 1St St | 1500 | \$ 233.00 | 2 | 1 | 8/16/2018 | \$ 350,000.00 | 12500 | 0.29 | 0314-014-58 |
| Big Bear City | 1395 La Crescenta Dr | 1432 | \$ 279.00 | 2 | 2 | 8/17/2018 | \$ 400,000.00 | 9500 | 0.22 | 0310-901-27 |
| Big Bear City | 327 W Aeroplane Blvd | 768 | \$ 247.00 | 2 | 1 | 8/20/2018 | \$ 190,000.00 | 2500 | 0.06 | 0311-124-28 |
| Big Bear City | 1156 Mount Doble Dr | 2129 | \$ 201.00 | 4 | 2 | 8/21/2018 | \$ 430,000.00 | 10990 | 0.25 | 0313-391-23 |
| Big Bear City | 209 E Fairway Blvd | 744 | \$ 194.00 | 2 | 2 | 8/24/2018 | \$ 145,000.00 | 2500 | 0.06 | 0311-141-08 |
| Big Bear City | 2264 Oak Ln | 776 | \$ 68.00 | 2 | 1 | 8/24/2018 | \$ 53,090.00 | 4800 | 0.11 | 0315-143-43 |
| Big Bear City | 1136 Wendy Ave | 596 | \$ 276.00 | 2 | 1 | 8/27/2018 | \$ 165,000.00 | 6600 | 0.15 | 0313-071-10 |
| Big Bear City | 42495 Bear Loop | 1629 | \$ 322.00 | 3 | 2 | 8/29/2018 | \$ 525,000.00 | 13000 | 0.3 | 0304-451-13 |
| Big Bear City | 118 E Big Bear Blvd | 835 | \$ 166.00 | 2 | 1 | 8/29/2018 | \$ 139,000.00 | 2500 | 0.06 | 0311-157-07 |
| Big Bear City | 437 Barret Way | 951 | \$ 241.00 | 3 | 1 | 8/30/2018 | \$ 230,000.00 | | | 0312-044-08 |
| Big Bear City | 317 E Mojave Blvd | 768 | \$ 218.00 | 2 | 1 | 8/30/2018 | \$ 167,500.00 | 5000 | 0.11 | 0311-197-20 |
| Big Bear City | 1073 Raymond Rd | 1239 | \$ 80.00 | 3 | 2 | 8/30/2018 | \$ 100,000.00 | 4000 | 0.09 | 0314-242-03 |



Big Bear City

Sales Comparables - August 2018

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|---------------|--------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|-------------|
| Big Bear City | 1947 Shady Ln | 3262 | \$ 352.00 | 4 | 2 | 8/30/2018 | \$ 1,150,000.00 | 54885 | 1.26 | 0315-491-27 |
| Big Bear City | 1026 W Country Club Blvd | 708 | \$ 254.00 | 2 | 1 | 8/31/2018 | \$ 180,000.00 | 5000 | 0.11 | 0311-026-22 |
| Big Bear City | 300 E Fairway Blvd | 1020 | \$ 199.00 | 2 | 1 | 8/31/2018 | \$ 203,000.00 | 2500 | 0.06 | 0311-188-01 |
| Big Bear City | 308 Pineview Dr | 1260 | \$ 260.00 | 3 | 2 | 8/31/2018 | \$ 328,500.00 | 9400 | 0.22 | 0311-087-52 |

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|-----------------------------|--------------|
| Total Sales: | 34 |
| Average Sales Price: | \$266,326.18 |
| Average Square Feet: | 1220 |