



## Big Bear Lake

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 Lake	43324 Bow Canyon Rd	1144	\$ 340.00	3	1	8/1/2018	\$ 390,000.00	11360	0.26	0310-403-04
Big Bear Lake	41755 Comstock	1583	\$ 330.00	4	2	8/1/2018	\$ 522,500.00	11601	0.27	2328-071-02
Big Bear Lake	39991 Glenview Rd	1035	\$ 250.00	2	1	8/1/2018	\$ 259,000.00	3713	0.09	0307-205-32
Big Bear Lake	41171 Pennsylvania Ave	1240	\$ 271.00	2	2	8/1/2018	\$ 337,000.00	12637	0.29	0309-215-19
Big Bear Lake	42561 Peregrine Ave	1048	\$ 252.00	2	1	8/1/2018	\$ 265,000.00	5000	0.11	2328-394-31
Big Bear Lake	599 Saint Anton Ct	2360	\$ 226.00	3	4	8/1/2018	\$ 535,000.00	16116	0.37	2328-061-02
Big Bear Lake	473 Jeffries Rd	717	\$ 361.00	2	1	8/2/2018	\$ 259,000.00	10176	0.23	0309-048-25
Big Bear Lake	43454 Primrose Dr	1280	\$ 257.00	2	2	8/2/2018	\$ 329,000.00	11124	0.26	0310-481-12
Big Bear Lake	40246 Dream St	1040	\$ 278.00	3	1	8/3/2018	\$ 290,000.00	4550	0.1	0308-045-03
Big Bear Lake	43171 Monterey St	1536	\$ 219.00	2	2	8/3/2018	\$ 337,500.00	7080	0.16	2328-621-04
Big Bear Lake	878 Canyon Trl	968	\$ 268.00	3	1	8/8/2018	\$ 260,000.00	10500	0.24	0306-046-18
Big Bear Lake	43032 Encino Rd	405	\$ 370.00	1	1	8/8/2018	\$ 150,000.00	2610	0.06	2328-546-15
Big Bear Lake	42778 Meadow Hill Pl	2088	\$ 280.00	3	2	8/9/2018	\$ 585,000.00	13000	0.3	0311-511-23
Big Bear Lake	43059 Monterey St	1263	\$ 316.00	3	1	8/9/2018	\$ 400,000.00	5220	0.12	2328-546-30
Big Bear Lake	42774 Alta Vista Ave					8/10/2018	\$ 740,000.00	7508	0.17	2328-451-29
Big Bear Lake	39996 Glenview Rd	960	\$ 415.00	2	1	8/10/2018	\$ 399,000.00	6758	0.16	0307-204-05
Big Bear Lake	373 Crystal Lake Rd	1728	\$ 271.00	4	2	8/13/2018	\$ 470,000.00	6600	0.15	2328-355-02
Big Bear Lake	39307 Lark Rd	1040	\$ 153.00	1	1	8/13/2018	\$ 160,000.00	5000	0.11	0306-153-16
Big Bear Lake	570 St Moritz Dr	1132	\$ 288.00	2	1	8/14/2018	\$ 327,000.00	7350	0.17	2328-053-05
Big Bear Lake	42701 Cedar Ave	544	\$ 334.00	1	1	8/15/2018	\$ 182,000.00	5045	0.12	2328-483-37
Big Bear Lake	42804 Conifer Dr	1020	\$ 279.00	2	2	8/15/2018	\$ 285,000.00	5000	0.11	2328-453-09
Big Bear Lake	42817 Encino Rd	1343	\$ 294.00	3	1	8/15/2018	\$ 395,000.00	9314	0.21	2328-464-15
Big Bear Lake	42616 Juniper Dr	1586	\$ 252.00	3	2	8/16/2018	\$ 400,000.00	7500	0.17	2328-331-09
Big Bear Lake	104 Bayside Dr	2420	\$ 342.00	3	2	8/17/2018	\$ 830,000.00	13500	0.31	0309-341-15
Big Bear Lake	833 Conklin Rd	576	\$ 399.00	2	1	8/17/2018	\$ 230,000.00	7395	0.17	0309-193-10
Big Bear Lake	39968 Forest Rd	2270	\$ 191.00	3	3	8/17/2018	\$ 435,000.00	7465	0.17	0307-102-10
Big Bear Lake	41393 Eastwood Rd	1056	\$ 265.00	2	1	8/20/2018	\$ 280,000.00	6500	0.15	0309-065-15
Big Bear Lake	284 Santa Clara Blvd	1274	\$ 266.00	3	1.75	8/20/2018	\$ 340,000.00	8314	0.19	2328-262-20
Big Bear Lake	191 N Teakwood Dr	2392	\$ 271.00	3	2	8/20/2018	\$ 649,000.00	9018	0.21	0311-501-26
Big Bear Lake	815 Iris Dr	824	\$ 428.00	2	1	8/21/2018	\$ 353,000.00	33152	0.76	0307-112-04

Deemed reliable but not guaranteed

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Big Bear Lake	42415 Juniper Dr					8/21/2018	\$ 725,000.00	22783	0.52	2328-252-29
Big Bear Lake	116 Marina Point Dr	3008	\$ 252.00	4	3	8/21/2018	\$ 760,000.00	16000	0.37	0309-361-26
Big Bear Lake	41236 Pennsylvania Ave	1248	\$ 296.00	3	2	8/21/2018	\$ 370,000.00	7260	0.17	0309-201-12
Big Bear Lake	39614 Lake Dr	5945	\$ 126.00	3	3	8/22/2018	\$ 750,000.00	14500	0.33	0307-027-07
Big Bear Lake	856 Oriole Dr	1896	\$ 241.00	2	2	8/22/2018	\$ 458,000.00	7200	0.17	0309-182-41
Big Bear Lake	43616 Yosemite Dr	1164	\$ 296.00	3	1	8/22/2018	\$ 345,000.00	9296	0.21	0310-672-04
Big Bear Lake	39155 Crest Ln	1953	\$ 289.00	3	2	8/24/2018	\$ 565,500.00	15040	0.35	0306-137-08
Big Bear Lake	38838 Waterview Dr	1578	\$ 301.00	3	2	8/24/2018	\$ 475,000.00	10620	0.24	0306-061-52
Big Bear Lake	1215 Siskiyou Dr	3257	\$ 211.00	4	3	8/28/2018	\$ 689,000.00	9372	0.22	0310-432-16
Big Bear Lake	42714 Edelweiss Dr	1554	\$ 228.00	3	2	8/29/2018	\$ 355,500.00	7700	0.18	2328-435-04
Big Bear Lake	354 Glenwood Dr	3018	\$ 231.00	4	3	8/29/2018	\$ 700,000.00	12800	0.29	0311-472-30
Big Bear Lake	708 Knight Ave	1190	\$ 273.00	3	2	8/29/2018	\$ 325,000.00	3240	0.07	0309-211-01
Big Bear Lake	42807 La Cerena Ave	1156	\$ 234.00	2	2	8/29/2018	\$ 271,000.00	5000	0.11	2328-482-12
Big Bear Lake	39229 Peak Ln	2338	\$ 181.00	3	2	8/29/2018	\$ 425,000.00	7320	0.17	0306-142-01
Big Bear Lake	43881 Canyon Crest Dr	1078	\$ 413.00	2	2	8/30/2018	\$ 446,000.00	8000	0.18	0310-753-07
Big Bear Lake	39391 Moab Ln	797	\$ 279.00	2	1	8/30/2018	\$ 222,500.00	5000	0.11	0306-156-08
Big Bear Lake	420 Tannenbaum Dr	2720	\$ 185.00	3	3	8/30/2018	\$ 505,000.00	10260	0.24	2328-445-01
Big Bear Lake	42674 Cedar Ave	896	\$ 253.00	2	1	8/31/2018	\$ 227,500.00	2500	0.06	2328-405-20
Big Bear Lake	39534 Lake Dr	2877	\$ 198.00	3	2	8/31/2018	\$ 572,000.00	7080	0.16	0307-022-04
Big Bear Lake	39398 Moab Ln	1054	\$ 218.00	2	1	8/31/2018	\$ 230,000.00	5000	0.11	0306-155-20
Big Bear Lake	675 Talmadge Rd	918	\$ 201.00	3	1	8/31/2018	\$ 185,000.00	5625	0.13	0308-073-09



**Lawyers Title**

## ***Big Bear Lake***

Sales Comparables - August 2018

<b><i>Total Sales:</i></b>	<b>51</b>
<b><i>Average Sales Price:</i></b>	<b>\$411,686.27</b>
<b><i>Average Square Feet:</i></b>	<b>1582</b>