



Big Bear City

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	2125 4th Ln	1296	\$ 354.00	2	2	4/4/2023	\$ 460,000.00	6850	0.16	0315-123-53-0000
Big Bear City	802 W Country Club Blvd	536	\$ 503.00	2	1	4/5/2023	\$ 270,000.00	2500	0.06	0311-054-11-0000
Big Bear City	1025 Kickapoo Dr	962	\$ 491.00	2	1	4/5/2023	\$ 473,000.00	110206	2.53	0314-382-66-0000
Big Bear City	905 Myrtle Ave	1487	\$ 254.00	3	2	4/5/2023	\$ 379,000.00	6240	0.14	0313-102-10-0000
Big Bear City	721 Panamint Mountain Dr	1870	\$ 344.00	2	2	4/7/2023	\$ 645,000.00	8217	0.19	0313-363-01-0000
Big Bear City	929 Myrtle Ave	1945	\$ 307.00	5	3	4/12/2023	\$ 599,000.00	7500	0.17	0313-101-16-0000
Big Bear City	2754 Cedar Pine Ln	816	\$ 330.00	2	1	4/14/2023	\$ 270,000.00	2448	0.06	0315-184-29-0000
Big Bear City	500 Elysian Blvd	911	\$ 411.00	2	1	4/17/2023	\$ 375,000.00	5000	0.11	0313-146-01-0000
Big Bear City	764 Panamint Mountain Dr	1636	\$ 305.00	4	2	4/18/2023	\$ 500,000.00	7700	0.18	0313-352-15-0000
Big Bear City	1128 E Country Club Blvd	992	\$ 422.00	1	1	4/19/2023	\$ 419,000.00	6720	0.15	0312-034-08-0000
Big Bear City	822 W Country Club Blvd	896	\$ 422.00	2	1	4/21/2023	\$ 379,000.00	2500	0.06	0311-054-03-0000
Big Bear City	316 Maple Ridge Dr	2096	\$ 286.00	3	2	4/21/2023	\$ 600,000.00	10141	0.23	0312-431-46-0000
Big Bear City	46004 Wooded Rd	720	\$ 402.00	2	1	4/21/2023	\$ 290,000.00	5500	0.13	0314-111-31-0000
Big Bear City	912 Bear Mountain Rd	1420	\$ 415.00	2	2	4/24/2023	\$ 590,000.00	8125	0.19	0313-357-04-0000
Big Bear City	1112 Cedar Mountain Rd	2390	\$ 282.00	2	2	4/24/2023	\$ 675,000.00	8400	0.19	0313-372-01-0000
Big Bear City	1303 Shay Rd	832	\$ 312.00	2	1	4/24/2023	\$ 260,000.00	5640	0.13	0314-453-31-0000
Big Bear City	1021 E Big Bear Blvd	724	\$ 310.00	1	1	4/25/2023	\$ 225,000.00	7905	0.18	0312-032-07-0000
Big Bear City	847 Panamint Mountain Dr	1842	\$ 282.00	2	2	4/26/2023	\$ 520,000.00	8995	0.21	0313-362-04-0000
Big Bear City	204 W North Shore Dr	889	\$ 365.00	1	1	4/28/2023	\$ 325,000.00	7500	0.17	0313-091-14-0000
Big Bear City	1020 Whispering Forest Dr	1973	\$ 413.00	2	2	4/28/2023	\$ 816,000.00	8500	0.2	0313-353-11-0000

Deemed reliable but not guaranteed

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Total Sales:	20
Average Sales Price:	\$453,500.00
Average Square Feet:	1312