



## Big Bear Lake

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 Lake	800 Club View Dr	998	\$ 571.00	2	1	4/3/2023	\$ 570,000.00	5850	0.13	2328-475-01-0000
Big Bear Lake	432 Knight Ave	504	\$ 1,288.00	2	1	4/3/2023	\$ 649,500.00	9075	0.21	0309-042-08-0000
Big Bear Lake	39363 Aurora Rd	5612	\$ 801.00	4	4	4/5/2023	\$ 4,500,000.00	16533	0.38	0306-114-07-0000
Big Bear Lake	871 Elm St	1520	\$ 338.00	3	1	4/6/2023	\$ 515,000.00	5000	0.11	2328-406-32-0000
Big Bear Lake	42620 Cedar Ave	1408	\$ 486.00	3	2	4/7/2023	\$ 685,000.00	5000	0.11	2328-405-33-0000
Big Bear Lake	578 Conklin Rd	1395	\$ 329.00	3	2	4/7/2023	\$ 460,000.00	6750	0.15	0309-144-36-0000
Big Bear Lake	772 Cove Dr	1800	\$ 527.00	4	2	4/10/2023	\$ 950,000.00	9300	0.21	0306-042-26-0000
Big Bear Lake	205 Lagunita Ln	5205	\$ 1,037.00	5	5	4/10/2023	\$ 5,400,000.00	12510	0.29	0307-071-36-0000
Big Bear Lake	541 Vista Ln	660	\$ 303.00	1	1	4/11/2023	\$ 200,000.00	2500	0.06	0308-043-39-0000
Big Bear Lake	575 Conklin Rd	1040	\$ 500.00	2	2	4/14/2023	\$ 520,000.00	10125	0.23	0309-145-09-0000
Big Bear Lake	41562 Park Ave	1458	\$ 418.00	3	2	4/14/2023	\$ 610,000.00	10394	0.24	0309-324-18-0000
Big Bear Lake	1329 Buffalo Ct	1206	\$ 507.00	3	1	4/17/2023	\$ 612,000.00	8400	0.19	0310-462-51-0000
Big Bear Lake	42314 Golden Oak Rd	4006	\$ 493.00	4	3	4/19/2023	\$ 1,975,000.00	18300	0.42	0311-451-43-0000
Big Bear Lake	42401 Heavenly Valley Rd	3232	\$ 293.00	3	2	4/19/2023	\$ 950,000.00	14000	0.32	2328-301-19-0000
Big Bear Lake	681 Snowbird Ct	5028	\$ 273.00	4	4	4/21/2023	\$ 1,375,000.00	12544	0.29	2328-221-13-0000
Big Bear Lake	43462 Sheephorn Rd	2384	\$ 356.00	4	3	4/24/2023	\$ 850,000.00	8640	0.2	0310-341-19-0000
Big Bear Lake	43396 Primrose Dr	1780	\$ 444.00	4	3	4/25/2023	\$ 791,000.00	9600	0.22	0310-462-19-0000
Big Bear Lake	691 Elm St	1264	\$ 526.00	3	2	4/26/2023	\$ 665,000.00	7426	0.17	2328-386-25-0000
Big Bear Lake	620 Merced St	510	\$ 59.00	2	1	4/26/2023	\$ 30,500.00	2325	0.05	0309-123-41-0000
Big Bear Lake	1132 Sylvan Gln	750	\$ 506.00	2	2	4/26/2023	\$ 380,000.00	5000	0.11	0310-278-35-0000
Big Bear Lake	967 Club View Dr	1857	\$ 368.00	3	1	4/27/2023	\$ 685,000.00	7200	0.17	0310-321-28-0000
Big Bear Lake	39934 Lakeview Dr	1898	\$ 474.00	3	2	4/27/2023	\$ 900,000.00	38220	0.88	0307-051-41-0000
Big Bear Lake	42618 Peregrine Ave	660	\$ 659.00	2	1	4/27/2023	\$ 435,000.00	5000	0.11	2328-393-35-0000
Big Bear Lake	42728 Timberline Trl	2122	\$ 447.00	3	2	4/27/2023	\$ 950,000.00	14000	0.32	0311-461-19-0000
Big Bear Lake	615 Thrush Dr	2436	\$ 377.00	4	3	4/28/2023	\$ 920,000.00	7341	0.17	2328-061-21-0000



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Sales Comparables - April 2023

<b>Total Sales:</b>	25
<b>Average Sales Price:</b>	\$1,063,120.00
<b>Average Square Feet:</b>	2029