Big Bear Lake

Sales Comparables - August 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	551 Conklin Rd	1364	$ 480.00	4	3	8/1/2022	$ 655,000.00	10125	0.23	0309-145-11-0000
Big Bear Lake	40003 Creek Rd	1016	$ 492.00	2	1	8/1/2022	$ 500,000.00	7500	0.17	0307-163-19-0000
Big Bear Lake	42810 Encino Rd	1244	$ 506.00	3	2	8/1/2022	$ 630,000.00	4000	0.09	2328-463-14-0000
Big Bear Lake	385 Glenwood Dr	2200	$ 500.00	3	2	8/1/2022	$ 1,100,000.00	15300	0.35	0311-471-36-0000
Big Bear Lake	41620 Mockingbird Dr	1935	$ 289.00	3	2	8/1/2022	$ 560,000.00	9200	0.21	0309-322-25-0000
Big Bear Lake	515 Waynoka Ln	704	$ 620.00	1	1	8/1/2022	$ 437,000.00	5000	0.11	0308-044-09-0000
Big Bear Lake	350 Pulaski Rd	6071	$ 700.00	4	4	8/2/2022	$ 4,250,000.00	24552	0.56	0306-101-17-0000
Big Bear Lake	173 Knoll Rd	4342	$ 1,036.00	4	4	8/3/2022	$ 4,500,000.00	13835	0.32	0307-031-06-0000
Big Bear Lake	42096 Snowmass Ln	2496	$ 312.00	3	3	8/3/2022	$ 780,000.00	10625	0.24	2328-136-01-0000
Big Bear Lake	455 Crane Dr	1381	$ 503.00	3	1	8/4/2022	$ 695,000.00	7095	0.16	0309-094-01-0000
Big Bear Lake	42052 Eagles Nest Rd	2857	$ 577.00	3	3	8/4/2022	$ 1,650,000.00	10300	0.24	0311-371-02-0000
Big Bear Lake	746 Snowbird Ct	3182	$ 392.00	5	3	8/5/2022	$ 1,250,000.00	17000	0.39	2328-231-07-0000
Big Bear Lake	403 Eureka Dr	945	$ 507.00	2	1	8/8/2022	$ 480,000.00	7095	0.16	0309-081-07-0000
Big Bear Lake	708 Circle Ln	3893	$ 305.00	5	3	8/9/2022	$ 1,190,500.00	8767	0.2	0306-134-42-0000
Big Bear Lake	42851 Monterey St	936	$ 523.00	2	2	8/9/2022	$ 490,000.00	5080	0.12	2328-463-28-0000
Big Bear Lake	42917 Monterey St	989	$ 505.00	2	2	8/9/2022	$ 500,000.00	2700	0.06	2328-545-02-0000
Big Bear Lake	1240 Constellation Dr	1361	$ 465.00	3	2	8/10/2022	$ 634,000.00	8424	0.19	2328-444-06-0000
Big Bear Lake	43551 Shasta Rd	1438	$ 519.00	3	2	8/11/2022	$ 747,000.00	9708	0.22	0310-483-18-0000
Big Bear Lake	43339 Deer Canyon Rd	948	$ 580.00	2	1	8/12/2022	$ 550,000.00	7200	0.17	0310-422-14-0000
Big Bear Lake	399 Gibralter Rd	891	$ 645.00	2	1	8/15/2022	$ 575,000.00	5850	0.13	0308-011-16-0000
Big Bear Lake	43866 Mendocino Dr	2016	$ 384.00	3	2	8/15/2022	$ 775,000.00	8406	0.19	0310-755-03-0000
Big Bear Lake	414 Quail Dr	864	$ 554.00	2	1	8/16/2022	$ 479,000.00	7095	0.16	0309-091-06-0000
Big Bear Lake	652 Wren Dr	1155	$ 593.00	3	2	8/16/2022	$ 685,000.00	5778	0.13	0309-172-03-0000
Big Bear Lake	43719 Yosemite Dr	920	$ 486.00	2	1	8/16/2022	$ 447,500.00	12800	0.29	0310-741-09-0000
Big Bear Lake	39050 Bayview Ln	1507	$ 389.00	3	2	8/17/2022	$ 586,500.00	5100	0.12	0306-131-06-0000
Big Bear Lake	42252 Eagle Ridge Dr	3519	$ 412.00	4	3	8/17/2022	$ 1,450,000.00	22276	0.51	0311-452-06-0000
Big Bear Lake	583 Ponderosa Dr	1504	$ 464.00	2	2	8/17/2022	$ 699,000.00	7500	0.17	2328-134-02-0000
Big Bear Lake	43245 Sand Canyon Rd	1256	$ 461.00	3	2	8/17/2022	$ 580,000.00	6720	0.15	0310-393-07-0000
Big Bear Lake	143 Eagle Dr	2024	$ 542.00	3	2	8/18/2022	$ 1,099,000.00	8000	0.18	0309-294-02-0000
Big Bear Lake	40180 Guinan Ln	1310	$ 404.00	3	1	8/22/2022	$ 530,000.00	4000	0.09	0308-057-21-0000

Big Bear Lake

Sales Comparables - August 2022

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	40105 Hillcrest Dr	943	$ 864.00			8/22/2022	$ 815,000.00	10440	0.24	0307-162-28-0000
Big Bear Lake	814 Crestwood Dr	2328	$ 408.00	3	3	8/24/2022	$ 950,000.00	7350	0.17	2328-163-02-0000
Big Bear Lake	1170 W Alta Vista Ave	2137	$ 383.00	3	2	8/25/2022	$ 820,000.00	8100	0.19	2328-536-03-0000
Big Bear Lake	42754 La Cerena Ave	1784	$ 302.00	2	2	8/25/2022	$ 540,000.00	7500	0.17	2328-474-34-0000
Big Bear Lake	38925 Big Bear Blvd	2250	$ 533.00	5	3	8/26/2022	$ 1,200,000.00	24145	0.55	0306-056-06-0000
Big Bear Lake	411 Eureka Dr	1402	$ 341.00	2	2	8/26/2022	$ 479,000.00	7095	0.16	0309-081-06-0000
Big Bear Lake	40154 Mill Creek Rd	1216	$ 411.00	2	1	8/26/2022	$ 500,000.00	8195	0.19	0307-171-02-0000
Big Bear Lake	43136 Moonridge Rd	1254	$ 649.00	2	2	8/26/2022	$ 814,000.00	13224	0.3	0310-114-06-0000
Big Bear Lake	483 Cienega Rd	2574	$ 652.00	2	3	8/29/2022	$ 1,679,000.00	12300	0.28	0306-114-39-0000
Big Bear Lake	1793 Columbine Dr	1276	$ 532.00	3	2	8/29/2022	$ 680,000.00	8270	0.19	0310-761-26-0000
Big Bear Lake	40221 Mill Creek Rd	952	$ 506.00	2	1	8/29/2022	$ 482,000.00	4600	0.11	0307-172-33-0000
Big Bear Lake	38844 Waterview Dr	2996	$ 667.00	4	4	8/29/2022	$ 2,000,000.00	15057	0.35	0306-061-60-0000
Big Bear Lake	501 Catalina Rd	1274	$ 439.00	1	2	8/30/2022	$ 560,000.00	9792	0.22	2328-283-02-0000
Big Bear Lake	42965 Monterey St	840	$ 565.00	2	1	8/30/2022	$ 475,000.00	5400	0.12	2328-545-08-0000
Big Bear Lake	426 Starlight Cir	4302	$ 464.00	4	3	8/31/2022	$ 2,000,000.00	15440	0.35	0311-452-51-0000

Big Bear Lake

Sales Comparables - August 2022

Total Sales:	**45**
Average Sales Price:	**$966,633.33**
Average Square Feet:	**1862**