

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	39271 N Bay Dr	1016	\$ 575.00	3	1	12/1/2023	\$ 585,000.00	7800	0.18	0306-141-14-0000
Big Bear Lake	1001 Jasper Dr	960	\$ 468.00	2	2	12/1/2023	\$ 450,000.00	5940	0.14	2328-532-01-0000
Big Bear Lake	1415 Rockspray Dr	858	\$ 536.00	1	2	12/1/2023	\$ 460,000.00	7669	0.18	0310-472-07-0000
Big Bear Lake	471 Temple Ln	832	\$ 519.00	2	1	12/5/2023	\$ 432,000.00	6800	0.16	0308-024-05-0000
Big Bear Lake	39086 Waterview Dr	2351	\$ 844.00	5	2	12/5/2023	\$ 1,985,000.00	25000	0.57	0306-083-11-0000
Big Bear Lake	40287 Bonita Ln	768	\$ 468.00	2	1	12/6/2023	\$ 360,000.00	7000	0.16	0308-045-18-0000
Big Bear Lake	585 Lucerne Dr	480	\$ 687.00	1	1	12/7/2023	\$ 330,000.00	4640	0.11	2328-538-02-0000
Big Bear Lake	472 Windsong Pl	3070	\$ 434.00	4	3	12/7/2023	\$ 1,335,000.00	15000	0.34	0311-452-15-0000
Big Bear Lake	801 Pine Lndg					12/8/2023	\$ 1,311,500.00	7283	0.17	0307-172-86-0000
Big Bear Lake	1790 Columbine Dr	1200	\$ 512.00	3	2	12/11/2023	\$ 615,000.00	9600	0.22	0310-852-15-0000
Big Bear Lake	43876 Canyon Crest Dr	1256	\$ 417.00	3	2	12/12/2023	\$ 525,000.00	7500	0.17	0310-752-07-0000
Big Bear Lake	41640 Mockingbird Dr	1962	\$ 389.00	3	2	12/12/2023	\$ 765,000.00	9200	0.21	0309-322-23-0000
Big Bear Lake	41528 Park Ave	1254	\$ 518.00	2	2	12/14/2023	\$ 650,000.00	10455	0.24	0309-324-21-0000
Big Bear Lake	42634 Sonoma Dr	1332	\$ 322.00	3	2	12/14/2023	\$ 430,000.00	5128	0.12	2328-374-16-0000
Big Bear Lake	41962 Evergreen Dr	1912	\$ 342.00	3	2	12/15/2023	\$ 654,000.00	8050	0.18	2328-144-18-0000
Big Bear Lake	1265 Pigeon Rd	3804	\$ 315.00	4	3	12/15/2023	\$ 1,200,000.00	17995	0.41	0310-284-37-0000
Big Bear Lake	42434 Avalon Rd	1128	\$ 456.00	2	2	12/19/2023	\$ 515,000.00	9350	0.21	2328-275-12-0000
Big Bear Lake	43605 Sand Canyon Rd	1760	\$ 157.00	4	2	12/19/2023	\$ 277,000.00	12950	0.3	0310-511-02-0000
Big Bear Lake	607 Echo Ln	864	\$ 575.00	1	1	12/20/2023	\$ 497,500.00	9000	0.21	0306-121-18-0000
Big Bear Lake	39020 Bayview Ln	1138	\$ 423.00	2	1	12/22/2023	\$ 482,500.00	5379	0.12	0306-074-07-0000
Big Bear Lake	661 Modoc Dr	1860	\$ 376.00	3	2	12/22/2023	\$ 699,500.00	12090	0.28	0308-076-02-0000
Big Bear Lake	43785 Sand Canyon Rd	944	\$ 529.00	2	1	12/22/2023	\$ 500,000.00	7200	0.17	0310-502-32-0000
Big Bear Lake	42765 La Cerena Ave	972	\$ 432.00	2	2	12/27/2023	\$ 420,000.00	2500	0.06	2328-481-32-0000
Big Bear Lake	844 Ravine Rd	936	\$ 512.00	2	1	12/27/2023	\$ 480,000.00	5750	0.13	2328-643-07-0000
Big Bear Lake	780 N Star Dr	3758	\$ 526.00	6	4	12/27/2023	\$ 1,980,000.00	51836	1.19	2328-154-10-0000
Big Bear Lake	42668 Timberline Trl	2223	\$ 686.00	4	3	12/27/2023	\$ 1,525,000.00	16000	0.37	0311-461-13-0000
Big Bear Lake	1130 Vine Ave	1024	\$ 456.00	2	1	12/27/2023	\$ 467,000.00	2520	0.06	2328-531-08-0000
Big Bear Lake	856 Tehama Dr	1396	\$ 522.00	2	2	12/28/2023	\$ 730,000.00	5500	0.13	2328-564-21-0000



Big Bear Lake
Sales Comparables - December 2023

Total Sales:	28
Average Sales Price:	\$737,892.86
Average Square Feet:	1521