



Big Bear Lake

Sales Comparables - January 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	40183 Glen Rd	2320	\$394.00	4	2	1/3/2024	\$915,000.00	7150	0.16	0308-024-22-0000
Big Bear Lake	42794 La Cerena Ave	856	\$546.00	2	1	1/3/2024	\$467,500.00	5000	0.11	2328-475-05-0000
Big Bear Lake	140 Silver Pick Rd	1310	\$426.00	3	2	1/3/2024	\$559,000.00	2520	0.06	2328-252-15-0000
Big Bear Lake	43767 Colusa Dr	2492	\$284.00	4	2	1/4/2024	\$710,000.00	9016	0.21	0310-682-02-0000
Big Bear Lake	855 Tehama Dr	1066	\$525.00	1	1	1/8/2024	\$560,000.00	6750	0.15	2328-565-01-0000
Big Bear Lake	840 Edgemoor Rd	1366	\$428.00	3	2	1/9/2024	\$585,000.00	9000	0.21	0307-163-38-0000
Big Bear Lake	42530 Pegasus Way	3065	\$497.00	4	3	1/11/2024	\$1,525,000.00	29000	0.67	0311-471-74-0000
Big Bear Lake	43433 Primrose Dr	1260	\$488.00	2	1	1/12/2024	\$615,000.00	8100	0.19	0310-472-20-0000
Big Bear Lake	39093 N Bay Dr	864	\$474.00	2	1	1/16/2024	\$410,000.00	7102	0.16	0306-093-11-0000
Big Bear Lake	144 Eureka Dr	2008	\$363.00	3	2	1/16/2024	\$730,000.00	8000	0.18	0309-281-13-0000
Big Bear Lake	770 Tehama Dr	768	\$683.00	1	1	1/16/2024	\$525,000.00	6000	0.14	2328-551-28-0000
Big Bear Lake	43535 Shasta Rd	1496	\$444.00	2	2	1/17/2024	\$665,000.00	7920	0.18	0310-482-13-0000
Big Bear Lake	862 Ravine Rd	1206	\$534.00	3	2	1/19/2024	\$645,000.00	7700	0.18	2328-643-09-0000
Big Bear Lake	546 Wanita Ln	724	\$552.00	1	1	1/19/2024	\$400,000.00	5000	0.11	0308-044-19-0000
Big Bear Lake	43051 Monterey St	560	\$598.00	2	1	1/23/2024	\$335,000.00	5220	0.12	2328-546-29-0000
Big Bear Lake	41245 Pennsylvania Ave	599	\$659.00	2	1	1/23/2024	\$395,000.00	4400	0.1	0309-202-12-0000
Big Bear Lake	43194 Sheephorn Rd	1532	\$407.00	3	3	1/23/2024	\$625,000.00	7800	0.18	0310-114-02-0000
Big Bear Lake	833 Brier Trl	732	\$471.00	1	1	1/25/2024	\$345,000.00	4495	0.1	0306-165-18-0000
Big Bear Lake	473 Georgia St	960	\$351.00	2	2	1/26/2024	\$337,500.00	8195	0.19	0309-034-07-0000
Big Bear Lake	43240 Sheephorn Rd	3087	\$309.00	4	3	1/26/2024	\$955,000.00	9120	0.21	0310-115-08-0000
Big Bear Lake	40345 York Ln	1174	\$528.00	2	2	1/29/2024	\$620,000.00	2960	0.07	0308-082-07-0000
Big Bear Lake	42376 Avalon Rd	1684	\$400.00	2	1	1/30/2024	\$675,000.00	13345	0.31	2328-275-21-0000
Big Bear Lake	43446 Sheephorn Rd	1190	\$470.00	2	2	1/30/2024	\$560,000.00	7272	0.17	0310-341-24-0000
Big Bear Lake	825 Jeffries St	1808	\$303.00	3	2	1/31/2024	\$549,000.00	6500	0.15	0309-206-10-0000

Deemed reliable but not guaranteed

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Lawyers Title

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Total Sales:	24
Average Sales Price:	\$612,833.33
Average Square Feet:	1422