



Big Bear City

Sales Comparables - April 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	1635 Cascade Rd	960	\$ 557.00	2	1	4/1/2026	\$ 535,000.00	9200	0.21	0310-765-13-0000
Big Bear City	1026 W Country Club Blvd	898	\$ 386.00	2	1	4/15/2026	\$ 347,500.00	5000	0.11	0311-026-22-0000
Big Bear City	341 Maple Ridge Dr	1898	\$ 329.00	3	2	4/22/2026	\$ 625,000.00	10350	0.24	0312-431-28-0000
Big Bear City	432 Maltby Blvd	900	\$ 287.00	3	1	4/9/2026	\$ 259,000.00	2500	0.06	0313-141-31-0000
Big Bear City	441 Angeles Blvd	1814	\$ 254.00	3	2	4/15/2026	\$ 462,500.00	7910	0.18	0312-381-67-0000
Big Bear City	813 Elysian Blvd	1120	\$ 379.00	2	2	4/24/2026	\$ 425,000.00	7200	0.17	0313-232-07-0000
Big Bear City	488 Division Dr	1686	\$ 302.00	3	2	4/7/2026	\$ 510,000.00	7537	0.17	0311-292-03-0000
Big Bear City	2076 8th Ln	1160	\$ 306.00	2	1	4/27/2026	\$ 355,000.00	4620	0.11	0315-079-49-0000
Big Bear City	220 Whipple Dr	1424	\$ 280.00	5	1	4/20/2026	\$ 400,000.00	7578	0.17	0314-493-27-0000
Big Bear City	1040 Sierra Ave	1102	\$ 307.00	2	2	4/24/2026	\$ 339,000.00	5400	0.12	0313-094-18-0000
Big Bear City	300 Downey Dr	1584	\$ 315.00	3	1	4/17/2026	\$ 500,000.00	12443	0.29	0314-503-03-0000
Big Bear City	200 Muroc Dr	1624	\$ 329.00	3	2	4/6/2026	\$ 535,000.00	11513	0.26	0314-496-14-0000
Big Bear City	337 Pine Ln	1604	\$ 323.00	3	2	4/24/2026	\$ 519,000.00	10000	0.23	0312-431-12-0000
Big Bear City	1068 Sierra Ave	1000	\$ 380.00	2	1	4/2/2026	\$ 380,000.00	5250	0.12	0313-087-15-0000
Big Bear City	917 Anita Ave	1320	\$ 361.00			4/24/2026	\$ 477,000.00	5000	0.11	0313-056-20-0000
Big Bear City	1165 Monte Vista Dr	1680	\$ 263.00	3	2	4/13/2026	\$ 442,000.00	30000	0.69	0315-451-14-0000
Big Bear City	321 Hilltop Ln	1334	\$ 431.00	3	3	4/8/2026	\$ 575,000.00	6619	0.15	0311-135-29-0000
Big Bear City	373 Curly Dr	616	\$ 284.00	2	1	4/17/2026	\$ 175,000.00	5000	0.11	0313-074-08-0000
Big Bear City	1141 W Alta Vista Ave	572	\$ 515.00	2	1	4/20/2026	\$ 295,000.00	5100	0.12	2328-531-19-0000
Big Bear City	46595 Minnow Ln	800	\$ 825.00	1	1	4/30/2026	\$ 660,000.00	108900	2.5	0314-401-64-0000
Big Bear City	2020 Cedar Pine Ln	1140	\$ 357.00	2	2	4/23/2026	\$ 407,000.00	4500	0.1	0315-101-15-0000

Deemed reliable but not guaranteed

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Total Sales:	21
Average Sales Price:	\$439,190.48
Average Square Feet:	1249