



Big Bear Lake

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 Lake	268 Olympic Dr	2446	\$ 294.00	4	3	4/29/2026	\$ 720,000.00	12600	0.29	2328-181-05-0000
Big Bear Lake	736 Villa Grove Ave					4/10/2026	\$ 640,000.00	8226	0.19	2328-614-02-0000
Big Bear Lake	43243 Deer Canyon Rd	960	\$ 453.00	2	1	4/17/2026	\$ 435,000.00	7800	0.18	0310-421-12-0000
Big Bear Lake	533 Villa Grove Ave	1066	\$ 361.00	3	1	4/1/2026	\$ 385,000.00	7560	0.17	2350-064-14-0000
Big Bear Lake	750 Elm St	1642	\$ 435.00	3	2	4/24/2026	\$ 715,000.00	5000	0.11	2328-391-09-0000
Big Bear Lake	43113 Sheephorn Rd	1185	\$ 295.00	3	2	4/20/2026	\$ 350,000.00	7560	0.17	0310-111-11-0000
Big Bear Lake	644 Marin Rd	1029	\$ 485.00	2	1	4/8/2026	\$ 500,000.00	9332	0.21	0309-112-20-0000
Big Bear Lake	43485 Primrose Ct	1320	\$ 492.00	2	2	4/23/2026	\$ 650,000.00	9460	0.22	0310-482-07-0000
Big Bear Lake	671 Cove Dr	5107	\$ 685.00	5	5	4/24/2026	\$ 3,500,000.00	12870	0.3	0306-022-04-0000
Big Bear Lake	42527 Willow Ave	1659	\$ 421.00	3	1	4/10/2026	\$ 700,000.00	5000	0.11	2328-408-55-0000
Big Bear Lake	138 Crater Lake Rd	1884	\$ 371.00	3	2	4/6/2026	\$ 700,000.00	7640	0.18	2328-332-04-0000
Big Bear Lake	627 Chipmunk Ln	1104	\$ 457.00	3	1	4/21/2026	\$ 505,000.00	10500	0.24	0306-122-02-0000
Big Bear Lake	827 Peninsula Ln	892	\$ 1,485.00	2	1	4/9/2026	\$ 1,325,000.00	9100	0.21	0306-055-10-0000
Big Bear Lake	42697 La Cerena Ave	642	\$ 366.00	2	2	4/24/2026	\$ 235,000.00	2500	0.06	2328-481-16-0000
Big Bear Lake	43847 Wolf Rd	2250	\$ 371.00	4	2	4/28/2026	\$ 835,000.00	10087	0.23	0310-752-01-0000
Big Bear Lake	42520 Sonoma Dr	1316	\$ 284.00	2	1	4/22/2026	\$ 375,000.00	5130	0.12	2328-373-59-0000
Big Bear Lake	38994 Willow Landing Rd	2273	\$ 692.00	4	3	4/27/2026	\$ 1,573,000.00	5496	0.13	0306-075-09-0000
Big Bear Lake	740 Cove Dr	1408	\$ 484.00	2	2	4/10/2026	\$ 682,000.00	11000	0.25	0306-032-39-0000
Big Bear Lake	42545 Pegasus Way	3776	\$ 338.00	5	4	4/29/2026	\$ 1,280,000.00	15000	0.34	0311-471-66-0000
Big Bear Lake	39934 Forest Rd	1008	\$ 545.00	3	1	4/1/2026	\$ 550,000.00	10449	0.24	0307-053-01-0000
Big Bear Lake	317 Wren Dr	1536	\$ 375.00	3	2	4/24/2026	\$ 577,000.00	9520	0.22	0309-324-22-0000
Big Bear Lake	41537 Mockingbird Dr	2522	\$ 417.00	4	3	4/24/2026	\$ 1,053,000.00	9600	0.22	0309-324-02-0000
Big Bear Lake	885 Menlo Dr	912	\$ 382.00	2	1	4/16/2026	\$ 349,000.00	10439	0.24	2350-082-19-0000
Big Bear Lake	620 Villa Grove Ave	2441	\$ 329.00	5	3	4/7/2026	\$ 805,000.00	8800	0.2	2350-153-01-0000
Big Bear Lake	413 Crane Dr	1234	\$ 421.00	3	2	4/13/2026	\$ 520,000.00	7095	0.16	0309-094-06-0000
Big Bear Lake	39543 Gilner Dr	882	\$ 317.00	2	1	4/17/2026	\$ 280,000.00	8040	0.18	0307-022-13-0000
Big Bear Lake	374 Mountaineer Ln	2388	\$ 355.00	4	3	4/22/2026	\$ 850,000.00	7649	0.18	0309-043-17-0000
Big Bear Lake	42581 Willow Ave	720	\$ 565.00	1	1	4/7/2026	\$ 407,500.00	2500	0.06	2328-408-20-0000
Big Bear Lake	43580 Ridge Crest Dr	1280	\$ 376.00	2	2	4/30/2026	\$ 482,000.00	8760	0.2	0310-511-21-0000
Big Bear Lake	42817 Encino Rd	1343	\$ 428.00	3	1	4/10/2026	\$ 575,000.00	9314	0.21	2328-464-15-0000

Deemed reliable but not guaranteed

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Sales Comparables - April 2026

Total Sales:	30
Average Sales Price:	\$751,783.33
Average Square Feet:	1663