



Big Bear City

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	941 Anita Ave	630	\$ 507.00	2	1	8/4/2025	\$ 320,000.00	5000	0.11	0313-069-24-0000
Big Bear City	308 W Rainbow Blvd	954	\$ 351.00	1	1	8/4/2025	\$ 335,000.00	5220	0.12	0311-135-43-0000
Big Bear City	800 Plumaz Ct	1008	\$ 409.00	2	1	8/5/2025	\$ 413,000.00	8710	0.2	2328-613-34-0000
Big Bear City	510 Sugarloaf Blvd	408	\$ 419.00	1	1	8/5/2025	\$ 171,000.00	3450	0.08	0311-106-12-0000
Big Bear City	668 Barret Way	1786	\$ 291.00	3	2	8/6/2025	\$ 520,000.00	8322	0.19	0312-066-22-0000
Big Bear City	1088 Hugo Ln	792	\$ 340.00	2	1	8/8/2025	\$ 270,000.00	10000	0.23	0313-111-13-0000
Big Bear City	605 E Barker Blvd	1484	\$ 384.00	3	2	8/11/2025	\$ 570,000.00	7313	0.17	0312-401-29-0000
Big Bear City	42443 Bear Loop	2319	\$ 409.00	3	2	8/11/2025	\$ 950,000.00	10800	0.25	0304-451-20-0000
Big Bear City	1101 Holden Ave	2036	\$ 233.00	5	1	8/11/2025	\$ 475,000.00	22852	0.52	0313-034-04-0000
Big Bear City	1477 Malabar Way	640	\$ 484.00	1	1	8/12/2025	\$ 310,000.00	8251	0.19	0314-501-16-0000
Big Bear City	1095 Mount Verde Rd	1456	\$ 302.00	3	2	8/13/2025	\$ 440,000.00	7910	0.18	0313-321-06-0000
Big Bear City	237 Greenspot Blvd	840	\$ 347.00	1	1	8/14/2025	\$ 292,000.00	7200	0.17	0314-481-09-0000
Big Bear City	1150 Pine Ridge Ln	864	\$ 381.00	2	1	8/14/2025	\$ 330,000.00	4750	0.11	0315-113-04-0000
Big Bear City	752 Central Ln	2047	\$ 366.00	4	2	8/15/2025	\$ 750,000.00	219019	5.028	0315-201-09-0000
Big Bear City	119 Dawn Dr	686	\$ 354.00	1	1	8/15/2025	\$ 243,000.00	2500	0.06	0311-088-31-0000
Big Bear City	224 E Mountain View Blvd	608	\$ 491.00	2	1	8/15/2025	\$ 299,000.00	2500	0.06	0311-175-10-0000
Big Bear City	1080 Sequoia Dr	1148	\$ 326.00	2	1	8/15/2025	\$ 375,000.00	5000	0.11	0313-242-09-0000
Big Bear City	218 Crimson Cir	1708	\$ 362.00	3	2	8/18/2025	\$ 620,000.00	7280	0.17	0312-421-35-0000
Big Bear City	907 W Rainbow Blvd	908	\$ 262.00	2	2	8/18/2025	\$ 238,000.00	2500	0.06	0311-081-12-0000
Big Bear City	233 Angeles Blvd	670	\$ 507.00	2	1	8/19/2025	\$ 340,000.00	5000	0.11	0311-175-33-0000
Big Bear City	709 W Country Club Blvd	504	\$ 678.00	1	1	8/20/2025	\$ 342,000.00	4200	0.1	0311-061-13-0000
Big Bear City	871 Pinon Ln	1536	\$ 238.00	3	3	8/20/2025	\$ 367,000.00	4499	0.1	0315-153-42-0000
Big Bear City	129 E Rainbow Blvd	494	\$ 607.00	1	1	8/21/2025	\$ 300,000.00	8976	0.21	0311-163-57-0000
Big Bear City	929 W Rainbow Blvd	1074	\$ 391.00	2	1	8/21/2025	\$ 420,000.00	5000	0.11	0311-047-54-0000
Big Bear City	501 W Sherwood Blvd	1144	\$ 276.00	3	2	8/21/2025	\$ 316,000.00	6050	0.14	0311-096-14-0000
Big Bear City	200 E Starr Dr	638	\$ 562.00	2	1	8/21/2025	\$ 359,000.00	7500	0.17	0311-202-07-0000
Big Bear City	741 Viila Grove Ave	1484	\$ 408.00	3	2	8/22/2025	\$ 606,000.00	6287	0.14	2328-613-33-0000
Big Bear City	331 W Sherwood Blvd	836	\$ 412.00	1	1	8/25/2025	\$ 345,000.00	2500	0.06	0311-123-28-0000
Big Bear City	1109 Crystal Mountain Rd	2866	\$ 220.00	4	3	8/26/2025	\$ 633,000.00	8616	0.2	0313-377-03-0000
Big Bear City	456 Tanglewood Dr	2271	\$ 422.00	4	3	8/26/2025	\$ 960,000.00	6978	0.16	0311-341-25-0000

Deemed reliable but not guaranteed

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Big Bear City	1087 Rocky Mountain Rd	2660	\$ 155.00	4	2	8/27/2025	\$ 412,500.00	7933	0.18	0313-304-06-0000
Big Bear City	1088 Snow Ridge Rd	1190	\$ 335.00	3	1	8/27/2025	\$ 399,000.00	8296	0.19	0313-326-04-0000
Big Bear City	1540 Alderwood Ct	4289	\$ 384.00	4	4	8/28/2025	\$ 1,650,000.00	89298	2.05	0315-421-53-0000
Big Bear City	820 Antelope Mountain Dr	2032	\$ 364.00	3	2	8/28/2025	\$ 740,181.00	9269	0.21	0313-376-06-0000
Big Bear City	1178 Pine Ridge Ln	939	\$ 303.00	2	1	8/28/2025	\$ 285,000.00	5000	0.11	0315-114-05-0000
Big Bear City	2041 Shady Ln	1590	\$ 261.00	2	2	8/28/2025	\$ 415,000.00	7815	0.18	0315-104-26-0000

Total Sales:	36
Average Sales Price:	\$466,963.36
Average Square Feet:	1348