



Big Bear Lake

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 Lake	39922 Forest Rd	1392	\$ 316.00	3	1	8/5/2025	\$ 440,000.00	13160	0.3	0307-053-02-0000
Big Bear Lake	39978 Hillcrest Dr	840	\$ 557.00	3	2	8/5/2025	\$ 468,000.00	8940	0.21	0307-195-20-0000
Big Bear Lake	159 Stony Creek Rd	3892	\$ 317.00	5	3	8/5/2025	\$ 1,235,000.00	12630	0.29	0311-511-43-0000
Big Bear Lake	199 Stony Creek Rd	3390	\$ 367.00	5	3	8/5/2025	\$ 1,245,000.00	18000	0.41	0311-511-39-0000
Big Bear Lake	187 Bayside Dr	1952	\$ 640.00	3	3	8/6/2025	\$ 1,250,000.00	11000	0.25	0309-351-39-0000
Big Bear Lake	38497 Big Bear Blvd	1460	\$ 428.00	3	1	8/6/2025	\$ 625,000.00	16311	0.37	0306-056-09-0000
Big Bear Lake	42732 Cougar Rd	1213	\$ 453.00	2	1	8/6/2025	\$ 550,000.00	4320	0.1	2328-453-37-0000
Big Bear Lake	880 Edgemoor Rd	1264	\$ 363.00	3	1	8/6/2025	\$ 460,000.00	4750	0.11	0307-163-37-0000
Big Bear Lake	42849 Sonoma Dr	3707	\$ 431.00	4	5	8/6/2025	\$ 1,600,000.00	7629	0.18	2328-465-02-0000
Big Bear Lake	43387 Sheephorn Rd	688	\$ 494.00	2	1	8/8/2025	\$ 340,000.00	7200	0.17	0310-343-12-0000
Big Bear Lake	455 Sun Crest Ct	1586	\$ 402.00	3	2	8/8/2025	\$ 639,000.00	10247	0.24	2350-241-11-0000
Big Bear Lake	299 Andes Ln	2198	\$ 374.00	3	2	8/11/2025	\$ 823,500.00	9230	0.21	2328-012-13-0000
Big Bear Lake	42106 Snowmass Ln	1536	\$ 473.00	3	2	8/12/2025	\$ 727,000.00	11000	0.25	2328-205-01-0000
Big Bear Lake	749 Birch St	1810	\$ 232.00	2	1	8/13/2025	\$ 420,000.00	5000	0.11	2328-473-25-0000
Big Bear Lake	453 Sun Crest Ct	2050	\$ 334.00	3	2	8/13/2025	\$ 685,000.00	20501	0.47	2350-241-13-0000
Big Bear Lake	43747 Canyon Crest Dr	1446	\$ 359.00	3	2	8/14/2025	\$ 520,000.00	8891	0.2	0310-742-18-0000
Big Bear Lake	255 Echo Hill Rd	2862	\$ 366.00	3	2	8/14/2025	\$ 1,050,000.00	14000	0.32	0311-511-31-0000
Big Bear Lake	43122 Moonridge Rd	1280	\$ 449.00	2	1	8/15/2025	\$ 575,000.00	7810	0.18	0310-114-14-0000
Big Bear Lake	40958 Pennsylvania Ave	780	\$ 464.00	1	1	8/15/2025	\$ 362,000.00	6600	0.15	0309-232-12-0000
Big Bear Lake	1483 Rockspray Dr	1420	\$ 408.00	2	2	8/15/2025	\$ 580,000.00	7800	0.18	0310-482-19-0000
Big Bear Lake	760 Club View Dr	1008	\$ 669.00	2	1	8/18/2025	\$ 675,000.00	9000	0.21	2328-473-12-0000
Big Bear Lake	41496 Comstock Ln	2078	\$ 438.00	3	3	8/18/2025	\$ 911,000.00	5500	0.13	0309-152-10-0000
Big Bear Lake	41073 Pennsylvania Ave	1907	\$ 261.00	2	2	8/20/2025	\$ 498,500.00	7260	0.17	0309-235-30-0000
Big Bear Lake	42730 Sonoma Dr	1267	\$ 441.00	2	1	8/20/2025	\$ 560,000.00	5040	0.12	2328-455-01-0000
Big Bear Lake	42161 Big Bear Blvd					8/22/2025	\$ 550,000.00	11236	0.26	0311-421-15-0000
Big Bear Lake	616 Main St	960	\$ 390.00	4	1	8/22/2025	\$ 375,000.00	6750	0.15	0309-113-12-0000
Big Bear Lake	40218 Esterly Ln	784	\$ 529.00	2	1	8/25/2025	\$ 415,000.00	5000	0.11	0308-056-92-0000
Big Bear Lake	39197 Waterview Dr	1700	\$ 388.00		1	8/25/2025	\$ 660,000.00	9490	0.22	0306-102-19-0000
Big Bear Lake	43201 Sand Canyon Rd	900	\$ 472.00	2	1	8/26/2025	\$ 425,000.00	7920	0.18	0310-395-03-0000
Big Bear Lake	1254 Sheephorn Rd	720	\$ 590.00	1	1	8/26/2025	\$ 425,000.00	7952	0.18	2350-081-19-0000

Deemed reliable but not guaranteed

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Big Bear Lake	42648 Sonoma Dr	1336	\$ 406.00	3	2	8/26/2025	\$ 543,000.00	5120	0.12	2328-374-07-0000
Big Bear Lake	43872 Mendocino Dr	1024	\$ 439.00	2	2	8/27/2025	\$ 450,000.00	7500	0.17	0310-755-02-0000
Big Bear Lake	42888 Sonoma Dr	544	\$ 625.00	2	1	8/27/2025	\$ 340,000.00	4680	0.11	2328-464-02-0000
Big Bear Lake	597 Travertine Rd	2422	\$ 300.00	2	2	8/27/2025	\$ 727,000.00	10260	0.24	2350-054-06-0000
Big Bear Lake	1442 Club View Dr	1383	\$ 442.00	3	2	8/28/2025	\$ 611,738.00	8094	0.19	0310-291-15-0000
Big Bear Lake	43497 Colusa Dr	884	\$ 458.00	2	1	8/28/2025	\$ 405,000.00	12096	0.28	0310-442-06-0000
Big Bear Lake	42507 Gold Rush Dr	2321	\$ 452.00	4	3	8/28/2025	\$ 1,050,000.00	7200	0.17	0311-491-07-0000
Big Bear Lake	114 Starvation Flats Rd	2710	\$ 437.00	3	3	8/28/2025	\$ 1,185,000.00	30006	0.69	2328-251-06-0000
Big Bear Lake	675 Temple Ln	840	\$ 369.00	2	1	8/28/2025	\$ 310,000.00	5330	0.12	0308-059-04-0000
Big Bear Lake	624 Vail Ln	1748	\$ 399.00	3	2	8/28/2025	\$ 699,000.00	10773	0.25	2328-145-04-0000
Big Bear Lake	682 Talmadge Rd	852	\$ 422.00	2	1	8/29/2025	\$ 360,000.00	11856	0.27	0308-071-02-0000

Total Sales:	41
Average Sales Price:	\$652,920.44
Average Square Feet:	1604