



Big Bear City

Sales Comparables - August 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	1045 E Country Club Blvd	1120	\$ 928.00	3	2	8/21/2026	\$ 1,040,000.00	5934	0.14	0312-031-01-0000
Big Bear City	1044 E Country Club Blvd	832	\$ 360.00	2	1	8/18/2026	\$ 300,000.00	5712	0.13	0312-032-01-0000
Big Bear City	909 E Big Bear Blvd	480	\$ 375.00	1	1	8/28/2026	\$ 180,000.00	5000	0.11	0312-026-09-0000
Big Bear City	1217 Minton Dr	1200	\$ 295.00	2	2	8/13/2026	\$ 355,000.00	7565	0.17	2350-062-23-0000
Big Bear City	1303 Shay Rd	832	\$ 360.00	2	1	8/21/2026	\$ 300,000.00	5640	0.13	0314-453-31-0000
Big Bear City	312 W Aeroplane Blvd	1148	\$ 317.00	3	2	8/28/2026	\$ 365,000.00	5000	0.11	0311-134-29-0000
Big Bear City	850 Alpenweg Dr	1982	\$ 327.00	3	2	8/14/2026	\$ 650,000.00	14512	0.33	2328-433-04-0000
Big Bear City	42550 Bear Loop	2628	\$ 369.00	4	3	8/17/2026	\$ 970,000.00	7500	0.17	0304-451-37-0000
Big Bear City	46007 Wooded Rd	981	\$ 336.00	2	1	8/10/2026	\$ 330,000.00	10500	0.24	0314-128-43-0000
Big Bear City	2000 Baldwin Lake Rd	1518	\$ 622.00	3	1	8/17/2026	\$ 945,000.00	130680	3	0314-272-03-0000
Big Bear City	1332 Midway Blvd	1336	\$ 325.00	3	2	8/4/2026	\$ 435,000.00	5000	0.11	0314-457-29-0000
Big Bear City	731 W Country Club Blvd	1152	\$ 269.00	2	1	8/7/2026	\$ 310,000.00	2500	0.06	0311-055-28-0000
Big Bear City	697 Villa Grove Ave	750	\$ 360.00	2	1	8/25/2026	\$ 270,000.00	7200	0.17	2350-072-14-0000
Big Bear City	913 Sequoia Dr	836	\$ 370.00	3	1	8/10/2026	\$ 310,000.00	5750	0.13	0313-106-24-0000
Big Bear City	710 W Fairway Blvd	1320	\$ 246.00	3	2	8/28/2026	\$ 325,000.00	5000	0.11	0311-055-48-0000
Big Bear City	46436 Pioneertown Rd	1012	\$ 310.00	3	1	8/21/2026	\$ 314,000.00	5920	0.14	0314-262-43-0000
Big Bear City	1681 Klamath Rd					8/14/2026	\$ 2,200,000.00	30000	0.69	2350-671-08-0000
Big Bear City	213 E Mountain View Blvd	1377	\$ 181.00	4	2	8/12/2026	\$ 250,000.00	6300	0.14	0311-174-25-0000
Big Bear City	321 Eider Dr	1628	\$ 359.00	3	2	8/10/2026	\$ 585,000.00	7230	0.17	0312-391-32-0000
Big Bear City	1993 Shady Ln	1896	\$ 519.00	3	2	8/28/2026	\$ 985,000.00	44431	1.02	0315-491-30-0000
Big Bear City	1084 Hugo Ln	1064	\$ 286.00	2	1	8/27/2026	\$ 305,000.00	5000	0.11	0313-111-03-0000
Big Bear City	1029 Sequoia Dr	720	\$ 381.00	2	1	8/17/2026	\$ 275,000.00	2725	0.06	0313-094-37-0000
Big Bear City	137 E Starr Dr	2128	\$ 277.00	3	2	8/28/2026	\$ 591,000.00	4100	0.09	0311-201-23-0000
Big Bear City	323 W Fairway Blvd	845	\$ 313.00	2	1	8/12/2026	\$ 265,000.00	2500	0.06	0311-115-13-0000
Big Bear City	634 W Rainbow Blvd	720	\$ 602.00	2	1	8/27/2026	\$ 434,000.00	5000	0.11	0311-102-41-0000
Big Bear City	2309 Manzanita Ln	1206	\$ 330.00	3	1	8/3/2026	\$ 399,000.00	7900	0.18	0315-342-13-0000
Big Bear City	1500 Wolf Rd	1296	\$ 331.00	3	1	8/31/2026	\$ 430,000.00	10011	0.23	0310-731-17-0000
Big Bear City	1029 Sugarloaf Blvd	1402	\$ 356.00	3	2	8/25/2026	\$ 500,000.00	5000	0.11	0311-048-40-0000
Big Bear City	904 Raleigh Dr	1732	\$ 297.00	3	2	8/19/2026	\$ 515,000.00	11250	0.26	0311-311-10-0000

Deemed reliable but not guaranteed

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Sales Comparables - August 2026

<i>Total Sales:</i>	29
<i>Average Sales Price:</i>	\$521,827.59
<i>Average Square Feet:</i>	1255