



Big Bear Lake

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 Lake	1134 Siskiyou Dr	1434	\$ 320.00	3	1	8/14/2026	\$ 460,000.00	13110	0.3	0310-421-20-0000
Big Bear Lake	42606 Avalon Rd	1340	\$ 409.00	2	2	8/27/2026	\$ 549,000.00	7752	0.18	2328-362-07-0000
Big Bear Lake	659 Cove Dr	7762	\$ 711.00	7	8	8/13/2026	\$ 5,520,000.00	14700	0.34	0306-022-01-0000
Big Bear Lake	447 Cienega Rd	2903	\$ 626.00	4	3	8/27/2026	\$ 1,820,000.00	10500	0.24	0306-114-13-0000
Big Bear Lake	42596 Willow Ave	660	\$ 300.00	1	1	8/3/2026	\$ 198,500.00	2500	0.06	2328-406-18-0000
Big Bear Lake	43861 Mendocino Dr	1320	\$ 375.00	3	1	8/27/2026	\$ 495,000.00	10150	0.23	0310-754-07-0000
Big Bear Lake	572 Douglas St	1271	\$ 361.00	2	3	8/20/2026	\$ 459,000.00	5640	0.13	2328-454-02-0000
Big Bear Lake	43466 Bow Canyon Ct	864	\$ 373.00	2	1	8/7/2026	\$ 322,500.00	8784	0.2	0310-513-27-0000
Big Bear Lake	1770 Canyon Crest Dr	1532	\$ 404.00	3	1	8/17/2026	\$ 620,000.00	7856	0.18	0310-761-01-0000
Big Bear Lake	40155 Mahanoy Ln	840	\$ 570.00	2	1	8/31/2026	\$ 479,000.00	5000	0.11	0308-056-77-0000
Big Bear Lake	41747 Comstock Ln	1000	\$ 420.00	2	1	8/17/2026	\$ 420,000.00	7350	0.17	2328-062-07-0000
Big Bear Lake	43770 Colusa Dr	1204	\$ 373.00	2	2	8/7/2026	\$ 450,000.00	11250	0.26	0310-683-04-0000
Big Bear Lake	764 Menlo Dr	2906	\$ 318.00	3	2	8/20/2026	\$ 925,000.00	14852	0.34	2328-632-07-0000
Big Bear Lake	43602 Bow Canyon Ln	2160	\$ 222.00	3	2	8/27/2026	\$ 480,000.00	11610	0.27	0310-531-30-0000
Big Bear Lake	40264 Bonita Ln	1820	\$ 339.00	3	2	8/31/2026	\$ 618,000.00	5904	0.14	0308-046-09-0000
Big Bear Lake	43532 Bow Canyon Rd	1494	\$ 338.00	3	2	8/25/2026	\$ 505,000.00	7560	0.17	0310-513-19-0000
Big Bear Lake	615 Temple Ln	1428	\$ 350.00	2	2	8/12/2026	\$ 500,000.00	6625	0.15	0308-059-12-0000
Big Bear Lake	43151 Sheephorn Rd	2323	\$ 265.00	3	2	8/11/2026	\$ 617,500.00	7200	0.17	0310-113-05-0000
Big Bear Lake	515 Fox Dr	2420	\$ 349.00	4	2	8/17/2026	\$ 845,000.00	14930	0.34	2328-372-28-0000
Big Bear Lake	1280 Constellation Dr	1326	\$ 490.00	3	2	8/19/2026	\$ 650,000.00	9360	0.21	2328-444-02-0000
Big Bear Lake	39307 Lark Rd	1040	\$ 399.00	1	1	8/13/2026	\$ 415,000.00	5000	0.11	0306-153-16-0000
Big Bear Lake	41726 Comstock Ln	1915	\$ 287.00	3	2	8/27/2026	\$ 550,000.00	13950	0.32	2328-061-18-0000
Big Bear Lake	43734 Yosemite Dr	992	\$ 534.00	2	1	8/5/2026	\$ 530,000.00	7671	0.18	0310-742-06-0000
Big Bear Lake	1629 Angels Camp Rd	2161	\$ 462.00	4	2	8/28/2026	\$ 1,000,000.00	24000	0.55	0310-961-08-0000
Big Bear Lake	870 Villa Grove Ave	1454	\$ 302.00	3	2	8/7/2026	\$ 440,000.00	7200	0.17	2328-612-09-0000
Big Bear Lake	1108 Sylvan Gln	1380	\$ 443.00	3	1	8/14/2026	\$ 612,000.00	2500	0.06	0310-278-21-0000
Big Bear Lake	166 Teakwood Dr	2200	\$ 386.00	3	3	8/7/2026	\$ 850,000.00	10779	0.25	0311-501-18-0000
Big Bear Lake	39000 Waterview Dr	1944	\$ 661.00	2	3	8/13/2026	\$ 1,285,000.00	8400	0.19	0306-081-20-0000
Big Bear Lake	1362 Balsam Dr	1560	\$ 544.00	3	2	8/28/2026	\$ 849,000.00	7500	0.17	0310-291-07-0000
Big Bear Lake	696 Lupine Ln	1152	\$ 412.00	3	1	8/20/2026	\$ 475,000.00	7540	0.17	0307-183-03-0000

Deemed reliable but not guaranteed

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Big Bear Lake	675 Elm St	1449	\$ 383.00	3	2	8/25/2026	\$ 555,000.00	3000	0.07	2328-386-27-0000
Big Bear Lake	39145 Starview Ln	2305	\$ 333.00	3	2	8/14/2026	\$ 768,000.00	7100	0.16	0306-097-16-0000
Big Bear Lake	170 Eureka Dr	1898	\$ 392.00	4	2	8/5/2026	\$ 745,000.00	8000	0.18	0309-281-02-0000
Big Bear Lake	556 Killington Way	1725	\$ 440.00	3	2	8/17/2026	\$ 760,000.00	12835	0.29	2328-213-09-0000
Big Bear Lake	438 Starlight Cir	4304	\$ 460.00	4	3	8/18/2026	\$ 1,984,000.00	20970	0.48	0311-472-24-0000
Big Bear Lake	560 Lakewood Ln	1152	\$ 377.00	2	1	8/14/2026	\$ 435,000.00	4730	0.11	0308-041-33-0000
Big Bear Lake	629 San Gorgonio Dr	2094	\$ 376.00	3	2	8/27/2026	\$ 789,000.00	7875	0.18	2328-142-08-0000
Big Bear Lake	1030 Jasper Dr	1212	\$ 330.00	2	2	8/12/2026	\$ 400,000.00	5310	0.12	2328-533-11-0000
Big Bear Lake	42756 Tannenbaum Dr	3664	\$ 307.00	5	3	8/31/2026	\$ 1,125,000.00	10825	0.25	2328-431-23-0000
Big Bear Lake	41470 Stone Bridge Rd	3659	\$ 608.00	4	3	8/14/2026	\$ 2,225,000.00	20600	0.47	0309-341-29-0000
Big Bear Lake	43335 Bow Canyon Rd	1440	\$ 430.00	4	2	8/10/2026	\$ 620,000.00	7680	0.18	0310-404-06-0000
Big Bear Lake	1053 Club View Dr	1144	\$ 559.00	2	2	8/4/2026	\$ 640,000.00	7200	0.17	0310-321-17-0000
Big Bear Lake	40226 Guinan Ln	1000	\$ 350.00	2	2	8/17/2026	\$ 350,000.00	6000	0.14	0308-057-82-0000
Big Bear Lake	701 Cove Dr	1408	\$ 816.00	3	2	8/31/2026	\$ 1,150,000.00	7124	0.16	0306-031-18-0000
Big Bear Lake	619 Landlock Landing Rd	2283	\$ 357.00	3	2	8/3/2026	\$ 817,000.00	8240	0.19	0306-124-08-0000



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<i>Total Sales:</i>	45
<i>Average Sales Price:</i>	\$828,944.44
<i>Average Square Feet:</i>	1879