



Big Bear Lake

Sales Comparables - December 2025

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|---------------|------------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|------------------|
| Big Bear Lake | 358 Santa Clara Blvd | 1864 | \$ 332.00 | 3 | 2 | 12/1/2025 | \$ 620,000.00 | 7700 | 0.18 | 2328-275-06-0000 |
| Big Bear Lake | 42912 Encino Rd | 1488 | \$ 376.00 | 2 | 2 | 12/2/2025 | \$ 560,000.00 | 5520 | 0.13 | 2328-545-20-0000 |
| Big Bear Lake | 42769 Peregrine Ave | 2189 | \$ 342.00 | 5 | 4 | 12/2/2025 | \$ 750,000.00 | 5000 | 0.11 | 2328-473-11-0000 |
| Big Bear Lake | 415 Piney Rd | 960 | \$ 375.00 | 2 | 1.5 | 12/2/2025 | \$ 360,000.00 | 7560 | 0.17 | 0307-101-64-0000 |
| Big Bear Lake | 779 Villa Grove Ave | 1274 | \$ 451.00 | 3 | 2 | 12/2/2025 | \$ 575,000.00 | 7840 | 0.18 | 2328-602-05-0000 |
| Big Bear Lake | 42646 Constellation Dr | 1920 | \$ 338.00 | 4 | 2 | 12/3/2025 | \$ 650,000.00 | 7776 | 0.18 | 2328-364-01-0000 |
| Big Bear Lake | 41691 Mockingbird Dr | 2304 | \$ 451.00 | 3 | 3 | 12/4/2025 | \$ 1,040,000.00 | 9600 | 0.22 | 0309-097-03-0000 |
| Big Bear Lake | 4056 Ironwood Dr | 4947 | \$ 394.00 | 5 | 5 | 12/5/2025 | \$ 1,950,000.00 | 10224 | 0.23 | 0308-101-27-0000 |
| Big Bear Lake | 351 Feldstrasse Dr | 1748 | \$ 341.00 | 3 | 2 | 12/8/2025 | \$ 596,500.00 | 8190 | 0.19 | 2328-356-06-0000 |
| Big Bear Lake | 583 Highland Rd | 1019 | \$ 526.00 | 3 | 1 | 12/9/2025 | \$ 536,000.00 | 6256 | 0.14 | 0307-203-06-0000 |
| Big Bear Lake | 41598 Stone Bridge Rd | 2986 | \$ 410.00 | 4 | 2 | 12/9/2025 | \$ 1,225,000.00 | 8299 | 0.19 | 0309-351-35-0000 |
| Big Bear Lake | 39112 Waterview Dr | 1894 | \$ 963.00 | 3 | 3 | 12/9/2025 | \$ 1,825,000.00 | 28025 | 0.64 | 0306-083-05-0000 |
| Big Bear Lake | 757 Villa Grove Ave | 1536 | \$ 390.00 | 2 | 2 | 12/11/2025 | \$ 600,000.00 | 7200 | 0.17 | 2328-602-11-0000 |
| Big Bear Lake | 39276 Waterview Dr | 2751 | \$ 656.00 | | 1 | 12/11/2025 | \$ 1,805,000.00 | 16462 | 0.38 | 0306-111-16-0000 |
| Big Bear Lake | 43289 Bow Canyon Rd | 864 | \$ 494.00 | 2 | 1 | 12/12/2025 | \$ 427,000.00 | 7350 | 0.17 | 0310-404-01-0000 |
| Big Bear Lake | 42823 Cedar Ave | 960 | \$ 437.00 | 3 | 1 | 12/12/2025 | \$ 420,000.00 | 5000 | 0.11 | 2328-484-19-0000 |
| Big Bear Lake | 657 Georgia St | 1408 | \$ 415.00 | 3 | 2 | 12/12/2025 | \$ 585,000.00 | 7105 | 0.16 | 0309-144-07-0000 |
| Big Bear Lake | 42229 Fox Farm Rd | 1112 | \$ 404.00 | 2 | 1 | 12/15/2025 | \$ 450,000.00 | 7800 | 0.18 | 2328-173-07-0000 |
| Big Bear Lake | 40283 Lakeview Dr | 1616 | \$ 379.00 | 3 | 2 | 12/15/2025 | \$ 612,500.00 | 7400 | 0.17 | 0308-012-08-0000 |
| Big Bear Lake | 39414 Ruby Ln | 900 | \$ 450.00 | 2 | 1 | 12/15/2025 | \$ 405,000.00 | 5750 | 0.13 | 0306-144-35-0000 |
| Big Bear Lake | 40235 Guinan Ln | 888 | \$ 371.00 | 3 | 1 | 12/18/2025 | \$ 330,000.00 | 4000 | 0.09 | 0308-058-07-0000 |
| Big Bear Lake | 43431 Ridge Crest Dr | 1930 | \$ 344.00 | 3 | 2 | 12/18/2025 | \$ 665,000.00 | 9030 | 0.21 | 0310-412-07-0000 |
| Big Bear Lake | 1709 Columbine Dr | 966 | \$ 423.00 | 2 | 1 | 12/19/2025 | \$ 409,000.00 | 9430 | 0.22 | 0310-761-21-0000 |
| Big Bear Lake | 791 Cove Dr | 7236 | \$ 497.00 | 9 | 6 | 12/19/2025 | \$ 3,600,000.00 | 36592 | 0.84 | 0306-041-12-0000 |
| Big Bear Lake | 40256 Dream St | 955 | \$ 361.00 | 2 | | 12/19/2025 | \$ 345,000.00 | 5330 | 0.12 | 0308-045-27-0000 |
| Big Bear Lake | 583 Ponderosa Dr | 1504 | \$ 438.00 | 2 | 2 | 12/19/2025 | \$ 660,000.00 | 7500 | 0.17 | 2328-134-02-0000 |
| Big Bear Lake | 760 Tehama Dr | 2554 | \$ 391.00 | 4 | 3 | 12/19/2025 | \$ 1,000,000.00 | 6120 | 0.14 | 2328-551-27-0000 |
| Big Bear Lake | 725 Temple Ln | 1636 | \$ 421.00 | 2 | 1 | 12/19/2025 | \$ 690,000.00 | 7020 | 0.16 | 0307-187-02-0000 |
| Big Bear Lake | 38756 Big Bear Blvd | 880 | \$ 428.00 | 2 | 1 | 12/23/2025 | \$ 377,000.00 | 14000 | 0.32 | 0306-042-20-0000 |
| Big Bear Lake | 539 Lakewood Ln | 2212 | \$ 334.00 | 2 | 2 | 12/23/2025 | \$ 740,000.00 | 10000 | 0.23 | 0308-042-55-0000 |

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|---------------|----------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|------------------|
| Big Bear Lake | 41625 Mockingbird Dr | 2149 | \$ 374.00 | 3 | 3 | 12/23/2025 | \$ 805,000.00 | 9600 | 0.22 | 0309-324-10-0000 |
| Big Bear Lake | 42377 Paramount | 1802 | \$ 330.00 | 4 | 2 | 12/23/2025 | \$ 595,000.00 | 8700 | 0.2 | 2328-272-07-0000 |
| Big Bear Lake | 320 Dove Ct | 1446 | \$ 435.00 | 3 | 2 | 12/29/2025 | \$ 630,000.00 | 12600 | 0.29 | 0309-322-17-0000 |
| Big Bear Lake | 294 Eagle Dr | 749 | \$ 568.00 | 2 | 1 | 12/29/2025 | \$ 426,000.00 | 6000 | 0.14 | 0309-063-07-0000 |
| Big Bear Lake | 565 Golden West Dr | 1432 | \$ 401.00 | 4 | 1 | 12/29/2025 | \$ 575,000.00 | 7350 | 0.17 | 2328-055-03-0000 |
| Big Bear Lake | 40067 Highland Rd | 838 | \$ 501.00 | 2 | 1 | 12/29/2025 | \$ 420,000.00 | 9200 | 0.21 | 0307-195-11-0000 |
| Big Bear Lake | 681 Main St | 864 | \$ 357.00 | 2 | 1 | 12/29/2025 | \$ 309,000.00 | 2600 | 0.06 | 0309-117-04-0000 |
| Big Bear Lake | 193 Lagunita Ln | 5210 | \$ 335.00 | 4 | 4 | 12/30/2025 | \$ 1,750,000.00 | 20693 | 0.48 | 0307-071-38-0000 |
| Big Bear Lake | 317 Oriole Dr | 2297 | \$ 350.00 | 3 | 3 | 12/30/2025 | \$ 805,000.00 | 7249 | 0.17 | 0309-263-02-0000 |
| Big Bear Lake | 805 Penninsula Ln | 4100 | \$ 168.00 | 4 | 4 | 12/30/2025 | \$ 691,500.00 | 6100 | 0.14 | 0306-055-07-0000 |
| Big Bear Lake | 885 Pine Meadow Ct | 3335 | \$ 382.00 | 4 | 3 | 12/30/2025 | \$ 1,275,000.00 | 9188 | 0.21 | 0307-172-79-0000 |
| Big Bear Lake | 38692 Talbot Dr | 944 | \$ 434.00 | 2 | 1 | 12/30/2025 | \$ 410,000.00 | 7700 | 0.18 | 0306-033-07-0000 |

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| Total Sales: | 42 |
| Average Sales Price: | \$797,607.14 |
| Average Square Feet: | 1944 |

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