

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	1104 E Big Bear Blvd	960	\$ 295.00	2	1	9/2/2025	\$ 284,000.00	5200	0.12	0312-035-02-0000
Big Bear City	741 Irving Way	672	\$ 424.00	2	1	9/2/2025	\$ 285,000.00	4996	0.11	0312-064-29-0000
Big Bear City	107 E Aeroplane Blvd	864	\$ 391.00	2	1	9/3/2025	\$ 338,000.00	5777	0.13	0311-159-23-0000
Big Bear City	1740 Cascade Rd	2132	\$ 328.00	3	3	9/8/2025	\$ 700,000.00	8480	0.19	0310-853-10-0000
Big Bear City	1251 Panorama Dr	1728	\$ 329.00	3	2	9/8/2025	\$ 570,000.00	7228	0.17	0314-641-18-0000
Big Bear City	875 D Ln	1120	\$ 401.00	3	2	9/9/2025	\$ 450,000.00	4620	0.11	0315-169-26-0000
Big Bear City	912 Sequoia Dr	1360	\$ 312.00	3	2	9/9/2025	\$ 425,000.00	7200	0.17	0313-252-13-0000
Big Bear City	1599 Columbine Dr	1600	\$ 396.00	3	2	9/10/2025	\$ 635,000.00	12000	0.28	0310-863-01-0000
Big Bear City	801 E Big Bear Blvd	884	\$ 339.00	2	1	9/11/2025	\$ 300,000.00	5000	0.11	0312-023-15-0000
Big Bear City	626 W Aeroplane Blvd	960	\$ 296.00	2	1	9/15/2025	\$ 285,000.00	5000	0.11	0311-101-50-0000
Big Bear City	878 Fir Ln	1467	\$ 286.00	3	2	9/16/2025	\$ 420,000.00	4498	0.1	0315-153-55-0000
Big Bear City	401 Tanglewood Dr	4248	\$ 435.00	3	3	9/16/2025	\$ 1,850,000.00	108900	2.5	0311-321-27-0000
Big Bear City	457 Angeles Blvd	1907	\$ 382.00	3	2	9/17/2025	\$ 730,000.00	7910	0.18	0312-381-69-0000
Big Bear City	1554 Coyote Ct	1216	\$ 612.00	3	2	9/18/2025	\$ 745,000.00	9604	0.22	0310-731-06-0000
Big Bear City	412 Dorset Dr	1008	\$ 426.00	2	1	9/18/2025	\$ 430,000.00	7035	0.16	0311-282-08-0000
Big Bear City	913 W Rainbow Blvd	894	\$ 402.00	2	1	9/18/2025	\$ 360,000.00	5000	0.11	0311-081-14-0000
Big Bear City	241 Turlock Dr	660	\$ 500.00	2	1	9/18/2025	\$ 330,000.00	7879	0.18	0314-493-12-0000
Big Bear City	1160 Wendy Ave	884	\$ 373.00	2	1	9/18/2025	\$ 330,000.00	6600	0.15	0313-071-16-0000
Big Bear City	2148 1st Ln	1296	\$ 212.00	2	1	9/19/2025	\$ 275,000.00	4125	0.09	0315-135-42-0000
Big Bear City	535 W Rainbow Blvd	913	\$ 468.00	2	1	9/19/2025	\$ 427,500.00	12500	0.29	0311-104-51-0000
Big Bear City	1111 Raymond Rd	2071	\$ 330.00	3	2	9/19/2025	\$ 685,000.00	117612	2.7	0314-371-18-0000
Big Bear City	1106 Rocky Mountain Rd	1584	\$ 394.00	2	1	9/19/2025	\$ 625,000.00	7210	0.17	0313-301-21-0000
Big Bear City	428 E Big Bear Blvd	1028	\$ 175.00	2	1	9/22/2025	\$ 180,000.00	4108	0.09	0312-044-14-0000
Big Bear City	437 Barrett Way	951	\$ 357.00	3	1	9/23/2025	\$ 340,000.00	4834	0.11	0312-044-08-0000
Big Bear City	805 E Fairway Blvd	660	\$ 446.00	2	1	9/23/2025	\$ 295,000.00	5000	0.11	0312-021-13-0000
Big Bear City	1474 Klamath Rd	1608	\$ 391.00	3	2	9/24/2025	\$ 630,000.00	20000	0.46	2350-245-06-0000
Big Bear City	1042 Pine Mountain Dr	2815	\$ 230.00	4	3	9/24/2025	\$ 649,000.00	11286	0.26	0313-295-04-0000
Big Bear City	1008 Wendy Ave	1220	\$ 255.00	3	1	9/25/2025	\$ 312,000.00	5000	0.11	0313-062-44-0000
Big Bear City	1101 Sierra Ave	1526	\$ 304.00	3	2	9/26/2025	\$ 465,000.00	10000	0.23	0313-084-17-0000
Big Bear City	695 Villa Grove Ave	780	\$ 576.00	2	1	9/26/2025	\$ 450,000.00	7800	0.18	2350-072-15-0000



**Big Bear City**  
Sales Comparables - January 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	817 Plumas Ct	896	\$ 864.00	3	1	9/29/2025	\$ 775,000.00	19600	0.45	2328-613-42-0000
Big Bear City	1007 Whispering Forest Dr	964	\$ 399.00	2	2	9/29/2025	\$ 385,000.00	8190	0.19	0313-355-10-0000

<b>Total Sales:</b>	32
<b>Average Sales Price:</b>	\$498,765.63
<b>Average Square Feet:</b>	1340

*Deemed reliable but not guaranteed*

**Big Bear City**

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