



Big Bear Lake

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 Lake	681 Chipmunk Ln	400	\$ 1,250.00	1	1	9/2/2025	\$ 500,000.00	10500	0.24	0306-145-05-0000
Big Bear Lake	164 Marina Point Dr	2854	\$ 87.00	4	3	9/2/2025	\$ 250,000.00	11000	0.25	0309-351-36-0000
Big Bear Lake	43734 Yosemite Dr	992	\$ 564.00	2	1	9/3/2025	\$ 559,500.00	7671	0.18	0310-742-06-0000
Big Bear Lake	42549 Alta Vista Ave	2315	\$ 157.00	4	3	9/4/2025	\$ 365,000.00	3747	0.09	2328-373-08-0000
Big Bear Lake	989 Cameron Dr	640	\$ 468.00	1	1	9/4/2025	\$ 300,000.00	3640	0.08	0308-213-04-0000
Big Bear Lake	43214 Sunset Dr	1616	\$ 350.00	3	2	9/4/2025	\$ 567,000.00	5502	0.13	2328-645-05-0000
Big Bear Lake	438 Wren Dr	1285	\$ 286.00	3	1	9/4/2025	\$ 368,000.00	7095	0.16	0309-083-26-0000
Big Bear Lake	43144 Moonridge Rd	1984	\$ 378.00	4	2	9/5/2025	\$ 750,000.00	7200	0.17	0310-392-16-0000
Big Bear Lake	43515 Shasta Rd	2178	\$ 408.00	3	3	9/5/2025	\$ 890,000.00	15260	0.35	0310-483-22-0000
Big Bear Lake	41686 Mockingbird Dr	1776	\$ 340.00	2	3	9/8/2025	\$ 604,000.00	14835	0.34	0309-322-40-0000
Big Bear Lake	128 Crater Lake Rd	1360	\$ 397.00	3	2	9/9/2025	\$ 540,500.00	7490	0.17	2328-332-03-0000
Big Bear Lake	112 Eagle Dr	2898	\$ 646.00	4	2	9/9/2025	\$ 1,872,500.00	9900	0.23	0309-283-03-0000
Big Bear Lake	864 Elm St	620	\$ 701.00	1	1	9/9/2025	\$ 435,000.00	7538	0.17	2328-408-56-0000
Big Bear Lake	39335 Lark Rd	938	\$ 486.00	2	1	9/9/2025	\$ 456,000.00	32190	0.74	0306-157-07-0000
Big Bear Lake	1307 Pigeon Rd	2061	\$ 378.00	3	3	9/9/2025	\$ 780,000.00	18508	0.42	0310-284-13-0000
Big Bear Lake	624 Temple Ln	350	\$ 1,000.00	1	1	9/9/2025	\$ 350,000.00	3600	0.08	0308-056-02-0000
Big Bear Lake	908 Knickerbocker Rd	1656	\$ 440.00	3	3	9/10/2025	\$ 729,000.00	21047	0.48	0308-203-33-0000
Big Bear Lake	38697 Talbot Dr	1312	\$ 503.00	3	2	9/11/2025	\$ 660,000.00	16300	0.37	0306-034-10-0000
Big Bear Lake	43620 Colusa Dr	1806	\$ 498.00	4	2	9/12/2025	\$ 900,000.00	11200	0.26	0310-673-05-0000
Big Bear Lake	40225 Dream St	660	\$ 545.00	2	1	9/12/2025	\$ 360,000.00	5000	0.11	0308-049-07-0000
Big Bear Lake	40122 Highland Rd	1118	\$ 413.00	3	1	9/12/2025	\$ 462,000.00	6664	0.15	0307-181-07-0000
Big Bear Lake	1264 Sheephorn Rd	1415	\$ 494.00	3	2	9/12/2025	\$ 700,000.00	7686	0.18	2350-081-17-0000
Big Bear Lake	694 Butte Ave	2296	\$ 275.00	4	2	9/15/2025	\$ 632,000.00	7502	0.17	2350-072-08-0000
Big Bear Lake	42668 Sonoma Dr	1302	\$ 491.00	4	2	9/15/2025	\$ 640,000.00	7403	0.17	2328-374-25-0000
Big Bear Lake	41625 Thrush Ct	2448	\$ 375.00	3	2	9/15/2025	\$ 920,000.00	18000	0.41	0309-251-17-0000
Big Bear Lake	473 Chipmunk Ln	1062	\$ 461.00	2	1	9/17/2025	\$ 490,000.00	11760	0.27	0306-113-03-0000
Big Bear Lake	40263 Dream St	1352	\$ 443.00	3	2	9/17/2025	\$ 600,000.00	4499	0.1	0308-049-12-0000
Big Bear Lake	561 Lakewood Ln	1088	\$ 372.00	2	1	9/17/2025	\$ 405,000.00	2500	0.06	0308-042-05-0000
Big Bear Lake	610 Cove Dr	1936	\$ 361.00	2	1	9/18/2025	\$ 700,000.00	12480	0.29	0306-021-10-0000
Big Bear Lake	42641 Falcon Ave	960	\$ 309.00	3	1	9/18/2025	\$ 297,500.00	2500	0.06	2328-393-08-0000

Deemed reliable but not guaranteed

Big Bear Lake

Deemed reliable but not guaranteed



Big Bear Lake

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 Lake	40110 Highland Rd	780	\$ 519.00	2	1	9/18/2025	\$ 405,000.00	7205	0.17	0307-181-09-0000
Big Bear Lake	42452 Holiday Ln	2020	\$ 371.00	4	3	9/18/2025	\$ 750,000.00	9960	0.23	2328-262-23-0000
Big Bear Lake	488 Lakeview Ct	3635	\$ 391.00	4	4	9/18/2025	\$ 1,423,500.00	13202	0.3	0308-261-02-0000
Big Bear Lake	688 Butte Ave	1680	\$ 428.00	3	2	9/19/2025	\$ 720,000.00	10266	0.24	2350-072-06-0000
Big Bear Lake	641 Highland Rd	1932	\$ 372.00	3	1	9/19/2025	\$ 720,000.00	25050	0.58	0307-196-03-0000
Big Bear Lake	870 Pine Meadow Ct	2238	\$ 402.00	3	3	9/19/2025	\$ 900,000.00	7117	0.16	0307-172-77-0000
Big Bear Lake	841 Eureka Dr	1370	\$ 415.00	2	1	9/22/2025	\$ 569,000.00	7275	0.17	0309-182-33-0000
Big Bear Lake	43517 Ridge Crest Dr	864	\$ 462.00	2	1	9/23/2025	\$ 400,000.00	11470	0.26	0310-522-22-0000
Big Bear Lake	747 Boulder Bay Ct	1500	\$ 468.00	3	2	9/24/2025	\$ 703,000.00	12256	0.28	0306-261-14-0000
Big Bear Lake	639 Crestwood Dr	2307	\$ 368.00	5	2	9/24/2025	\$ 850,000.00	7700	0.18	2328-143-06-0000
Big Bear Lake	41191 Pennsylvania Ave	974	\$ 784.00	1	1	9/24/2025	\$ 764,000.00	44474	1.021	0309-215-18-0000
Big Bear Lake	40355 Cliff Ln	1902	\$ 341.00	4	2	9/25/2025	\$ 650,000.00	7320	0.17	0308-073-20-0000
Big Bear Lake	158 Eagle Dr	1828	\$ 642.00	2	2	9/25/2025	\$ 1,175,000.00	10788	0.25	0309-283-10-0000
Big Bear Lake	39995 Hillcrest Dr	1125	\$ 524.00	2	2	9/25/2025	\$ 590,000.00	10360	0.24	0307-193-18-0000
Big Bear Lake	764 Silver Tip Dr	1503	\$ 419.00	1	1	9/25/2025	\$ 630,000.00	5500	0.13	2328-552-34-0000
Big Bear Lake	42798 Cedar Ave	918	\$ 517.00	2	1	9/26/2025	\$ 475,000.00	5000	0.11	2328-482-08-0000
Big Bear Lake	1332 La Crescenta	1360	\$ 441.00	3	2	9/26/2025	\$ 600,000.00	8777	0.2	2350-241-06-0000
Big Bear Lake	39403 Point Rd	4215	\$ 587.00	4	4	9/26/2025	\$ 2,475,000.00	8174	0.19	0307-011-09-0000



Lawyers Title

Big Bear Lake

Sales Comparables - January 2026

Total Sales:	48
Average Sales Price:	\$685,052.08
Average Square Feet:	1601