



Big Bear City

Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	300 E Country Club Blvd	1260	\$ 317.00	3	1	7/1/2025	\$ 400,000.00	5000	0.11	0311-189-01-0000
Big Bear City	538 Maltby Blvd	760	\$ 427.00	2	1	7/1/2025	\$ 325,000.00	2500	0.06	0313-144-34-0000
Big Bear City	257 Turlock Dr	1390	\$ 330.00	2	1	7/1/2025	\$ 460,000.00	9141	0.21	0314-493-16-0000
Big Bear City	719 W Valley Blvd	1785	\$ 266.00	3	2	7/1/2025	\$ 475,000.00	10680	0.25	2328-624-08-0000
Big Bear City	2025 Wildhorse Ln	2114	\$ 260.00	3	2	7/1/2025	\$ 550,000.00	9000	0.21	0315-461-34-0000
Big Bear City	443 Dorset Dr	1884	\$ 265.00	3	2	7/2/2025	\$ 500,000.00	7261	0.17	0311-311-07-0000
Big Bear City	908 Myrtle Ave	1422	\$ 341.00	3	2	7/2/2025	\$ 485,000.00	6500	0.15	0313-104-09-0000
Big Bear City	613 W Aeroplane Blvd	1040	\$ 379.00	2	1	7/3/2025	\$ 395,000.00	5049	0.12	0311-095-12-0000
Big Bear City	308 W Mojave Blvd	660	\$ 401.00	2	1	7/7/2025	\$ 265,000.00	5000	0.11	0311-123-14-0000
Big Bear City	132 W Rainbow Blvd	912	\$ 343.00	2	1	7/7/2025	\$ 313,000.00	7500	0.17	0311-164-33-0000
Big Bear City	1887 Baldwin Lake Rd	1120	\$ 310.00	2	1	7/8/2025	\$ 348,000.00	12342	0.28	0314-084-81-0000
Big Bear City	46076 Rustic Canyon Rd	1560	\$ 307.00	3	2	7/8/2025	\$ 480,000.00	35377	0.81	0314-105-82-0000
Big Bear City	513 Sugarloaf Blvd	810	\$ 450.00	2	1	7/8/2025	\$ 365,000.00	5000	0.11	0311-105-23-0000
Big Bear City	2127 7th Ln	1080	\$ 317.00	2	1	7/10/2025	\$ 342,500.00	5500	0.13	0315-124-47-0000
Big Bear City	42515 Bear Loop	1864	\$ 415.00	3	2	7/10/2025	\$ 775,000.00	16000	0.37	0304-451-10-0000
Big Bear City	506 E Meadow Ln	777	\$ 334.00	2	1	7/10/2025	\$ 260,000.00	5000	0.11	0313-145-38-0000
Big Bear City	821 W Rainbow Blvd	722	\$ 425.00	2	1	7/10/2025	\$ 307,000.00	2500	0.06	0311-084-26-0000
Big Bear City	40167 Ponderosa Ranch Rd	2168	\$ 391.00	3	2	7/14/2025	\$ 849,000.00	93218	2.14	0314-621-03-0000
Big Bear City	1036 E Country Club Blvd	836	\$ 239.00	2	1	7/16/2025	\$ 200,000.00	5000	0.11	0311-026-23-0000
Big Bear City	1630 Shenandoah Way	4668	\$ 428.00	6	4	7/16/2025	\$ 2,000,000.00	43560	1	0315-511-05-0000
Big Bear City	332 E Sherwood Blvd	1433	\$ 251.00	2	1	7/18/2025	\$ 360,000.00	5000	0.11	0311-199-09-0000
Big Bear City	320 W Aeroplane Blvd	1120	\$ 306.00	3	2	7/21/2025	\$ 343,000.00	2500	0.06	0311-134-14-0000
Big Bear City	1136 Eagle Mountain Dr	1008	\$ 381.00	2	1	7/21/2025	\$ 385,000.00	12040	0.28	0313-371-13-0000
Big Bear City	2063 8th Ln	900	\$ 352.00	2	2	7/22/2025	\$ 317,500.00	4920	0.11	0315-073-26-0000
Big Bear City	1091 Blue Mountain Rd	1560	\$ 317.00	3	2	7/22/2025	\$ 495,000.00	9045	0.21	0313-293-02-0000
Big Bear City	320 Hilltop Ln	1168	\$ 321.00	2	2	7/22/2025	\$ 375,000.00	6100	0.14	0311-137-03-0000
Big Bear City	918 W Aeroplane Blvd	608	\$ 442.00	2	1	7/23/2025	\$ 269,000.00	2500	0.06	0311-071-01-0000
Big Bear City	2100 1st Ln	750	\$ 386.00	2	1	7/24/2025	\$ 290,000.00	2400	0.06	0315-133-21-0000
Big Bear City	1225 Crestwood Dr	1425	\$ 298.00	3	2	7/24/2025	\$ 425,000.00	7800	0.18	0315-402-10-0000
Big Bear City	361 Mason Ln	2302	\$ 273.00	3	2	7/24/2025	\$ 630,000.00	7392	0.17	0314-631-17-0000



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Big Bear City	1077 Sequoia Dr	1221	\$ 330.00	3	2	7/25/2025	\$ 404,000.00	5250	0.12	0313-087-23-0000
Big Bear City	501 Bernhardt Ln	986	\$ 279.00	1	1	7/28/2025	\$ 276,000.00	4500	0.1	0312-055-12-0000
Big Bear City	377 Brewer Way	1291	\$ 360.00	3	2	7/31/2025	\$ 465,000.00	10200	0.23	0314-553-04-0000
Big Bear City	738 E Meadow Ln	840	\$ 314.00	2	1	7/31/2025	\$ 264,000.00	2500	0.06	0313-155-41-0000
Big Bear City	1618 Tuolumne Rd	2820	\$ 478.00	4	3	7/31/2025	\$ 1,350,000.00	22000	0.51	2350-661-09-0000

Total Sales:	35
Average Sales Price:	\$478,371.43
Average Square Feet:	1379