



Big Bear Lake

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 Lake | 43485 Colusa Dr | 1539 | \$ 519.00 | 3 | 2 | 7/1/2025 | \$ 800,000.00 | 32571 | 0.75 | 0310-672-20-0000 |
| Big Bear Lake | 478 Lakeview Ct | 4071 | \$ 601.00 | 4 | 4 | 7/1/2025 | \$ 2,450,000.00 | 9253 | 0.21 | 0308-261-04-0000 |
| Big Bear Lake | 39791 Forest Rd | 1066 | \$ 398.00 | 3 | 2 | 7/3/2025 | \$ 425,000.00 | 8742 | 0.2 | 0307-045-23-0000 |
| Big Bear Lake | 42816 Monterey St | 1488 | \$ 411.00 | 3 | 2 | 7/7/2025 | \$ 613,000.00 | 5217 | 0.12 | 2328-461-18-0000 |
| Big Bear Lake | 40070 Lakeview Dr | 1220 | \$ 491.00 | 2 | 2 | 7/8/2025 | \$ 600,000.00 | 5166 | 0.12 | 0307-061-23-0000 |
| Big Bear Lake | 477 Windsong Pl | 5277 | \$ 492.00 | 4 | 3 | 7/8/2025 | \$ 2,600,000.00 | 14000 | 0.32 | 0311-452-16-0000 |
| Big Bear Lake | 166 Lagunita Ln | 768 | \$ 690.00 | 4 | 3 | 7/9/2025 | \$ 530,000.00 | 5500 | 0.13 | 0307-071-08-0000 |
| Big Bear Lake | 530 Cienega Rd | 792 | \$ 523.00 | 2 | 1 | 7/10/2025 | \$ 415,000.00 | 9384 | 0.22 | 0306-122-15-0000 |
| Big Bear Lake | 41489 Comstock Ln | 1867 | \$ 366.00 | 2 | 3 | 7/10/2025 | \$ 685,000.00 | 6090 | 0.14 | 0309-152-26-0000 |
| Big Bear Lake | 1168 Sheephorn Rd | 812 | \$ 395.00 | 2 | 1 | 7/10/2025 | \$ 321,000.00 | 7200 | 0.17 | 2328-634-05-0000 |
| Big Bear Lake | 1265 Balsam Dr | 2224 | \$ 418.00 | 3 | 4 | 7/11/2025 | \$ 930,000.00 | 9165 | 0.21 | 0310-281-24-0000 |
| Big Bear Lake | 1249 Siskiyou Dr | 944 | \$ 556.00 | 2 | 1 | 7/15/2025 | \$ 525,000.00 | 7600 | 0.17 | 0310-432-11-0000 |
| Big Bear Lake | 43075 Encino Rd | 1840 | \$ 325.00 | 4 | 1 | 7/16/2025 | \$ 598,000.00 | 4930 | 0.11 | 2328-548-37-0000 |
| Big Bear Lake | 1429 Rockspray Dr | 1064 | \$ 578.00 | 2 | 1 | 7/16/2025 | \$ 615,500.00 | 8050 | 0.18 | 0310-472-04-0000 |
| Big Bear Lake | 43385 Ridge Crest Dr | 944 | \$ 460.00 | 2 | 2 | 7/18/2025 | \$ 435,000.00 | 12600 | 0.29 | 0310-412-01-0000 |
| Big Bear Lake | 42748 Alta Vista Ave | 1274 | \$ 400.00 | 2 | 2 | 7/21/2025 | \$ 510,000.00 | 4350 | 0.1 | 2328-451-20-0000 |
| Big Bear Lake | 42589 Donez Way | 2164 | \$ 311.00 | 3 | 2 | 7/22/2025 | \$ 675,000.00 | 10700 | 0.25 | 2328-342-12-0000 |
| Big Bear Lake | 455 Fox Dr | 1373 | \$ 393.00 | 3 | 2 | 7/22/2025 | \$ 540,000.00 | 7540 | 0.17 | 2328-364-09-0000 |
| Big Bear Lake | 43709 Colusa Dr | 2574 | \$ 314.00 | 4 | 3 | 7/24/2025 | \$ 810,000.00 | 9775 | 0.22 | 0310-681-07-0000 |
| Big Bear Lake | 664 Cove Dr | 2567 | \$ 399.00 | 3 | 2 | 7/24/2025 | \$ 1,025,000.00 | 7625 | 0.18 | 0306-021-20-0000 |
| Big Bear Lake | 851 Jaybird Ln | 632 | \$ 443.00 | 2 | 1 | 7/24/2025 | \$ 280,000.00 | 6510 | 0.15 | 0307-163-05-0000 |
| Big Bear Lake | 1240 Sheephorn Rd | 1030 | \$ 647.00 | 2 | 2 | 7/25/2025 | \$ 667,000.00 | 9030 | 0.21 | 2328-647-02-0000 |
| Big Bear Lake | 279 Bluebird Ct | 2212 | \$ 287.00 | 3 | 2 | 7/28/2025 | \$ 635,000.00 | 8400 | 0.19 | 0309-322-31-0000 |
| Big Bear Lake | 1003 Knickerbocker Rd | 1709 | \$ 77.00 | 2 | 2 | 7/28/2025 | \$ 133,000.00 | 24000 | 0.55 | 0308-202-29-0000 |
| Big Bear Lake | 39615 Lake Dr | 3460 | \$ 368.00 | 3 | 2 | 7/28/2025 | \$ 1,275,000.00 | 14237 | 0.33 | 0307-034-06-0000 |
| Big Bear Lake | 636 Talmadge Rd | 2033 | \$ 363.00 | 3 | 2 | 7/30/2025 | \$ 740,000.00 | 12680 | 0.29 | 0308-071-07-0000 |
| Big Bear Lake | 42290 Heavenly Valley Rd | 5881 | \$ 284.00 | 4 | 5 | 7/31/2025 | \$ 1,675,000.00 | 38333 | 0.88 | 2328-221-45-0000 |
| Big Bear Lake | 42554 Juniper Dr | 2330 | \$ 229.00 | 3 | 3 | 7/31/2025 | \$ 535,000.00 | 7332 | 0.17 | 2328-331-13-0000 |



Big Bear Lake
Sales Comparables - July 2025

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|-----------------------------|--------------|
| Total Sales: | 28 |
| Average Sales Price: | \$787,232.14 |
| Average Square Feet: | 1970 |