



Big Bear City

Sales Comparables - July 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	2050 9th Ln	1020	\$ 348.00	3	1	7/2/2026	\$ 355,000.00	5740	0.13	0315-073-23-0000
Big Bear City	1174 Alameda	1934	\$ 304.00	3	2	7/10/2026	\$ 589,000.00	9279	0.21	0310-931-54-0000
Big Bear City	513 Elysian Blvd	504	\$ 486.00	1	1	7/30/2026	\$ 245,000.00	2500	0.06	0313-145-15-0000
Big Bear City	715 E Mountain View Blvd	2130	\$ 309.00	4	3	7/14/2026	\$ 660,000.00	7575	0.17	0312-401-45-0000
Big Bear City	425 E Mountain View Blvd	1359	\$ 363.00	3	2	7/1/2026	\$ 494,000.00	7390	0.17	0312-381-15-0000
Big Bear City	525 Angeles Blvd	1566	\$ 357.00	3	2	7/30/2026	\$ 560,500.00	7910	0.18	0312-381-74-0000
Big Bear City	810 Villa Grove Ave					7/29/2026	\$ 794,000.00	5900	0.14	2328-612-18-0000
Big Bear City	1109 Myrtle Ave	1250	\$ 304.00	3	2	7/2/2026	\$ 380,000.00	7500	0.17	0313-081-28-0000
Big Bear City	1005 Nana Ave	956	\$ 319.00	2	1	7/10/2026	\$ 305,000.00	5000	0.11	0313-062-40-0000
Big Bear City	641 Sugarloaf Blvd	840	\$ 351.00	3	1	7/29/2026	\$ 295,000.00	5000	0.11	0311-102-33-0000
Big Bear City	114 Winding Ln	1186	\$ 278.00	2	1	7/24/2026	\$ 330,000.00	2625	0.06	0311-088-14-0000
Big Bear City	108 Palomino Dr	2654	\$ 301.00	4	2	7/30/2026	\$ 800,000.00	87120	2	0314-571-41-0000
Big Bear City	1026 Rocky Mountain Rd	1698	\$ 269.00	2	3	7/13/2026	\$ 457,500.00	7383	0.17	0313-301-31-0000
Big Bear City	867 B Ln	1284	\$ 303.00	3	2	7/28/2026	\$ 390,000.00	4320	0.1	0315-166-44-0000
Big Bear City	1015 Hicks Dr	2669	\$ 133.00	4	3	7/20/2026	\$ 356,000.00	27788	0.64	0313-032-02-0000
Big Bear City	1056 Willow Ln	1038	\$ 411.00	2	1	7/21/2026	\$ 427,500.00	7200	0.17	0315-334-26-0000
Big Bear City	268 Greenspot Blvd	1352	\$ 296.00	3	1	7/28/2026	\$ 401,500.00	7771	0.18	0314-482-01-0000
Big Bear City	800 C Ln	1188	\$ 239.00	2	2	7/28/2026	\$ 285,000.00	2310	0.05	0315-168-10-0000
Big Bear City	424 Garrick Way	700	\$ 415.00	2	1	7/2/2026	\$ 291,000.00	3652	0.08	0312-043-01-0000
Big Bear City	604 E Meadow Ln	1440	\$ 288.00	3	2	7/22/2026	\$ 415,000.00	5000	0.11	0313-152-23-0000
Big Bear City	845 Villa Grove Ave	864	\$ 353.00	2	1	7/8/2026	\$ 305,000.00	7500	0.17	2328-613-16-0000
Big Bear City	621 E Shakespeare Ln	1080	\$ 243.00	2	1	7/22/2026	\$ 263,000.00	7350	0.17	0311-204-07-0000
Big Bear City	421 Bedford Ct	1488	\$ 369.00	2	2	7/6/2026	\$ 550,000.00	11597	0.27	0311-272-36-0000
Big Bear City	336 W Aeroplane Blvd	1422	\$ 277.00	3	2	7/15/2026	\$ 394,500.00	5000	0.11	0311-134-27-0000
Big Bear City	1091 Dumas Ln	1080	\$ 278.00	3	2	7/8/2026	\$ 301,000.00	4500	0.1	0313-113-07-0000
Big Bear City	532 E Meadow Ln	884	\$ 328.00	2	1	7/30/2026	\$ 290,000.00	5000	0.11	0313-145-30-0000
Big Bear City	46727 Minnow Ln	3176	\$ 422.00	5	3	7/7/2026	\$ 1,343,000.00	435600	10	0314-401-77-0000
Big Bear City	300 N Shore Dr	1207	\$ 297.00	3	1	7/22/2026	\$ 359,000.00	7590	0.17	0313-069-14-0000
Big Bear City	329 Downey Dr	1120	\$ 296.00	3	1	7/21/2026	\$ 332,000.00	7200	0.17	0314-541-05-0000
Big Bear City	1000 Sequoia Dr	1482	\$ 295.00	3	2	7/22/2026	\$ 438,500.00	7150	0.16	0313-251-01-0000

Deemed reliable but not guaranteed

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Big Bear City	936 D Ln	896	\$ 264.00	2	1	7/28/2026	\$ 237,000.00	2430	0.06	0315-172-12-0000
Big Bear City	1206 Minton Dr	1964	\$ 342.00	3	2	7/13/2026	\$ 672,000.00	9240	0.21	2350-063-05-0000
Big Bear City	1026 Heritage Trl	2645	\$ 444.00	3	2	7/17/2026	\$ 1,175,000.00	53578	1.23	0315-421-43-0000
Big Bear City	725 W Big Bear Blvd	864	\$ 289.00	2	1	7/28/2026	\$ 250,000.00	7700	0.18	0311-091-26-0000

Total Sales:	34
Average Sales Price:	\$462,970.59
Average Square Feet:	1422

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