



Big Bear Lake

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 Lake	43409 Ridge Crest Dr	1454	\$ 378.00	3	2	7/31/2026	\$ 550,000.00	7937	0.18	0310-412-03-0000
Big Bear Lake	813 Knight Ave	3172	\$ 352.00	4	2	7/10/2026	\$ 1,117,000.00	18553	0.43	0309-215-20-0000
Big Bear Lake	39287 Chincapin Rd	1554	\$ 393.00	3	2	7/7/2026	\$ 612,000.00	8800	0.2	0306-112-04-0000
Big Bear Lake	41604 Hummingbird Ln	2391	\$ 352.00	3	3	7/14/2026	\$ 844,000.00	18000	0.41	0309-322-04-0000
Big Bear Lake	266 Wren Dr	2160	\$ 324.00	3	2	7/1/2026	\$ 700,000.00	9350	0.21	0309-321-01-0000
Big Bear Lake	793 Rayo Ln	1062	\$ 477.00	3	2	7/16/2026	\$ 507,000.00	5307	0.12	0306-043-02-0000
Big Bear Lake	39161 Buckthorn	1226	\$ 383.00	1	1	7/21/2026	\$ 470,000.00	9000	0.21	0306-104-04-0000
Big Bear Lake	830 Oriole Dr	1656	\$ 543.00	4	3	7/1/2026	\$ 900,000.00	7350	0.17	0309-182-44-0000
Big Bear Lake	39036 Willow Landing Rd	1232	\$ 714.00	3	1	7/17/2026	\$ 880,000.00	5150	0.12	0306-132-12-0000
Big Bear Lake	800 Tehama Dr	1402	\$ 308.00	3	2	7/16/2026	\$ 432,000.00	6696	0.15	2328-564-13-0000
Big Bear Lake	42592 Cedar Ave	822	\$ 389.00	2	1	7/30/2026	\$ 320,000.00	2500	0.06	2328-404-18-0000
Big Bear Lake	161 Round Dr	1904	\$ 349.00	3	2	7/28/2026	\$ 665,000.00	7854	0.18	0307-014-18-0000
Big Bear Lake	42364 Heavenly Valley Rd	3658	\$ 341.00	3	3	7/24/2026	\$ 1,250,000.00	15100	0.35	2328-301-09-0000
Big Bear Lake	864 Jaybird Ln	1360	\$ 375.00	3	2	7/7/2026	\$ 510,000.00	11125	0.26	0307-161-23-0000
Big Bear Lake	42929 Encino Rd	1540	\$ 331.00	3	2	7/30/2026	\$ 510,000.00	5100	0.12	2328-547-03-0000
Big Bear Lake	650 Lintner Rd	1854	\$ 511.00	2	2	7/28/2026	\$ 949,000.00	9935	0.23	0307-121-16-0000
Big Bear Lake	40258 Narrow Ln	4170	\$ 231.00	4	3	7/24/2026	\$ 965,000.00	8364	0.19	0308-012-05-0000
Big Bear Lake	1132 Teton Dr	1562	\$ 369.00	2	2	7/8/2026	\$ 577,000.00	10000	0.23	0310-672-19-0000
Big Bear Lake	42677 Alta Vista Ave	1408	\$ 319.00	2	2	7/29/2026	\$ 450,000.00	4040	0.09	2328-373-26-0000
Big Bear Lake	425 Castella Ln	1044	\$ 426.00	3	2	7/10/2026	\$ 445,000.00	2400	0.06	0307-094-21-0000
Big Bear Lake	579 Echo Ln	1038	\$ 529.00		1	7/24/2026	\$ 550,000.00	11325	0.26	0306-121-15-0000
Big Bear Lake	41971 Tamarack Dr	2284	\$ 376.00	4	2	7/16/2026	\$ 860,000.00	7623	0.17	2328-144-12-0000
Big Bear Lake	43300 Deer Canyon Rd	1476	\$ 379.00	3	1	7/1/2026	\$ 560,000.00	7308	0.17	0310-413-08-0000
Big Bear Lake	1270 Sheephorn Rd	1170	\$ 393.00	2	1	7/1/2026	\$ 460,000.00	8075	0.19	2350-081-16-0000
Big Bear Lake	39605 Lake Dr	1381	\$ 854.00	5		7/15/2026	\$ 1,180,000.00	14850	0.34	0307-034-04-0000
Big Bear Lake	720 Maryland Rd	1433	\$ 226.00	1	1	7/1/2026	\$ 325,000.00	5850	0.13	0308-193-17-0000
Big Bear Lake	208 Knoll Rd	2276	\$ 397.00	3	2	7/16/2026	\$ 905,000.00	7905	0.18	0307-032-11-0000
Big Bear Lake	43160 Sheephorn Rd	1904	\$ 383.00	4	2	7/17/2026	\$ 730,000.00	8800	0.2	0310-112-05-0000
Big Bear Lake	654 Villa Grove Ave	1506	\$ 416.00	3	2	7/17/2026	\$ 628,000.00	8148	0.19	2350-161-12-0000
Big Bear Lake	42612 La Placida Ave	1204	\$ 401.00	2	2	7/10/2026	\$ 483,000.00	5000	0.11	2328-395-38-0000

Deemed reliable but not guaranteed

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	1671 Angels Camp Rd	2942	\$ 204.00	3	2	7/31/2026	\$ 602,000.00	27000	0.62	0310-961-01-0000
Big Bear Lake	42801 La Cerena Ave	1479	\$ 375.00	2	1	7/31/2026	\$ 555,000.00	5200	0.12	2328-482-11-0000

Total Sales:	32
Average Sales Price:	\$671,593.75
Average Square Feet:	1773

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