



Big Bear City

Sales Comparables - March 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	745 Irving Way	1440	\$ 340.00	3	2	3/18/2026	\$ 490,000.00	5000	0.11	0312-064-13-0000
Big Bear City	325 Greenspot Blvd	1888	\$ 231.00	4	1	3/18/2026	\$ 437,000.00	6600	0.15	0314-512-05-0000
Big Bear City	467 Woodside Dr	2048	\$ 327.00	5	3	3/23/2026	\$ 670,000.00	7200	0.17	0311-292-29-0000
Big Bear City	1000 Eagle Mountain Dr	1970	\$ 279.00	4	3	3/23/2026	\$ 550,000.00	31740	0.73	0313-341-03-0000
Big Bear City	317 W Country Club Blvd	1074	\$ 290.00	2	2	3/6/2026	\$ 312,000.00	5000	0.11	0311-188-33-0000
Big Bear City	332 E Country Club Blvd	1104	\$ 380.00	2	2	3/3/2026	\$ 420,000.00	5000	0.11	0311-189-12-0000
Big Bear City	933 E Ln	2005	\$ 266.00	3	2	3/30/2026	\$ 535,000.00	7200	0.17	0315-172-53-0000
Big Bear City	1200 Minton Dr	1678	\$ 315.00	3	2	3/31/2026	\$ 530,000.00	8957	0.21	2350-063-06-0000
Big Bear City	45690 North Shore Dr	3125	\$ 336.00	5	4	3/31/2026	\$ 1,050,000.00	70131	1.61	0314-581-25-0000
Big Bear City	701 Irving Way	1450	\$ 300.00	3	2	3/17/2026	\$ 435,000.00	5000	0.11	0312-064-24-0000
Big Bear City	727 W Valley Blvd	3558	\$ 341.00	4	4	3/4/2026	\$ 1,215,000.00	17471	0.4	2328-624-24-0000
Big Bear City	2155 3rd Ln	767	\$ 337.00	2	1	3/18/2026	\$ 259,000.00	2250	0.05	0315-136-18-0000
Big Bear City	457 Woodside Dr	1576	\$ 418.00	2	2	3/27/2026	\$ 660,000.00	8051	0.18	0311-292-27-0000
Big Bear City	852 Pine Ln	1685	\$ 251.00	3	2	3/6/2026	\$ 423,500.00	4800	0.11	0315-157-51-0000
Big Bear City	936 Wendy Ave	864	\$ 370.00	2	1	3/25/2026	\$ 320,000.00	10000	0.23	0313-052-14-0000
Big Bear City	1389 Flintridge Ave	2184	\$ 382.00	3	2	3/19/2026	\$ 835,000.00	7018	0.16	2350-162-09-0000
Big Bear City	313 Greenspot Blvd	936	\$ 325.00	2	1	3/25/2026	\$ 305,000.00	6600	0.15	0314-512-02-0000
Big Bear City	1204 E Country Club Blvd	1808	\$ 226.00	2	2	3/27/2026	\$ 410,000.00	6720	0.15	0312-037-02-0000
Big Bear City	2737 Cedar Ln	1744	\$ 260.00	3	2	3/19/2026	\$ 455,000.00	7380	0.17	0315-183-32-0000
Big Bear City	817 E Barker Blvd	1261	\$ 297.00	3	2	3/18/2026	\$ 375,000.00	5000	0.11	0312-013-07-0000
Big Bear City	42521 Bear Loop	3423	\$ 362.00	4	3	3/12/2026	\$ 1,240,000.00	27800	0.64	0304-451-09-0000



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Total Sales:	21
Average Sales Price:	\$567,928.57
Average Square Feet:	1790