



Big Bear City

Sales Comparables - November 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	532 Wallace Ln	1376	\$ 305.00	2	2	11/4/2025	\$ 420,000.00	5600	0.13	0312-071-11-0000
Big Bear City	337 E Mojave Blvd	546	\$ 375.00			11/5/2025	\$ 205,000.00	5000	0.11	0311-197-15-0000
Big Bear City	221 E Barker Blvd	1374	\$ 291.00	3	2	11/6/2025	\$ 400,000.00	5000	0.11	0311-176-37-0000
Big Bear City	1009 Myrtle Ave	1240	\$ 512.00	2	2	11/6/2025	\$ 635,000.00	11250	0.26	0313-091-51-0000
Big Bear City	2217 Juniper Ln	1044	\$ 354.00	2	2	11/7/2025	\$ 370,000.00	4313	0.1	0315-151-29-0000
Big Bear City	2324 Manzanita Ln	1376	\$ 301.00	3	2	11/7/2025	\$ 415,000.00	8243	0.19	0315-344-03-0000
Big Bear City	216 W Mojave Blvd	1260	\$ 214.00	2	1	11/7/2025	\$ 270,000.00	5000	0.11	0311-152-06-0000
Big Bear City	2110 5th Ln	2019	\$ 257.00	4	3	11/10/2025	\$ 520,000.00	8437	0.19	0315-123-52-0000
Big Bear City	2050 3rd Ln	739	\$ 338.00	1	1	11/12/2025	\$ 250,000.00	3200	0.07	0315-084-01-0000
Big Bear City	425 W Aeroplane Blvd	868	\$ 276.00	1	1	11/13/2025	\$ 240,000.00	7770	0.18	0311-122-40-0000
Big Bear City	1012 E Fairway Blvd	752	\$ 385.00	1	1	11/13/2025	\$ 290,000.00	5500	0.13	0312-031-11-0000
Big Bear City	1212 Minton Dr	1110	\$ 509.00	2	2	11/14/2025	\$ 565,000.00	8540	0.2	2350-063-04-0000
Big Bear City	1285 Minton Dr	1615	\$ 424.00	3	3	11/14/2025	\$ 685,000.00	7650	0.18	2350-073-21-0000
Big Bear City	1129 W Rainbow Blvd	958	\$ 384.00	2	1	11/14/2025	\$ 368,000.00	5000	0.11	0311-042-36-0000
Big Bear City	1100 Sugarloaf Blvd	600	\$ 508.00	3	1	11/14/2025	\$ 305,000.00	5850	0.13	0311-044-12-0000
Big Bear City	549 Woodside Dr	1534	\$ 337.00	3	2	11/14/2025	\$ 517,500.00	8400	0.19	0311-251-16-0000
Big Bear City	1293 Minton Dr	2044	\$ 219.00	2	2	11/17/2025	\$ 448,000.00	7700	0.18	2350-085-10-0000
Big Bear City	836 E Mountain View Blvd	1280	\$ 302.00	2	2	11/17/2025	\$ 387,500.00	5000	0.11	0312-012-27-0000
Big Bear City	190 Yosemite Dr	1800	\$ 451.00	3	2	11/17/2025	\$ 812,500.00	9928	0.23	0310-763-14-0000
Big Bear City	237 E Big Bear Blvd	1493	\$ 287.00	3	2	11/18/2025	\$ 429,000.00	5000	0.11	0311-186-13-0000
Big Bear City	925 E Fairway Blvd	800	\$ 487.00	1	1	11/18/2025	\$ 390,000.00	5000	0.11	0312-024-05-0000
Big Bear City	605 Barret Way	816	\$ 71.00	2	1	11/21/2025	\$ 58,500.00	4900	0.11	0312-048-05-0000
Big Bear City	645 Booth Way	2247	\$ 304.00	4	2	11/21/2025	\$ 684,000.00	5000	0.11	0312-063-07-0000
Big Bear City	2208 Manzanita Ln	1400	\$ 335.00	3	1	11/21/2025	\$ 470,000.00	7440	0.17	0315-331-02-0000
Big Bear City	1044 Sierra Ave	792	\$ 347.00	2	1	11/21/2025	\$ 275,000.00	5400	0.12	0313-094-19-0000
Big Bear City	433 Sugarloaf Blvd	840	\$ 439.00	3	1	11/21/2025	\$ 369,000.00	5000	0.11	0311-132-38-0000
Big Bear City	42539 Bear Loop	3626	\$ 303.00	5	4	11/24/2025	\$ 1,099,000.00	7400	0.17	0304-451-06-0000
Big Bear City	604 W Aeroplane Blvd	1120	\$ 303.00	3	2	11/25/2025	\$ 340,000.00	5000	0.11	0311-101-46-0000
Big Bear City	44284 Barton Ln	1500	\$ 266.00	2	1	11/25/2025	\$ 400,000.00	5000	0.11	2350-361-32-0000
Big Bear City	42425 Bear Loop	2498	\$ 420.00	3	3	11/25/2025	\$ 1,050,000.00	12500	0.29	0304-451-23-0000



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Big Bear City	1063 H Ln	1060	\$ 475.00	2	1	11/25/2025	\$ 503,500.00	12750	0.29	0315-181-59-0000
Big Bear City	1125 Hemlock Ln	1577	\$ 263.00	3	2	11/26/2025	\$ 415,000.00	7200	0.17	0315-333-11-0000
Big Bear City	46738 Pioneer Town Rd	2215	\$ 266.00	3	2	11/26/2025	\$ 590,500.00	45302	1.04	0314-382-31-0000
Big Bear City	209 W Rainbow Blvd	444	\$ 505.00	1	1	11/26/2025	\$ 224,500.00	3750	0.09	0311-161-28-0000
Big Bear City	871 Spruce Ln	1291	\$ 302.00	2	2	11/26/2025	\$ 390,000.00	4500	0.1	0315-155-55-0000

Total Sales:	35
Average Sales Price:	\$451,185.71
Average Square Feet:	1350