



Big Bear Lake

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 Lake	447 Crane Dr	1908	\$ 366.00	2	2	11/3/2025	\$ 700,000.00	7095	0.16	0309-094-02-0000
Big Bear Lake	40341 Lakeview Dr	1464	\$ 498.00	3	2	11/3/2025	\$ 730,000.00	9000	0.21	0308-062-17-0000
Big Bear Lake	1720 Cascade Rd	1662	\$ 397.00	2	1	11/4/2025	\$ 660,000.00	8480	0.19	0310-853-11-0000
Big Bear Lake	447 Catalina Rd	1336	\$ 493.00	3	2	11/4/2025	\$ 659,000.00	7150	0.16	2328-283-13-0000
Big Bear Lake	42425 Fox Farm Rd	1482	\$ 775.00	3	3	11/4/2025	\$ 1,150,000.00	43603	1.001	2328-262-03-0000
Big Bear Lake	463 Windsong Pl	3596	\$ 472.00	4	3	11/4/2025	\$ 1,700,000.00	16860	0.39	0311-452-17-0000
Big Bear Lake	43611 Bow Canyon Ln	2335	\$ 366.00	3	2	11/7/2025	\$ 855,000.00	26589	0.61	0310-881-11-0000
Big Bear Lake	41819 Chalet Ln	2032	\$ 273.00	4	3	11/10/2025	\$ 555,000.00	10980	0.25	2328-063-08-0000
Big Bear Lake	40123 Hillcrest Dr	704	\$ 615.00	2	1	11/10/2025	\$ 433,000.00	13860	0.32	0307-171-11-0000
Big Bear Lake	1129 Sheephorn Rd	1156	\$ 588.00	2	2	11/10/2025	\$ 680,000.00	7320	0.17	2328-626-03-0000
Big Bear Lake	1288 Balsam Dr	864	\$ 508.00	2	1	11/12/2025	\$ 439,000.00	10800	0.25	0310-283-07-0000
Big Bear Lake	800 Club View Dr	998	\$ 501.00	2	1	11/12/2025	\$ 500,000.00	5850	0.13	2328-475-01-0000
Big Bear Lake	42848 Eagle Flight Pl	4052	\$ 320.00	3	3	11/12/2025	\$ 1,300,000.00	16800	0.39	0311-521-15-0000
Big Bear Lake	1007 Knickerbocker Rd	1280	\$ 335.00	2	1	11/12/2025	\$ 430,000.00	20625	0.47	0308-202-11-0000
Big Bear Lake	40210 Mahanoy Ln	399	\$ 375.00	1	1	11/12/2025	\$ 150,000.00	4600	0.11	0308-055-11-0000
Big Bear Lake	525 Marlowe Dr	888	\$ 349.00	2	1	11/12/2025	\$ 310,000.00	14580	0.33	0312-071-30-0000
Big Bear Lake	657 Cienega Rd	2758	\$ 562.00	4	3	11/13/2025	\$ 1,550,000.00	17377	0.4	0306-124-11-0000
Big Bear Lake	170 Eureka Dr	1898	\$ 347.00	4	2	11/13/2025	\$ 659,000.00	8000	0.18	0309-281-02-0000
Big Bear Lake	42218 Heavenly Valley Rd	2895	\$ 345.00	4	3	11/13/2025	\$ 1,000,000.00	12596	0.29	2328-221-10-0000
Big Bear Lake	43535 Shasta Rd	1496	\$ 389.00	2	2	11/13/2025	\$ 582,500.00	7920	0.18	0310-482-13-0000
Big Bear Lake	39124 Waterview Dr	2804	\$ 784.00	4	1	11/13/2025	\$ 2,200,000.00	23408	0.54	0306-101-01-0000
Big Bear Lake	39135 Buckthorn	997	\$ 401.00	2	1	11/14/2025	\$ 400,000.00	8540	0.2	0306-104-01-0000
Big Bear Lake	1488 Rockspray Dr	1120	\$ 357.00	3	2	11/14/2025	\$ 400,000.00	7452	0.17	0310-483-14-0000
Big Bear Lake	43811 Canyon Crest Dr	2012	\$ 397.00	4	3	11/17/2025	\$ 800,000.00	8000	0.18	0310-753-01-0000
Big Bear Lake	42638 Fox Farm Rd	1826	\$ 218.00	3	1	11/17/2025	\$ 399,000.00	7800	0.18	2328-334-21-0000
Big Bear Lake	838 Iris Dr	980	\$ 438.00	2	1	11/17/2025	\$ 430,000.00	10000	0.23	0307-111-27-0000
Big Bear Lake	862 Menlo Dr	630	\$ 619.00	2	1	11/17/2025	\$ 390,000.00	6900	0.16	2328-645-27-0000
Big Bear Lake	43230 Moonridge Rd	1056	\$ 538.00	3	2	11/17/2025	\$ 569,000.00	7370	0.17	0310-433-26-0000
Big Bear Lake	724 Georgia St	498	\$ 654.00	1	1	11/18/2025	\$ 326,000.00	7395	0.17	0309-191-02-0000
Big Bear Lake	39298 Willow Landing Rd	1834	\$ 370.00	2	2	11/18/2025	\$ 680,000.00	5350	0.12	0306-143-24-0000



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Big Bear Lake	1217 Aspen Dr	1728	\$ 390.00	3	2	11/19/2025	\$ 675,000.00	7380	0.17	0310-283-16-0000
Big Bear Lake	793 Knight Ave	1472	\$ 373.00	2	1	11/19/2025	\$ 550,000.00	9240	0.21	0309-215-15-0000
Big Bear Lake	42920 Sunset Dr	884	\$ 407.00	2	1	11/19/2025	\$ 360,000.00	5100	0.12	2328-547-17-0000
Big Bear Lake	40221 Esterly Ln	1316	\$ 418.00	3	2	11/20/2025	\$ 551,000.00	2500	0.06	0308-057-53-0000
Big Bear Lake	40149 Hillcrest Dr	658	\$ 600.00		1	11/21/2025	\$ 395,000.00	12000	0.28	0307-171-15-0000
Big Bear Lake	111 Stony Creek Rd	1946	\$ 410.00	2	3	11/21/2025	\$ 799,000.00	13000	0.3	0311-511-07-0000
Big Bear Lake	289 Stony Creek Rd	2368	\$ 424.00	3	2	11/21/2025	\$ 1,005,000.00	19000	0.44	0311-521-08-0000
Big Bear Lake	40742 Cherry Ln	2734	\$ 306.00	4	1	11/24/2025	\$ 838,000.00	40000	0.92	0308-214-08-0000
Big Bear Lake	1371 La Crescenta	2519	\$ 270.00	3	3	11/25/2025	\$ 682,000.00	17325	0.4	0310-731-19-0000
Big Bear Lake	43418 Ridge Crest Dr	1452	\$ 347.00	2	2	11/25/2025	\$ 505,000.00	10800	0.25	0310-411-05-0000
Big Bear Lake	603 Talmadge Rd	635	\$ 503.00	1	1	11/25/2025	\$ 320,000.00	4410	0.1	0308-062-09-0000
Big Bear Lake	42704 Alta Vista Ave	988	\$ 435.00	2	1	11/26/2025	\$ 430,000.00	4070	0.09	2328-372-29-0000
Big Bear Lake	1138 Johnny Way	2722	\$ 484.00	4	2	11/26/2025	\$ 1,320,000.00	27000	0.62	2328-511-11-0000
Big Bear Lake	879 Waldstrasse Way	1704	\$ 413.00	3	2	11/26/2025	\$ 705,000.00	9204	0.21	2328-431-15-0000
Big Bear Lake	39246 Willow Landing Rd	1027	\$ 388.00	1	1	11/26/2025	\$ 399,000.00	7850	0.18	0306-143-02-0000



Lawyers Title

Big Bear Lake

Sales Comparables - November 2025

Total Sales:	45
Average Sales Price:	\$692,677.78
Average Square Feet:	1625