



Big Bear City

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear City	46647 Arastre Rd	4575	\$ 156.00	3	3	10/1/2025	\$ 715,000.00	326700	7.5	0314-401-58-0000
Big Bear City	921 Anita Ave	787	\$ 494.00	2	1	10/3/2025	\$ 389,000.00	5000	0.11	0313-056-19-0000
Big Bear City	445 Barrett Way	1012	\$ 350.00	1	1	10/3/2025	\$ 355,000.00	5141	0.12	0312-044-06-0000
Big Bear City	508 Pinewood Ct	1760	\$ 406.00	3	2	10/6/2025	\$ 715,000.00	26750	0.61	0311-251-25-0000
Big Bear City	1008 Sugarloaf Blvd	1249	\$ 320.00	2	1	10/7/2025	\$ 400,000.00	6150	0.14	0311-049-24-0000
Big Bear City	874 Willow Ln	532	\$ 201.00	1	1	10/7/2025	\$ 107,000.00	2490	0.06	0315-152-04-0000
Big Bear City	773 W Aeroplane Blvd	792	\$ 422.00	2	1	10/8/2025	\$ 335,000.00	5000	0.11	0311-056-21-0000
Big Bear City	1239 E Alpinview Dr	1896	\$ 329.00	3	2	10/8/2025	\$ 625,000.00	7920	0.18	0314-641-32-0000
Big Bear City	1107 Gold Mountain Dr	1684	\$ 424.00	3	2	10/8/2025	\$ 715,000.00	7680	0.18	0313-391-35-0000
Big Bear City	311 Eider Dr	1720	\$ 316.00	3	2	10/9/2025	\$ 545,000.00	7200	0.17	0312-391-34-0000
Big Bear City	1188 Monte Vista Dr	2690	\$ 334.00	3	2	10/9/2025	\$ 900,000.00	37479	0.86	0315-451-17-0000
Big Bear City	384 Mullins Dr	1408	\$ 291.00	2	2	10/9/2025	\$ 410,000.00	5000	0.11	0313-074-19-0000
Big Bear City	276 Stanford Way	1728	\$ 254.00	4	2	10/9/2025	\$ 440,000.00	11200	0.26	0314-502-20-0000
Big Bear City	2180 4th Ln	768	\$ 351.00	2	1	10/10/2025	\$ 270,000.00	4960	0.11	0315-138-44-0000
Big Bear City	724 Barret Way	1332	\$ 295.00	1	1	10/10/2025	\$ 393,000.00	5876	0.13	0312-066-14-0000
Big Bear City	1037 Robinhood Blvd	1410	\$ 414.00	3	2	10/10/2025	\$ 585,000.00	5000	0.11	0311-045-20-0000
Big Bear City	805 W Sherwood Blvd	588	\$ 360.00	1	1	10/10/2025	\$ 212,000.00	2500	0.06	0311-075-15-0000
Big Bear City	2101 5th Ln	765	\$ 287.00	2	1	10/14/2025	\$ 220,000.00	2580	0.06	0315-123-20-0000
Big Bear City	1029 W Fairway Blvd	780	\$ 335.00	2	1	10/14/2025	\$ 262,000.00	2500	0.06	0311-024-35-0000
Big Bear City	1159 Green Mountain Dr	2159	\$ 347.00	3	2	10/14/2025	\$ 750,000.00	7864	0.18	0313-375-09-0000
Big Bear City	726 Elysian Blvd	920	\$ 320.00	2	1	10/15/2025	\$ 295,000.00	2500	0.06	0313-156-11-0000
Big Bear City	520 Maltby Blvd	1244	\$ 303.00	2	1	10/15/2025	\$ 378,000.00	5000	0.11	0313-144-26-0000
Big Bear City	1133 Sugarloaf Blvd	1084	\$ 84.00	1	1	10/16/2025	\$ 91,321.00	5000	0.11	0311-043-25-0000
Big Bear City	1769 Cascade Rd	1816	\$ 352.00	3	2	10/17/2025	\$ 640,000.00	10080	0.23	0310-852-05-0000
Big Bear City	1295 Luna Rd	1411	\$ 307.00	3	2	10/17/2025	\$ 434,500.00	7930	0.18	2350-084-09-0000
Big Bear City	736 Sugarloaf Blvd	1121	\$ 391.00	2	2	10/17/2025	\$ 439,000.00	5000	0.11	0311-089-30-0000
Big Bear City	618 Sugarloaf Blvd	690	\$ 491.00	1	1	10/20/2025	\$ 339,000.00	7100	0.16	0311-103-16-0000
Big Bear City	169 Winding Ln	768	\$ 364.00	2	1	10/20/2025	\$ 280,000.00	5400	0.12	0311-088-51-0000
Big Bear City	2063 2nd Ln	932	\$ 1.00	2	1	10/21/2025	\$ 1,000.00	5625	0.13	0315-084-30-0000
Big Bear City	625 Cedar Glen Dr	4134	\$ 413.00	4	4	10/21/2025	\$ 1,710,000.00	49222	1.13	0315-421-25-0000



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Big Bear City	46219 Selenium Ln	1719	\$ 200.00	3	2	10/21/2025	\$ 345,000.00	10545	0.24	0314-224-36-0000
Big Bear City	1001 Michael Ave	1336	\$ 373.00	3	2	10/23/2025	\$ 499,000.00	19488	0.45	0313-066-11-0000
Big Bear City	912 Michael Ave	1280	\$ 332.00	3	2	10/24/2025	\$ 425,000.00	5000	0.11	0313-056-08-0000
Big Bear City	600 W Rainbow Blvd	1140	\$ 428.00	2	2	10/24/2025	\$ 489,000.00	5000	0.11	0311-102-16-0000
Big Bear City	530 Creekside Ln	2048	\$ 351.00	3	2	10/29/2025	\$ 719,000.00	16832	0.39	0314-661-06-0000
Big Bear City	330 Sites Way	1424	\$ 316.00	4	2	10/29/2025	\$ 450,000.00	8556	0.2	0314-514-05-0000
Big Bear City	1087 Eagle Mountain Dr	1228	\$ 309.00	2	2	10/30/2025	\$ 380,000.00	7800	0.18	0313-365-02-0000
Big Bear City	2060 2nd Ln	660	\$ 312.00	2	1	10/31/2025	\$ 206,000.00	2400	0.06	0315-085-06-0000
Big Bear City	366 Mason Ln	2836	\$ 236.00	5	4	10/31/2025	\$ 670,000.00	6288	0.14	0314-631-14-0000
Big Bear City	806 Plumas Ct	1052	\$ 389.00	2	2	10/31/2025	\$ 410,000.00	5480	0.13	2328-613-37-0000

Total Sales:	40
Average Sales Price:	\$463,595.53
Average Square Feet:	1462