



Big Bear Lake

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 Lake | 42560 Falcon Ave | 1238 | \$ 395.00 | 3 | 2 | 10/1/2025 | \$ 490,000.00 | 8750 | 0.2 | 2328-386-22-0000 |
| Big Bear Lake | 653 Cove Dr | 3458 | \$ 882.00 | 4 | 3 | 10/2/2025 | \$ 3,050,000.00 | 8660 | 0.2 | 0306-022-18-0000 |
| Big Bear Lake | 41692 Park Ave | 2842 | \$ 285.00 | 4 | 2 | 10/2/2025 | \$ 810,000.00 | 9600 | 0.22 | 0309-097-05-0000 |
| Big Bear Lake | 893 Silver Tip Dr | 2336 | \$ 363.00 | 4 | 2 | 10/2/2025 | \$ 850,000.00 | 5608 | 0.13 | 2328-644-02-0000 |
| Big Bear Lake | 41625 Tanager Dr | 2170 | \$ 230.00 | 3 | 2 | 10/3/2025 | \$ 500,000.00 | 9200 | 0.21 | 0309-314-09-0000 |
| Big Bear Lake | 1690 Wolf Rd | 2099 | \$ 331.00 | 3 | 2 | 10/3/2025 | \$ 695,000.00 | 8798 | 0.2 | 0310-761-09-0000 |
| Big Bear Lake | 42390 Avalon Rd | 1984 | \$ 298.00 | 3 | 2 | 10/6/2025 | \$ 592,000.00 | 7800 | 0.18 | 2328-275-19-0000 |
| Big Bear Lake | 42484 Switzerland Dr | 3482 | \$ 402.00 | 3 | 3 | 10/6/2025 | \$ 1,400,000.00 | 87120 | 2 | 2328-312-06-0000 |
| Big Bear Lake | 43897 Yosemite Dr | 1824 | \$ 416.00 | 3 | 2 | 10/6/2025 | \$ 760,000.00 | 9856 | 0.23 | 0310-755-09-0000 |
| Big Bear Lake | 43103 Grizzly Rd | 789 | \$ 446.00 | 1 | 1 | 10/8/2025 | \$ 352,000.00 | 12051 | 0.28 | 2328-554-09-0000 |
| Big Bear Lake | 375 Meadow Cir N | 3264 | \$ 300.00 | 3 | 2 | 10/8/2025 | \$ 980,000.00 | 10998 | 0.25 | 0311-392-03-0000 |
| Big Bear Lake | 1315 Shasta Ct | 2002 | \$ 337.00 | 4 | 2 | 10/8/2025 | \$ 675,000.00 | 8051 | 0.18 | 0310-481-02-0000 |
| Big Bear Lake | 43463 Sheephorn Rd | 1776 | \$ 425.00 | 4 | 2 | 10/8/2025 | \$ 755,000.00 | 7227 | 0.17 | 0310-351-06-0000 |
| Big Bear Lake | 294 Vista Ln | 1510 | \$ 185.00 | 3 | 2 | 10/8/2025 | \$ 280,000.00 | 8800 | 0.2 | 0308-032-09-0000 |
| Big Bear Lake | 42299 Heavenly Valley Rd | 2549 | \$ 372.00 | 4 | 2 | 10/9/2025 | \$ 950,000.00 | 11520 | 0.26 | 2328-231-19-0000 |
| Big Bear Lake | 572 Waynoka Ln | 988 | \$ 324.00 | 2 | 1 | 10/9/2025 | \$ 320,500.00 | 3500 | 0.08 | 0308-043-35-0000 |
| Big Bear Lake | 271 Bluebird Ct | 2419 | \$ 341.00 | 4 | 3 | 10/10/2025 | \$ 825,000.00 | 9200 | 0.21 | 0309-322-32-0000 |
| Big Bear Lake | 43560 Bow Canyon Rd | 1396 | \$ 444.00 | 2 | 2 | 10/10/2025 | \$ 620,000.00 | 7380 | 0.17 | 0310-513-15-0000 |
| Big Bear Lake | 39572 Gilner Dr | 1390 | \$ 478.00 | 3 | 1 | 10/10/2025 | \$ 665,000.00 | 7500 | 0.17 | 0307-024-03-0000 |
| Big Bear Lake | 809 Oriole Dr | 2200 | \$ 454.00 | 4 | 3 | 10/10/2025 | \$ 1,000,000.00 | 14950 | 0.34 | 0309-183-10-0000 |
| Big Bear Lake | 40034 Lakeview Dr | 3660 | \$ 522.00 | 3 | 2 | 10/14/2025 | \$ 1,911,000.00 | 28050 | 0.64 | 0307-062-06-0000 |
| Big Bear Lake | 421 Morningstar Dr | 2593 | \$ 399.00 | 4 | 2 | 10/14/2025 | \$ 1,035,000.00 | 9000 | 0.21 | 0311-452-34-0000 |
| Big Bear Lake | 1180 Sheephorn Rd | 1522 | \$ 361.00 | 3 | 2 | 10/14/2025 | \$ 550,000.00 | 7020 | 0.16 | 2328-634-03-0000 |
| Big Bear Lake | 361 Glenwood Dr | 2486 | \$ 321.00 | 3 | 3 | 10/15/2025 | \$ 800,000.00 | 14000 | 0.32 | 0311-471-41-0000 |
| Big Bear Lake | 572 Jeffries St | 1386 | \$ 1,190.00 | 3 | 1 | 10/15/2025 | \$ 1,650,000.00 | 24720 | 0.57 | 0309-131-18-0000 |
| Big Bear Lake | 814 Rayo Ln | 1431 | \$ 348.00 | 3 | 2 | 10/15/2025 | \$ 499,000.00 | 5150 | 0.12 | 0306-044-03-0000 |
| Big Bear Lake | 115 Lagunita Ln | 1397 | \$ 715.00 | 4 | 2 | 10/16/2025 | \$ 1,000,000.00 | 2745 | 0.06 | 0307-071-39-0000 |
| Big Bear Lake | 546 Wanita Ln | 724 | \$ 435.00 | 1 | 1 | 10/16/2025 | \$ 315,000.00 | 5000 | 0.11 | 0308-044-19-0000 |
| Big Bear Lake | 214 Knoll Rd | 937 | \$ 320.00 | 3 | | 10/17/2025 | \$ 300,000.00 | 7800 | 0.18 | 0307-032-12-0000 |
| Big Bear Lake | 487 Fallen Leaf Rd | 3116 | \$ 425.00 | 4 | 3 | 10/20/2025 | \$ 1,325,000.00 | 16000 | 0.37 | 0311-452-40-0000 |

Deemed reliable but not guaranteed

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|---------------|----------------------|-------|----------------|-----|------|------------|-----------------|-----------|--------|------------------|
| Big Bear Lake | 1394 La Crescenta | 1536 | \$ 389.00 | 3 | 2 | 10/20/2025 | \$ 599,000.00 | 8721 | 0.2 | 0310-901-05-0000 |
| Big Bear Lake | 41984 Mapleleaf Dr | 2156 | \$ 336.00 | 3 | 2 | 10/20/2025 | \$ 725,000.00 | 7700 | 0.18 | 2328-151-11-0000 |
| Big Bear Lake | 1218 Bow Canyon Ct | 896 | \$ 501.00 | 2 | 1 | 10/22/2025 | \$ 449,000.00 | 7200 | 0.17 | 0310-522-27-0000 |
| Big Bear Lake | 789 Iris Dr | 2220 | \$ 288.00 | 3 | 2.75 | 10/22/2025 | \$ 640,000.00 | 7459 | 0.17 | 0307-124-26-0000 |
| Big Bear Lake | 574 Lucerne Dr | 1106 | \$ 497.00 | 2 | 1 | 10/22/2025 | \$ 550,000.00 | 6733 | 0.15 | 2328-535-07-0000 |
| Big Bear Lake | 40153 Mahanoy Ln | 1024 | \$ 393.00 | 3 | 1 | 10/22/2025 | \$ 402,500.00 | 2500 | 0.06 | 0308-056-43-0000 |
| Big Bear Lake | 195 Teakwood Dr | 2792 | \$ 429.00 | 4 | 3 | 10/22/2025 | \$ 1,200,000.00 | 12412 | 0.28 | 0311-501-25-0000 |
| Big Bear Lake | 160 Crystal Lake Rd | 1824 | \$ 482.00 | 3 | 2 | 10/23/2025 | \$ 880,000.00 | 7138 | 0.16 | 2328-333-12-0000 |
| Big Bear Lake | 43189 Sand Canyon Rd | 1244 | \$ 389.00 | 3 | 2 | 10/23/2025 | \$ 485,000.00 | 7450 | 0.17 | 0310-395-02-0000 |
| Big Bear Lake | 41605 Swan Dr | 1343 | \$ 502.00 | 3 | 2 | 10/23/2025 | \$ 675,000.00 | 8000 | 0.18 | 0309-314-08-0000 |
| Big Bear Lake | 791 Tehama Dr | 1269 | \$ 256.00 | 2 | 2 | 10/23/2025 | \$ 325,000.00 | 5000 | 0.11 | 2328-552-03-0000 |
| Big Bear Lake | 379 Wren Dr | 1257 | \$ 390.00 | 2 | 1 | 10/23/2025 | \$ 491,000.00 | 7095 | 0.16 | 0309-084-10-0000 |
| Big Bear Lake | 42285 Castle Crag Rd | 4884 | \$ 327.00 | 4 | 4 | 10/24/2025 | \$ 1,599,000.00 | 17000 | 0.39 | 0311-451-55-0000 |
| Big Bear Lake | 42721 Cedar Ave | 1024 | \$ 366.00 | 3 | 1 | 10/27/2025 | \$ 375,000.00 | 5000 | 0.11 | 2328-483-23-0000 |
| Big Bear Lake | 41613 Hummingbird Ln | 2008 | \$ 398.00 | 3 | 2 | 10/27/2025 | \$ 800,000.00 | 10450 | 0.24 | 0309-322-06-0000 |
| Big Bear Lake | 113 Meadow View Dr | 2160 | \$ 486.00 | 3 | 3 | 10/27/2025 | \$ 1,050,000.00 | 10000 | 0.23 | 0309-361-21-0000 |
| Big Bear Lake | 453 Fallen Leaf Rd | 2220 | \$ 450.00 | 3 | 2 | 10/28/2025 | \$ 1,000,000.00 | 13800 | 0.32 | 0311-452-42-0000 |
| Big Bear Lake | 43101 Plymouth Rd | 992 | \$ 534.00 | 2 | 1 | 10/28/2025 | \$ 530,000.00 | 5500 | 0.13 | 2328-565-04-0000 |
| Big Bear Lake | 479 Villa Grove Ave | 1444 | \$ 354.00 | 3 | 2 | 10/28/2025 | \$ 512,500.00 | 9315 | 0.21 | 2350-163-18-0000 |
| Big Bear Lake | 43462 Colusa Dr | 2010 | \$ 509.00 | 2 | 2 | 10/29/2025 | \$ 1,025,000.00 | 7488 | 0.17 | 0310-442-02-0000 |
| Big Bear Lake | 43669 Wolf Rd | 2960 | \$ 354.00 | 3 | 2 | 10/29/2025 | \$ 1,048,000.00 | 10450 | 0.24 | 0310-673-11-0000 |
| Big Bear Lake | 610 Cienega Rd | 2313 | \$ 278.00 | 3 | 2 | 10/30/2025 | \$ 644,000.00 | 10875 | 0.25 | 0306-122-23-0000 |
| Big Bear Lake | 796 Ford Ln | 1324 | \$ 641.00 | 3 | 2 | 10/30/2025 | \$ 850,000.00 | 8125 | 0.19 | 0309-206-16-0000 |
| Big Bear Lake | 43344 Deer Canyon Rd | 960 | \$ 368.00 | 3 | 1 | 10/31/2025 | \$ 354,000.00 | 10880 | 0.25 | 0310-413-03-0000 |
| Big Bear Lake | 381 Santa Clara Blvd | 2216 | \$ 306.00 | 4 | 2 | 10/31/2025 | \$ 680,000.00 | 7000 | 0.16 | 2328-276-02-0000 |



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Sales Comparables - October 2025

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|-----------------------------|--------------|
| Total Sales: | 55 |
| Average Sales Price: | \$797,154.55 |
| Average Square Feet: | 1930 |