



Lake Arrowhead

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Lake Arrowhead	1292 Portillo Ln	2334	\$ 257.00	3	2	10/1/2025	\$ 602,000.00	9150	0.21	0329-445-11-0000
Lake Arrowhead	27364 Alpen Dr	1284	\$ 408.00	3	1	10/3/2025	\$ 525,000.00	10420	0.24	0333-551-03-0000
Lake Arrowhead	28287 Bern Ln	1823	\$ 747.00	3	3	10/3/2025	\$ 1,363,000.00	10420	0.24	0329-231-05-0000
Lake Arrowhead	27529 W Shore Rd	4213	\$ 949.00	5	6	10/3/2025	\$ 4,000,000.00	11420	0.26	0333-211-07-0000
Lake Arrowhead	588 Brentwood Dr	1754	\$ 370.00	3	1	10/6/2025	\$ 650,000.00	8600	0.2	0345-244-01-0000
Lake Arrowhead	1119 Brentwood Dr	2323	\$ 358.00	4	3	10/6/2025	\$ 832,000.00	9550	0.22	0345-352-02-0000
Lake Arrowhead	383 Golf Course Rd	1260	\$ 404.00	3	1	10/6/2025	\$ 510,000.00	13857	0.32	0333-382-03-0000
Lake Arrowhead	767 Grass Valley Rd	1032	\$ 436.00	2	1	10/7/2025	\$ 450,000.00	12420	0.29	0333-352-07-0000
Lake Arrowhead	568 Grass Valley Rd	1838	\$ 299.00	3	2	10/9/2025	\$ 550,000.00	12420	0.29	0333-363-06-0000
Lake Arrowhead	905 Madera	2358	\$ 223.00	3	2	10/9/2025	\$ 527,500.00	9000	0.21	0345-431-01-0000
Lake Arrowhead	771 W Victoria Ct	1500	\$ 295.00	2	1	10/9/2025	\$ 443,000.00	3200	0.07	0332-084-30-0000
Lake Arrowhead	28204 Arbon Ln	2650	\$ 254.00	5	2	10/10/2025	\$ 675,000.00	7897	0.18	0329-443-38-0000
Lake Arrowhead	332 Grizzly Rd	1664	\$ 396.00	3	2	10/10/2025	\$ 660,000.00	9600	0.22	0333-643-07-0000
Lake Arrowhead	248 Hemlock Dr	1954	\$ 299.00	4	2	10/10/2025	\$ 585,000.00	4800	0.11	0331-075-11-0000
Lake Arrowhead	191 John Muir Rd	1237	\$ 437.00	3	2	10/10/2025	\$ 541,000.00	3600	0.08	0331-082-27-0000
Lake Arrowhead	29083 Mammoth Dr	3088	\$ 307.00	4	3	10/10/2025	\$ 950,000.00	11420	0.26	0329-263-45-0000
Lake Arrowhead	243 Manzanita Dr	1208	\$ 827.00	3	1.75	10/10/2025	\$ 1,000,000.00	6200	0.14	0331-074-05-0000
Lake Arrowhead	323 Mittry Ln	1254	\$ 389.00	2	1	10/10/2025	\$ 489,000.00	5635	0.13	0331-163-30-0000
Lake Arrowhead	28129 N Bay Rd	2419	\$ 252.00	3	2	10/15/2025	\$ 610,000.00	14420	0.33	0329-241-03-0000
Lake Arrowhead	1358 Golden Rule Ln	1784	\$ 252.00	4	2	10/15/2025	\$ 450,000.00	13000	0.3	0329-371-04-0000
Lake Arrowhead	1243 Klondike Dr	3536	\$ 212.00	6	4	10/16/2025	\$ 750,000.00	8420	0.19	0333-821-19-0000
Lake Arrowhead	324 Summit Dr	1146	\$ 872.00	2	1	10/16/2025	\$ 1,000,000.00	6336	0.15	0335-072-17-0000
Lake Arrowhead	264 Old Toll Rd	2722	\$ 349.00	3	3	10/17/2025	\$ 951,000.00	8400	0.19	0333-652-22-0000
Lake Arrowhead	28793 Palisades Dr	1202	\$ 1,268.00	3	2	10/17/2025	\$ 1,525,000.00	10420	0.24	0331-013-21-0000
Lake Arrowhead	28923 Palisades Dr	1977	\$ 885.00	3	2	10/17/2025	\$ 1,750,000.00	5100	0.12	0331-032-11-0000
Lake Arrowhead	27481 Meadow Dr	1410	\$ 312.00	3	2	10/20/2025	\$ 440,000.00	7900	0.18	0336-134-17-0000
Lake Arrowhead	433 Annandale Dr	1689	\$ 485.00	3	2	10/22/2025	\$ 820,000.00	9900	0.23	0345-233-04-0000
Lake Arrowhead	207 C Ln	1700	\$ 417.00	3	2	10/22/2025	\$ 710,000.00	8200	0.19	0331-201-26-0000
Lake Arrowhead	27421 Cedarwood Dr	4232	\$ 295.00	4	4	10/22/2025	\$ 1,250,000.00	11200	0.26	0333-883-04-0000
Lake Arrowhead	884 Grass Valley Rd	1805	\$ 365.00	3	2	10/22/2025	\$ 660,000.00	7650	0.18	0345-382-05-0000

Deemed reliable but not guaranteed

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Lake Arrowhead	1036 Mallard Dr	4588	\$ 350.00	4	3	10/22/2025	\$ 1,610,000.00	20002	0.46	0329-121-63-0000
Lake Arrowhead	609 Millburn Rd	1696	\$ 371.00	3	1	10/22/2025	\$ 629,500.00	12410	0.28	0335-291-02-0000
Lake Arrowhead	165 Rocky Point Rd	3443	\$ 1,067.00	5	4	10/22/2025	\$ 3,675,000.00	12650	0.29	0335-041-22-0000
Lake Arrowhead	28103 Arbon Ln	2581	\$ 193.00	4	3	10/23/2025	\$ 500,000.00	8925	0.2	0345-312-02-0000
Lake Arrowhead	1670 Grass Valley Rd	2028	\$ 264.00	5	2	10/23/2025	\$ 536,000.00	2416	0.06	0345-098-06-0000
Lake Arrowhead	505 W Victoria Ct	1044	\$ 239.00	2	1	10/23/2025	\$ 250,000.00	2960	0.07	0332-012-12-0000
Lake Arrowhead	578 Grass Valley Rd	1632	\$ 324.00	2	1	10/24/2025	\$ 530,000.00	11500	0.26	0333-363-05-0000
Lake Arrowhead	393 State Hwy 173	1838	\$ 489.00	4	2	10/24/2025	\$ 899,000.00	9000	0.21	0331-042-32-0000
Lake Arrowhead	405 Terrace Rd	2066	\$ 314.00	2	2	10/24/2025	\$ 650,000.00	7875	0.18	0335-076-02-0000
Lake Arrowhead	533 W Victoria Ct	1584	\$ 239.00	3	1	10/24/2025	\$ 380,000.00	3900	0.09	0332-014-59-0000
Lake Arrowhead	27613 Alpen Dr	2873	\$ 429.00	5	3	10/27/2025	\$ 1,235,000.00	9160	0.21	0333-582-04-0000
Lake Arrowhead	637 Crest Estates Ct	1546	\$ 274.00	3	1	10/27/2025	\$ 424,000.00	19400	0.45	0335-191-17-0000
Lake Arrowhead	1290 St Anton Dr	2282	\$ 345.00	3	2	10/27/2025	\$ 789,000.00	10159	0.23	0329-441-01-0000
Lake Arrowhead	555 Stone Hill Dr	1060	\$ 462.00	2	1	10/27/2025	\$ 490,000.00	14705	0.34	0331-263-74-0000
Lake Arrowhead	26873 Huron Rd	2272	\$ 246.00	3	2	10/28/2025	\$ 560,000.00	15390	0.35	0333-592-06-0000
Lake Arrowhead	1113 Grass Valley Rd	2064	\$ 138.00	3	2	10/29/2025	\$ 286,500.00	9000	0.21	0333-831-07-0000
Lake Arrowhead	166 State Highway 173	1214	\$ 823.00	3	1	10/29/2025	\$ 1,000,000.00	7600	0.17	0331-231-09-0000
Lake Arrowhead	27548 Meadow Dr	647	\$ 279.00	2	1	10/30/2025	\$ 181,000.00	6720	0.15	0336-143-43-0000
Lake Arrowhead	455 Clearwater Ln	3118	\$ 229.00	3	2	10/31/2025	\$ 715,000.00	2709	0.06	0331-324-32-0000
Lake Arrowhead	1003 Nadelhorn Dr	2054	\$ 379.00	3	2	10/31/2025	\$ 780,000.00	12200	0.28	0333-773-06-0000

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Lawyers Title

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Sales Comparables - October 2025

Total Sales:	50
Average Sales Price:	\$847,770.00
Average Square Feet:	2041