



Big Bear City

Sales Comparables - September 2025

| City | Address | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price | Lot Sq Ft | Lot Ac | APN |
|---------------|------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|------------------|
| Big Bear City | 1104 E Big Bear Blvd | 960 | \$ 295.00 | 2 | 1 | 9/2/2025 | \$ 284,000.00 | 5200 | 0.12 | 0312-035-02-0000 |
| Big Bear City | 741 Irving Way | 672 | \$ 424.00 | 2 | 1 | 9/2/2025 | \$ 285,000.00 | 4996 | 0.11 | 0312-064-29-0000 |
| Big Bear City | 107 E Aeroplane Blvd | 864 | \$ 391.00 | 2 | 1 | 9/3/2025 | \$ 338,000.00 | 5777 | 0.13 | 0311-159-23-0000 |
| Big Bear City | 1740 Cascade Rd | 2132 | \$ 328.00 | 3 | 3 | 9/8/2025 | \$ 700,000.00 | 8480 | 0.19 | 0310-853-10-0000 |
| Big Bear City | 1251 Panorama Dr | 1728 | \$ 329.00 | 3 | 2 | 9/8/2025 | \$ 570,000.00 | 7228 | 0.17 | 0314-641-18-0000 |
| Big Bear City | 875 D Ln | 1120 | \$ 401.00 | 3 | 2 | 9/9/2025 | \$ 450,000.00 | 4620 | 0.11 | 0315-169-26-0000 |
| Big Bear City | 912 Sequoia Dr | 1360 | \$ 312.00 | 3 | 2 | 9/9/2025 | \$ 425,000.00 | 7200 | 0.17 | 0313-252-13-0000 |
| Big Bear City | 1599 Columbine Dr | 1600 | \$ 396.00 | 3 | 2 | 9/10/2025 | \$ 635,000.00 | 12000 | 0.28 | 0310-863-01-0000 |
| Big Bear City | 801 E Big Bear Blvd | 884 | \$ 339.00 | 2 | 1 | 9/11/2025 | \$ 300,000.00 | 5000 | 0.11 | 0312-023-15-0000 |
| Big Bear City | 626 W Aeroplane Blvd | 960 | \$ 296.00 | 2 | 1 | 9/15/2025 | \$ 285,000.00 | 5000 | 0.11 | 0311-101-50-0000 |
| Big Bear City | 878 Fir Ln | 1467 | \$ 286.00 | 3 | 2 | 9/16/2025 | \$ 420,000.00 | 4498 | 0.1 | 0315-153-55-0000 |
| Big Bear City | 401 Tanglewood Dr | 4248 | \$ 435.00 | 3 | 3 | 9/16/2025 | \$ 1,850,000.00 | 108900 | 2.5 | 0311-321-27-0000 |
| Big Bear City | 457 Angeles Blvd | 1907 | \$ 382.00 | 3 | 2 | 9/17/2025 | \$ 730,000.00 | 7910 | 0.18 | 0312-381-69-0000 |
| Big Bear City | 1554 Coyote Ct | 1216 | \$ 612.00 | 3 | 2 | 9/18/2025 | \$ 745,000.00 | 9604 | 0.22 | 0310-731-06-0000 |
| Big Bear City | 412 Dorset Dr | 1008 | \$ 426.00 | 2 | 1 | 9/18/2025 | \$ 430,000.00 | 7035 | 0.16 | 0311-282-08-0000 |
| Big Bear City | 913 W Rainbow Blvd | 894 | \$ 402.00 | 2 | 1 | 9/18/2025 | \$ 360,000.00 | 5000 | 0.11 | 0311-081-14-0000 |
| Big Bear City | 241 Turlock Dr | 660 | \$ 500.00 | 2 | 1 | 9/18/2025 | \$ 330,000.00 | 7879 | 0.18 | 0314-493-12-0000 |
| Big Bear City | 1160 Wendy Ave | 884 | \$ 373.00 | 2 | 1 | 9/18/2025 | \$ 330,000.00 | 6600 | 0.15 | 0313-071-16-0000 |
| Big Bear City | 2148 1st Ln | 1296 | \$ 212.00 | 2 | 1 | 9/19/2025 | \$ 275,000.00 | 4125 | 0.09 | 0315-135-42-0000 |
| Big Bear City | 535 W Rainbow Blvd | 913 | \$ 468.00 | 2 | 1 | 9/19/2025 | \$ 427,500.00 | 12500 | 0.29 | 0311-104-51-0000 |
| Big Bear City | 1111 Raymond Rd | 2071 | \$ 330.00 | 3 | 2 | 9/19/2025 | \$ 685,000.00 | 117612 | 2.7 | 0314-371-18-0000 |
| Big Bear City | 1106 Rocky Mountain Rd | 1584 | \$ 394.00 | 2 | 1 | 9/19/2025 | \$ 625,000.00 | 7210 | 0.17 | 0313-301-21-0000 |
| Big Bear City | 428 E Big Bear Blvd | 1028 | \$ 175.00 | 2 | 1 | 9/22/2025 | \$ 180,000.00 | 4108 | 0.09 | 0312-044-14-0000 |
| Big Bear City | 437 Barrett Way | 951 | \$ 357.00 | 3 | 1 | 9/23/2025 | \$ 340,000.00 | 4834 | 0.11 | 0312-044-08-0000 |
| Big Bear City | 805 E Fairway Blvd | 660 | \$ 446.00 | 2 | 1 | 9/23/2025 | \$ 295,000.00 | 5000 | 0.11 | 0312-021-13-0000 |
| Big Bear City | 1474 Klamath Rd | 1608 | \$ 391.00 | 3 | 2 | 9/24/2025 | \$ 630,000.00 | 20000 | 0.46 | 2350-245-06-0000 |
| Big Bear City | 1042 Pine Mountain Dr | 2815 | \$ 230.00 | 4 | 3 | 9/24/2025 | \$ 649,000.00 | 11286 | 0.26 | 0313-295-04-0000 |
| Big Bear City | 1008 Wendy Ave | 1220 | \$ 255.00 | 3 | 1 | 9/25/2025 | \$ 312,000.00 | 5000 | 0.11 | 0313-062-44-0000 |
| Big Bear City | 1101 Sierra Ave | 1526 | \$ 304.00 | 3 | 2 | 9/26/2025 | \$ 465,000.00 | 10000 | 0.23 | 0313-084-17-0000 |
| Big Bear City | 695 Villa Grove Ave | 780 | \$ 576.00 | 2 | 1 | 9/26/2025 | \$ 450,000.00 | 7800 | 0.18 | 2350-072-15-0000 |

Deemed reliable but not guaranteed

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| Big Bear City | 817 Plumas Ct | 896 | \$ 864.00 | 3 | 1 | 9/29/2025 | \$ 775,000.00 | 19600 | 0.45 | 2328-613-42-0000 |
| Big Bear City | 1007 Whispering Forest Dr | 964 | \$ 399.00 | 2 | 2 | 9/29/2025 | \$ 385,000.00 | 8190 | 0.19 | 0313-355-10-0000 |

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| Total Sales: | 32 |
| Average Sales Price: | \$498,765.63 |
| Average Square Feet: | 1340 |

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