



## Big Bear Lake

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 Lake | 681 Chipmunk Ln      | 400   | \$ 1,250.00    | 1   | 1    | 9/2/2025  | \$ 500,000.00   | 10500     | 0.24   | 0306-145-05-0000 |
| Big Bear Lake | 164 Marina Point Dr  | 2854  | \$ 87.00       | 4   | 3    | 9/2/2025  | \$ 250,000.00   | 11000     | 0.25   | 0309-351-36-0000 |
| Big Bear Lake | 43734 Yosemite Dr    | 992   | \$ 564.00      | 2   | 1    | 9/3/2025  | \$ 559,500.00   | 7671      | 0.18   | 0310-742-06-0000 |
| Big Bear Lake | 42549 Alta Vista Ave | 2315  | \$ 157.00      | 4   | 3    | 9/4/2025  | \$ 365,000.00   | 3747      | 0.09   | 2328-373-08-0000 |
| Big Bear Lake | 989 Cameron Dr       | 640   | \$ 468.00      | 1   | 1    | 9/4/2025  | \$ 300,000.00   | 3640      | 0.08   | 0308-213-04-0000 |
| Big Bear Lake | 43214 Sunset Dr      | 1616  | \$ 350.00      | 3   | 2    | 9/4/2025  | \$ 567,000.00   | 5502      | 0.13   | 2328-645-05-0000 |
| Big Bear Lake | 438 Wren Dr          | 1285  | \$ 286.00      | 3   | 1    | 9/4/2025  | \$ 368,000.00   | 7095      | 0.16   | 0309-083-26-0000 |
| Big Bear Lake | 43144 Moonridge Rd   | 1984  | \$ 378.00      | 4   | 2    | 9/5/2025  | \$ 750,000.00   | 7200      | 0.17   | 0310-392-16-0000 |
| Big Bear Lake | 43515 Shasta Rd      | 2178  | \$ 408.00      | 3   | 3    | 9/5/2025  | \$ 890,000.00   | 15260     | 0.35   | 0310-483-22-0000 |
| Big Bear Lake | 41686 Mockingbird Dr | 1776  | \$ 340.00      | 2   | 3    | 9/8/2025  | \$ 604,000.00   | 14835     | 0.34   | 0309-322-40-0000 |
| Big Bear Lake | 128 Crater Lake Rd   | 1360  | \$ 397.00      | 3   | 2    | 9/9/2025  | \$ 540,500.00   | 7490      | 0.17   | 2328-332-03-0000 |
| Big Bear Lake | 112 Eagle Dr         | 2898  | \$ 646.00      | 4   | 2    | 9/9/2025  | \$ 1,872,500.00 | 9900      | 0.23   | 0309-283-03-0000 |
| Big Bear Lake | 864 Elm St           | 620   | \$ 701.00      | 1   | 1    | 9/9/2025  | \$ 435,000.00   | 7538      | 0.17   | 2328-408-56-0000 |
| Big Bear Lake | 39335 Lark Rd        | 938   | \$ 486.00      | 2   | 1    | 9/9/2025  | \$ 456,000.00   | 32190     | 0.74   | 0306-157-07-0000 |
| Big Bear Lake | 1307 Pigeon Rd       | 2061  | \$ 378.00      | 3   | 3    | 9/9/2025  | \$ 780,000.00   | 18508     | 0.42   | 0310-284-13-0000 |
| Big Bear Lake | 624 Temple Ln        | 350   | \$ 1,000.00    | 1   | 1    | 9/9/2025  | \$ 350,000.00   | 3600      | 0.08   | 0308-056-02-0000 |
| Big Bear Lake | 908 Knickerbocker Rd | 1656  | \$ 440.00      | 3   | 3    | 9/10/2025 | \$ 729,000.00   | 21047     | 0.48   | 0308-203-33-0000 |
| Big Bear Lake | 38697 Talbot Dr      | 1312  | \$ 503.00      | 3   | 2    | 9/11/2025 | \$ 660,000.00   | 16300     | 0.37   | 0306-034-10-0000 |
| Big Bear Lake | 43620 Colusa Dr      | 1806  | \$ 498.00      | 4   | 2    | 9/12/2025 | \$ 900,000.00   | 11200     | 0.26   | 0310-673-05-0000 |
| Big Bear Lake | 40225 Dream St       | 660   | \$ 545.00      | 2   | 1    | 9/12/2025 | \$ 360,000.00   | 5000      | 0.11   | 0308-049-07-0000 |
| Big Bear Lake | 40122 Highland Rd    | 1118  | \$ 413.00      | 3   | 1    | 9/12/2025 | \$ 462,000.00   | 6664      | 0.15   | 0307-181-07-0000 |
| Big Bear Lake | 1264 Sheephorn Rd    | 1415  | \$ 494.00      | 3   | 2    | 9/12/2025 | \$ 700,000.00   | 7686      | 0.18   | 2350-081-17-0000 |
| Big Bear Lake | 694 Butte Ave        | 2296  | \$ 275.00      | 4   | 2    | 9/15/2025 | \$ 632,000.00   | 7502      | 0.17   | 2350-072-08-0000 |
| Big Bear Lake | 42668 Sonoma Dr      | 1302  | \$ 491.00      | 4   | 2    | 9/15/2025 | \$ 640,000.00   | 7403      | 0.17   | 2328-374-25-0000 |
| Big Bear Lake | 41625 Thrush Ct      | 2448  | \$ 375.00      | 3   | 2    | 9/15/2025 | \$ 920,000.00   | 18000     | 0.41   | 0309-251-17-0000 |
| Big Bear Lake | 473 Chipmunk Ln      | 1062  | \$ 461.00      | 2   | 1    | 9/17/2025 | \$ 490,000.00   | 11760     | 0.27   | 0306-113-03-0000 |
| Big Bear Lake | 40263 Dream St       | 1352  | \$ 443.00      | 3   | 2    | 9/17/2025 | \$ 600,000.00   | 4499      | 0.1    | 0308-049-12-0000 |
| Big Bear Lake | 561 Lakewood Ln      | 1088  | \$ 372.00      | 2   | 1    | 9/17/2025 | \$ 405,000.00   | 2500      | 0.06   | 0308-042-05-0000 |
| Big Bear Lake | 610 Cove Dr          | 1936  | \$ 361.00      | 2   | 1    | 9/18/2025 | \$ 700,000.00   | 12480     | 0.29   | 0306-021-10-0000 |
| Big Bear Lake | 42641 Falcon Ave     | 960   | \$ 309.00      | 3   | 1    | 9/18/2025 | \$ 297,500.00   | 2500      | 0.06   | 2328-393-08-0000 |

Deemed reliable but not guaranteed

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| Big Bear Lake | 40110 Highland Rd      | 780   | \$ 519.00      | 2   | 1    | 9/18/2025 | \$ 405,000.00   | 7205      | 0.17   | 0307-181-09-0000 |
| Big Bear Lake | 42452 Holiday Ln       | 2020  | \$ 371.00      | 4   | 3    | 9/18/2025 | \$ 750,000.00   | 9960      | 0.23   | 2328-262-23-0000 |
| Big Bear Lake | 488 Lakeview Ct        | 3635  | \$ 391.00      | 4   | 4    | 9/18/2025 | \$ 1,423,500.00 | 13202     | 0.3    | 0308-261-02-0000 |
| Big Bear Lake | 688 Butte Ave          | 1680  | \$ 428.00      | 3   | 2    | 9/19/2025 | \$ 720,000.00   | 10266     | 0.24   | 2350-072-06-0000 |
| Big Bear Lake | 641 Highland Rd        | 1932  | \$ 372.00      | 3   | 1    | 9/19/2025 | \$ 720,000.00   | 25050     | 0.58   | 0307-196-03-0000 |
| Big Bear Lake | 870 Pine Meadow Ct     | 2238  | \$ 402.00      | 3   | 3    | 9/19/2025 | \$ 900,000.00   | 7117      | 0.16   | 0307-172-77-0000 |
| Big Bear Lake | 841 Eureka Dr          | 1370  | \$ 415.00      | 2   | 1    | 9/22/2025 | \$ 569,000.00   | 7275      | 0.17   | 0309-182-33-0000 |
| Big Bear Lake | 43517 Ridge Crest Dr   | 864   | \$ 462.00      | 2   | 1    | 9/23/2025 | \$ 400,000.00   | 11470     | 0.26   | 0310-522-22-0000 |
| Big Bear Lake | 747 Boulder Bay Ct     | 1500  | \$ 468.00      | 3   | 2    | 9/24/2025 | \$ 703,000.00   | 12256     | 0.28   | 0306-261-14-0000 |
| Big Bear Lake | 639 Crestwood Dr       | 2307  | \$ 368.00      | 5   | 2    | 9/24/2025 | \$ 850,000.00   | 7700      | 0.18   | 2328-143-06-0000 |
| Big Bear Lake | 41191 Pennsylvania Ave | 974   | \$ 784.00      | 1   | 1    | 9/24/2025 | \$ 764,000.00   | 44474     | 1.021  | 0309-215-18-0000 |
| Big Bear Lake | 40355 Cliff Ln         | 1902  | \$ 341.00      | 4   | 2    | 9/25/2025 | \$ 650,000.00   | 7320      | 0.17   | 0308-073-20-0000 |
| Big Bear Lake | 158 Eagle Dr           | 1828  | \$ 642.00      | 2   | 2    | 9/25/2025 | \$ 1,175,000.00 | 10788     | 0.25   | 0309-283-10-0000 |
| Big Bear Lake | 39995 Hillcrest Dr     | 1125  | \$ 524.00      | 2   | 2    | 9/25/2025 | \$ 590,000.00   | 10360     | 0.24   | 0307-193-18-0000 |
| Big Bear Lake | 764 Silver Tip Dr      | 1503  | \$ 419.00      | 1   | 1    | 9/25/2025 | \$ 630,000.00   | 5500      | 0.13   | 2328-552-34-0000 |
| Big Bear Lake | 42798 Cedar Ave        | 918   | \$ 517.00      | 2   | 1    | 9/26/2025 | \$ 475,000.00   | 5000      | 0.11   | 2328-482-08-0000 |
| Big Bear Lake | 1332 La Crescenta      | 1360  | \$ 441.00      | 3   | 2    | 9/26/2025 | \$ 600,000.00   | 8777      | 0.2    | 2350-241-06-0000 |
| Big Bear Lake | 39403 Point Rd         | 4215  | \$ 587.00      | 4   | 4    | 9/26/2025 | \$ 2,475,000.00 | 8174      | 0.19   | 0307-011-09-0000 |



**Lawyers Title**

## **Big Bear Lake**

Sales Comparables - September 2025

|                             |              |
|-----------------------------|--------------|
| <b>Total Sales:</b>         | 48           |
| <b>Average Sales Price:</b> | \$685,052.08 |
| <b>Average Square Feet:</b> | 1601         |