



## Big Bear City

Sales Comparables - June 2026

| City          | Address                  | Sq Ft | Cost Per Sq Ft | Bed | Bath | Sale Date | Sales Price     | Lot Sq Ft | Lot Ac | APN              |
|---------------|--------------------------|-------|----------------|-----|------|-----------|-----------------|-----------|--------|------------------|
| Big Bear City | 1046 Heritage Trl        | 3884  | \$ 385.00      | 4   | 4    | 6/3/2026  | \$ 1,499,000.00 | 66211     | 1.52   | 0315-421-39-0000 |
| Big Bear City | 829 W Country Club Blvd  | 996   | \$ 346.00      | 2   | 2    | 6/16/2026 | \$ 345,000.00   | 5000      | 0.11   | 0311-053-37-0000 |
| Big Bear City | 1180 Alameda             | 1604  | \$ 433.00      | 3   | 2    | 6/1/2026  | \$ 695,000.00   | 10518     | 0.24   | 0310-931-51-0000 |
| Big Bear City | 2190 State Ln            | 2166  | \$ 399.00      | 4   | 2    | 6/25/2026 | \$ 865,000.00   | 868368    | 19.935 | 0315-253-51-0000 |
| Big Bear City | 1170 Alameda             | 2449  | \$ 341.00      | 3   | 2    | 6/17/2026 | \$ 835,500.00   | 7744      | 0.18   | 2350-246-03-0000 |
| Big Bear City | 687 Villa Grove Ave      | 1062  | \$ 351.00      | 3   | 2    | 6/8/2026  | \$ 373,000.00   | 7560      | 0.17   | 2350-072-19-0000 |
| Big Bear City | 357 Pine Ln              | 2123  | \$ 282.00      | 3   | 2    | 6/5/2026  | \$ 599,000.00   | 10700     | 0.25   | 0312-431-16-0000 |
| Big Bear City | 500 E Barker Blvd        | 2340  | \$ 254.00      | 3   | 2    | 6/29/2026 | \$ 595,000.00   | 7210      | 0.17   | 0312-381-35-0000 |
| Big Bear City | 712 Irving Way           | 1010  | \$ 361.00      | 2   | 2    | 6/16/2026 | \$ 365,000.00   | 5000      | 0.11   | 0312-065-04-0000 |
| Big Bear City | 2187 6th Ln              | 952   | \$ 313.00      | 2   | 1    | 6/26/2026 | \$ 298,000.00   | 2511      | 0.06   | 0315-128-25-0000 |
| Big Bear City | 420 Sheridan Dr          | 1720  | \$ 232.00      | 3   | 2    | 6/16/2026 | \$ 400,000.00   | 9148      | 0.21   | 0312-071-53-0000 |
| Big Bear City | 118 W Sherwood Blvd      | 900   | \$ 444.00      | 2   | 1    | 6/8/2026  | \$ 400,000.00   | 2500      | 0.06   | 0311-156-06-0000 |
| Big Bear City | 45498 3rd St             | 1050  | \$ 309.00      | 2   | 3    | 6/17/2026 | \$ 325,000.00   | 2500      | 0.06   | 0314-016-14-0000 |
| Big Bear City | 911 Sugarloaf Blvd       | 1638  | \$ 243.00      | 3   | 2    | 6/4/2026  | \$ 399,000.00   | 2500      | 0.06   | 0311-082-10-0000 |
| Big Bear City | 1285 Skyview Ct          | 1709  | \$ 321.00      | 3   | 2    | 6/15/2026 | \$ 550,000.00   | 12400     | 0.28   | 0315-406-01-0000 |
| Big Bear City | 937 Michael Ave          | 912   | \$ 328.00      | 3   | 1    | 6/1/2026  | \$ 300,000.00   | 10000     | 0.23   | 0313-055-27-0000 |
| Big Bear City | 42303 N Shore Dr         | 2042  | \$ 244.00      | 3   | 2    | 6/5/2026  | \$ 500,000.00   | 22397     | 0.51   | 0304-412-37-0000 |
| Big Bear City | 606 E Mountain View Blvd | 1524  | \$ 370.00      | 3   | 2    | 6/15/2026 | \$ 564,500.00   | 7725      | 0.18   | 0312-401-17-0000 |
| Big Bear City | 1536 Wolf Rd             | 2094  | \$ 420.00      | 3   | 2    | 6/1/2026  | \$ 880,000.00   | 8870      | 0.2    | 0310-731-11-0000 |
| Big Bear City | 46971 Skyview Dr         | 1904  | \$ 341.00      | 3   | 3    | 6/30/2026 | \$ 650,000.00   | 9278      | 0.21   | 0315-392-09-0000 |
| Big Bear City | 45906 Vale Dr            | 1050  | \$ 190.00      | 3   | 2    | 6/22/2026 | \$ 200,000.00   | 5504      | 0.13   | 0314-161-01-0000 |
| Big Bear City | 1060 Eagle Mountain Dr   | 1128  | \$ 310.00      | 3   | 2    | 6/30/2026 | \$ 350,000.00   | 11060     | 0.25   | 0313-327-03-0000 |
| Big Bear City | 1076 G Ln                | 1667  | \$ 209.00      | 3   | 2    | 6/26/2026 | \$ 350,000.00   | 7189      | 0.17   | 0315-181-47-0000 |
| Big Bear City | 664 Cedar Glen Dr        | 4780  | \$ 486.00      | 3   | 3    | 6/15/2026 | \$ 2,325,000.00 | 61288     | 1.407  | 0315-421-91-0000 |
| Big Bear City | 233 Whipple Dr           | 904   | \$ 419.00      | 2   | 2    | 6/26/2026 | \$ 379,000.00   | 7260      | 0.17   | 0314-494-09-0000 |
| Big Bear City | 45385 5th St             | 1120  | \$ 285.00      | 3   | 2    | 6/2/2026  | \$ 320,000.00   | 5000      | 0.11   | 0314-022-78-0000 |
| Big Bear City | 1320 E Big Bear Blvd     | 1886  | \$ 265.00      | 4   | 2    | 6/8/2026  | \$ 501,500.00   | 9009      | 0.21   | 0314-463-22-0000 |
| Big Bear City | 248 Whipple Dr           | 1560  | \$ 272.00      | 3   | 2    | 6/2/2026  | \$ 425,500.00   | 7592      | 0.17   | 0314-493-20-0000 |
| Big Bear City | 2047 7th Ln              | 840   | \$ 458.00      | 3   | 1    | 6/22/2026 | \$ 385,000.00   | 2460      | 0.06   | 0315-074-10-0000 |
| Big Bear City | 457 E Mountain View Blvd | 1678  | \$ 330.00      | 3   | 2    | 6/15/2026 | \$ 554,000.00   | 7490      | 0.17   | 0312-381-11-0000 |

Deemed reliable but not guaranteed

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Sales Comparables - June 2026

|                                    |                     |
|------------------------------------|---------------------|
| <b><i>Total Sales:</i></b>         | <b>30</b>           |
| <b><i>Average Sales Price:</i></b> | <b>\$574,266.67</b> |
| <b><i>Average Square Feet:</i></b> | <b>1690</b>         |