



Big Bear Lake

Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Big Bear Lake	43131 Grizzly Rd	790	\$ 537.00	1	2	5/11/2026	\$ 425,000.00	6000	0.14	2328-631-04-0000
Big Bear Lake	1218 Siskiyou Dr	1614	\$ 359.00	2	2	5/22/2026	\$ 580,000.00	7930	0.18	0310-433-04-0000
Big Bear Lake	480 Cienega Rd	2248	\$ 177.00	1	1	5/29/2026	\$ 400,000.00	14917	0.34	0306-113-14-0000
Big Bear Lake	38614 Talbot Dr	504	\$ 595.00	1	1	5/12/2026	\$ 300,000.00	3770	0.09	0306-032-23-0000
Big Bear Lake	740 Oriole Dr	480	\$ 604.00	1	1	5/27/2026	\$ 290,000.00	4850	0.11	0309-182-21-0000
Big Bear Lake	38682 Talbot Dr	388	\$ 902.00	1	1	5/6/2026	\$ 350,000.00	6000	0.14	0306-033-09-0000
Big Bear Lake	42639 Cedar Ave	798	\$ 532.00	2	2	5/8/2026	\$ 425,000.00	5000	0.11	2328-407-40-0000
Big Bear Lake	42333 Eagle Ridge Dr	2982	\$ 368.00	4	3	5/11/2026	\$ 1,100,000.00	9000	0.21	0311-451-44-0000
Big Bear Lake	1332 Siskiyou Dr	983	\$ 460.00	2	1	5/22/2026	\$ 452,500.00	8788	0.2	0310-433-14-0000
Big Bear Lake	764 Conklin Rd	1616	\$ 386.00	3	1	5/5/2026	\$ 625,000.00	7395	0.17	0309-192-31-0000
Big Bear Lake	39028 Waterview Dr	1176	\$ 119.00	2	2	5/8/2026	\$ 140,000.00	57934	1.33	0306-081-05-0000
Big Bear Lake	42748 Haupstrasse Dr	1636	\$ 331.00	3	2	5/29/2026	\$ 542,500.00	7440	0.17	2328-441-22-0000
Big Bear Lake	373 Crystal Lake Rd	1707	\$ 362.00	3	3	5/28/2026	\$ 619,000.00	6600	0.15	2328-355-02-0000
Big Bear Lake	718 Blue Jay Rd	840	\$ 632.00	1	1	5/11/2026	\$ 531,500.00	6550	0.15	0306-134-05-0000
Big Bear Lake	43632 Shasta Rd	2026	\$ 375.00	3	2	5/5/2026	\$ 760,000.00	11412	0.26	0310-533-07-0000
Big Bear Lake	43535 Shasta Pl	1912	\$ 287.00	2	2	5/22/2026	\$ 550,000.00	6825	0.16	0310-483-23-0000
Big Bear Lake	410 Oriole Dr	1152	\$ 415.00	3	2	5/11/2026	\$ 479,000.00	7095	0.16	0309-081-19-0000
Big Bear Lake	41922 Centre Ct	2174	\$ 436.00	3	3	5/14/2026	\$ 950,000.00	7735	0.18	0311-392-19-0000
Big Bear Lake	43811 Sand Canyon Rd	1518	\$ 201.00	3	2	5/5/2026	\$ 306,500.00	7230	0.17	0310-502-36-0000
Big Bear Lake	41593 Brownie Ln	1184	\$ 443.00	3	2	5/15/2026	\$ 525,000.00	6500	0.15	0309-163-10-0000
Big Bear Lake	1116 Sylvan Gln	836	\$ 334.00	2	1	5/15/2026	\$ 280,000.00	2500	0.06	0310-278-23-0000
Big Bear Lake	42729 Haupstrasse Dr	1950	\$ 333.00	3	2	5/13/2026	\$ 650,000.00	7630	0.18	2328-441-17-0000
Big Bear Lake	39470 Lake Dr	2142	\$ 302.00	3	1	5/5/2026	\$ 648,000.00	6892	0.16	0307-013-03-0000



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Total Sales:	23
Average Sales Price:	\$518,652.17
Average Square Feet:	1420