

Lebec

Community · CA · California > Kern County

BALANCED MARKET

\$216K

MEDIAN SALE PRICE

-33.3%

1-YR CHANGE

21

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



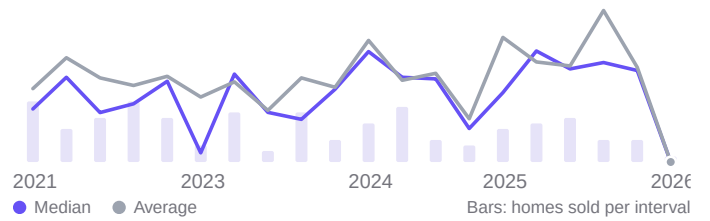
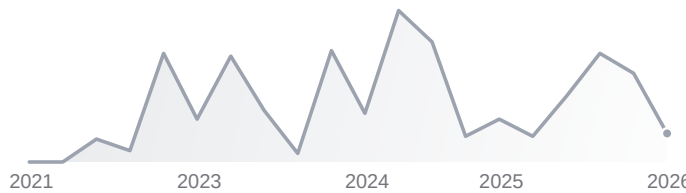
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$75K · Average \$75K

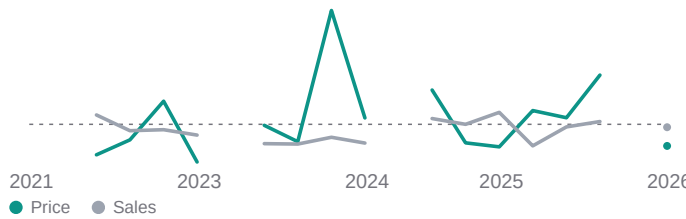


Growth (year over year)

Price -33.3% · Sales -4.5%

Price per square foot

\$65/ft²

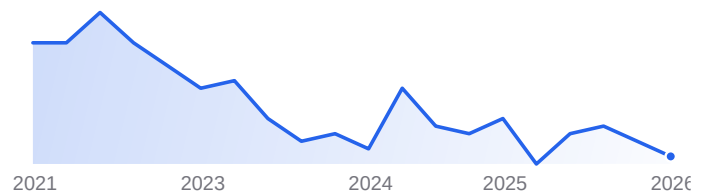


Sale premium vs estimated value

-32.0%

Annual turnover (share of homes sold)

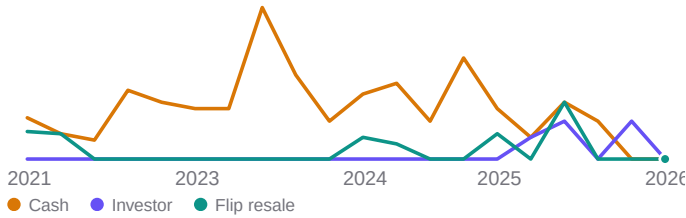
3.3%



BUYERS & OUTCOMES

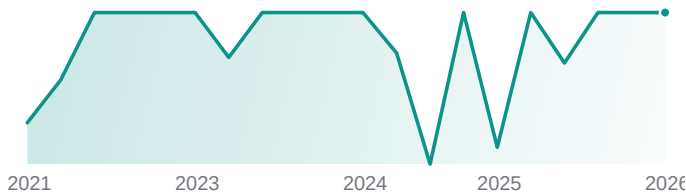
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



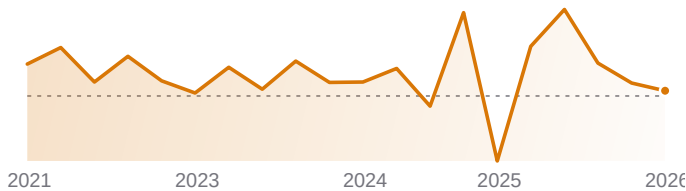
Sellers who sold at a gain

100%



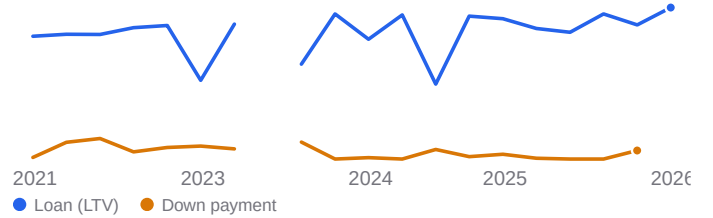
Median annualized return at resale

+1.2%



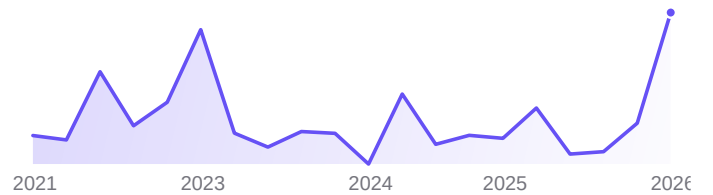
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 7.5%



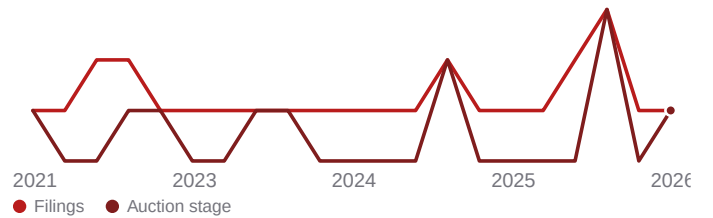
Typical hold before selling

26.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	639
Median value (AVM)	\$352K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1982
Single family	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.0%
Owner occupied	37%
Company owned	30%
Median loan-to-value	46%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	1,291
Density	84 / mi²
Median household income	\$42K
Average household income	\$69K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	599
Homes occupied	88%
Bachelor's or higher	35%
Poverty rate	15.3%
Unemployment	2.3%
Average temp	57°F
Annual precip	15 in
Sunshine	75%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.