

Kern County, CA

County · CA · California

BALANCED MARKET

\$368K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

9,702

SALES (12 MO)

\$349K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



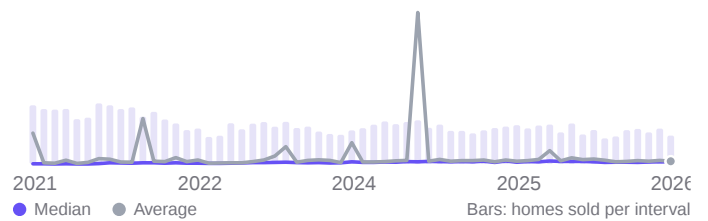
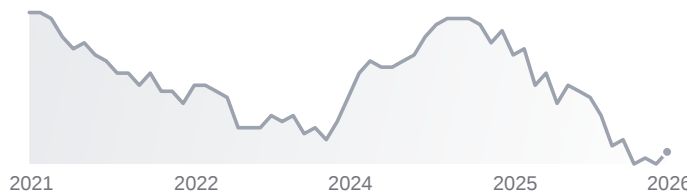
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$365K · Average \$384K

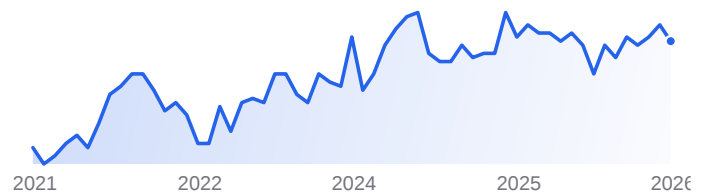
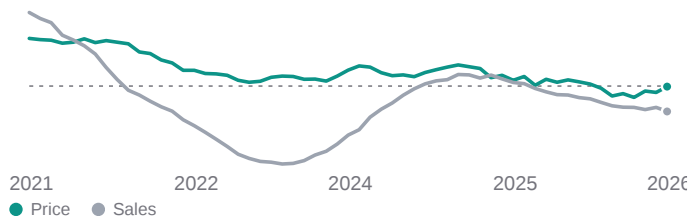


Growth (year over year)

Price -0.2% · Sales -10.0%

Price per square foot

\$220/ft²

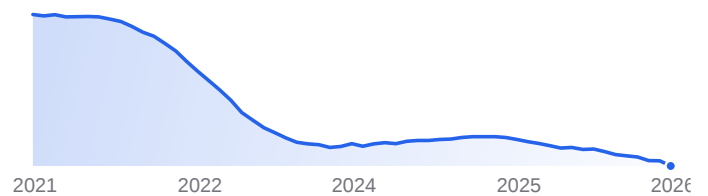
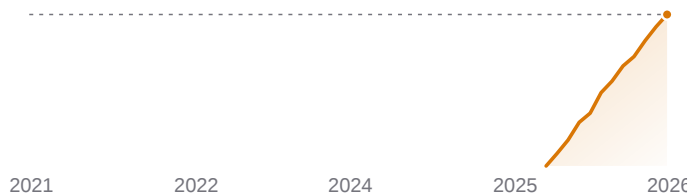


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

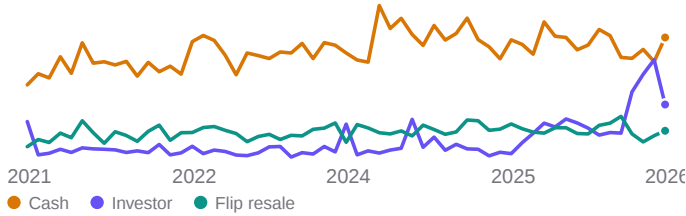
3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 13% · Flip resale 7.5%



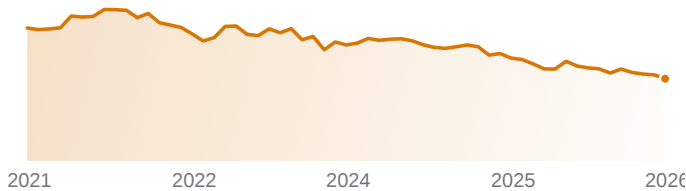
Sellers who sold at a gain

91%

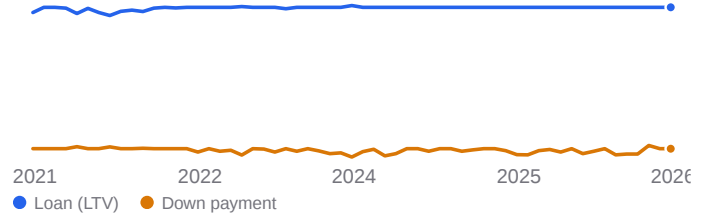


Median annualized return at resale

+4.5%

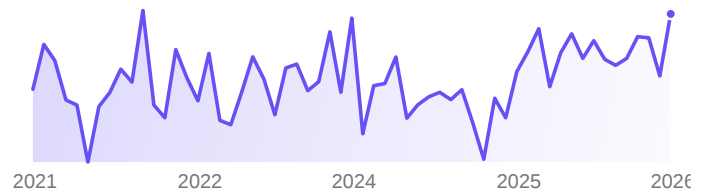


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



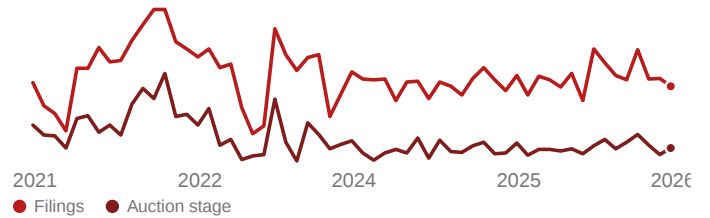
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 141 · Auction stage 55



HOUSING STOCK

Homes	258,221
Median value (AVM)	\$349K
Median size	1,533 ft²
Median bedrooms	3
Median year built	1985
Single family	83%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.2%
Owner occupied	68%
Company owned	26%
Median loan-to-value	50%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	924,404
Density	114 / mi²
Median household income	\$62K
Average household income	\$88K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	236
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	17.1%
Unemployment	2.5%
Average temp	64°F
Annual precip	7 in
Sunshine	75%

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