

Kings County, CA

County · CA · California

BUYER'S MARKET

\$358K

MEDIAN SALE PRICE

-5.5%

1-YR CHANGE

1,507

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



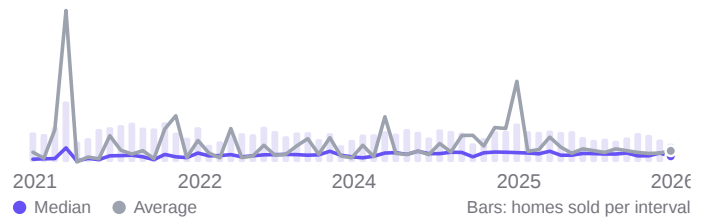
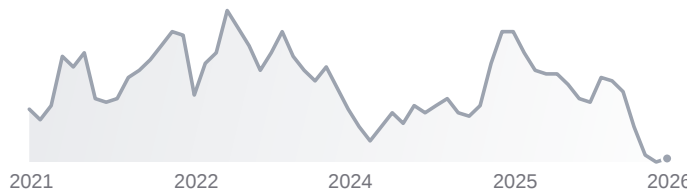
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$345K · Average \$403K

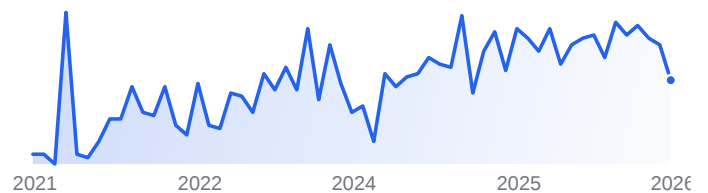
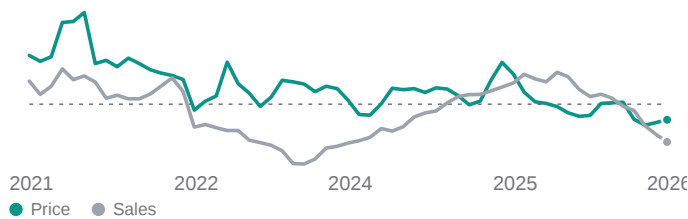


Growth (year over year)

Price -5.5% · Sales -13.2%

Price per square foot

\$220/ft²

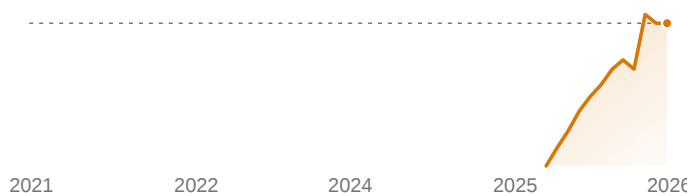


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

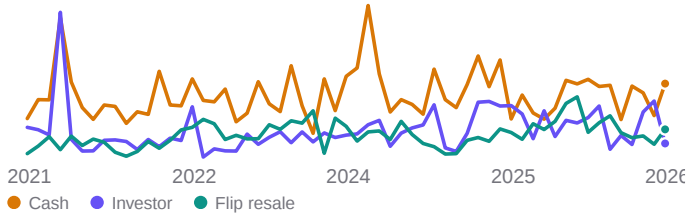
4.2%



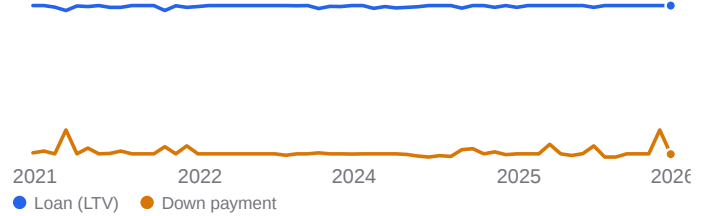
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 6.6% · Flip resale 11%

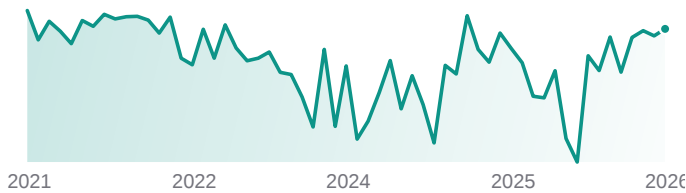


Financing (share of purchase price) Loan (LTV) 98% · Down payment 4.8%



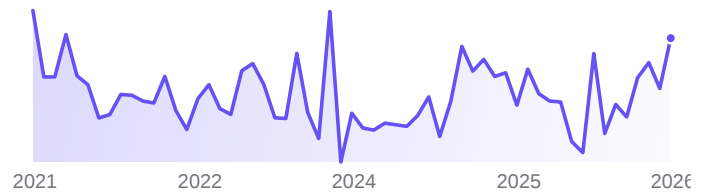
Sellers who sold at a gain

96%



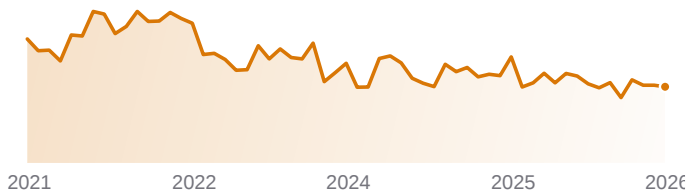
Typical hold before selling

8.0 yrs



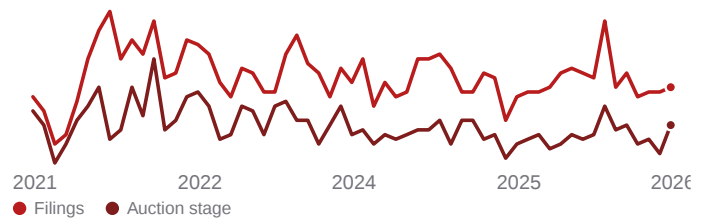
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 16 · Auction stage 8



HOUSING STOCK

Homes	35,848
Median value (AVM)	\$295K
Median size	1,504 ft²
Median bedrooms	3
Median year built	1987
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.6%
Owner occupied	70%
Company owned	24%
Median loan-to-value	54%
Typical ownership tenure	14.6 yrs

COMMUNITY

Population	155,408
Density	112 / mi²
Median household income	\$64K
Average household income	\$85K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	139
Homes occupied	95%
Bachelor's or higher	10%
Poverty rate	14.5%
Unemployment	2.4%
Average temp	63°F
Annual precip	8 in
Sunshine	66%

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.