

Avenal

City · CA · California > Kings County

BALANCED MARKET

\$255K

MEDIAN SALE PRICE

-10.6%

1-YR CHANGE

61

SALES (12 MO)

\$188K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



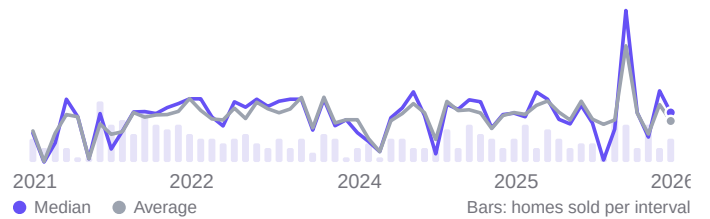
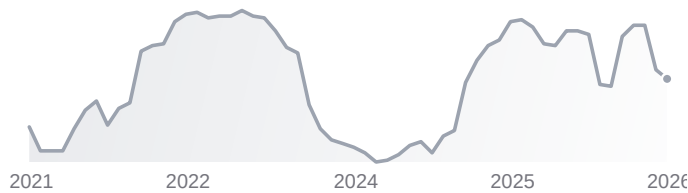
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$260K · Average \$219K

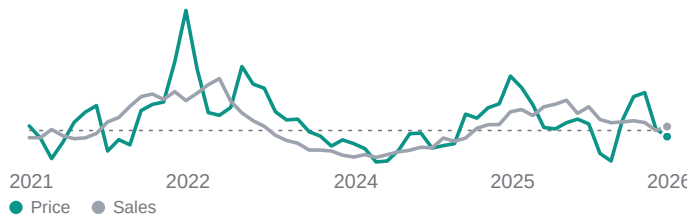


Growth (year over year)

Price -10.6% · Sales +7.0%

Price per square foot

\$183/ft²

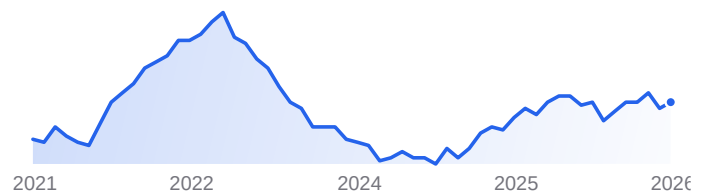


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

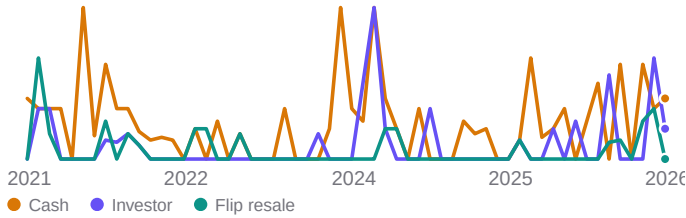
3.4%



BUYERS & OUTCOMES

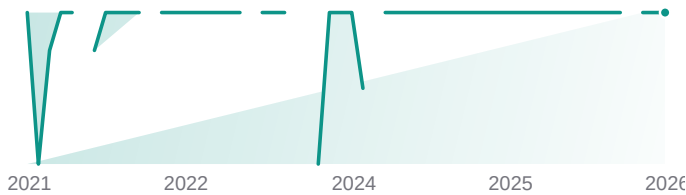
Buyer mix

Cash 40% · Investor 20% · Flip resale 0%



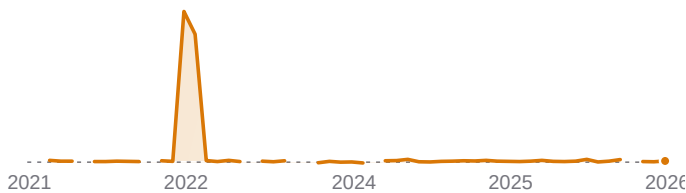
Sellers who sold at a gain

100%

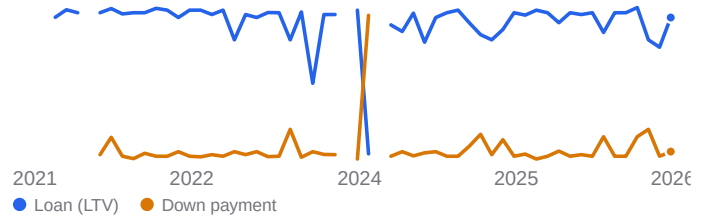


Median annualized return at resale

+6.7%

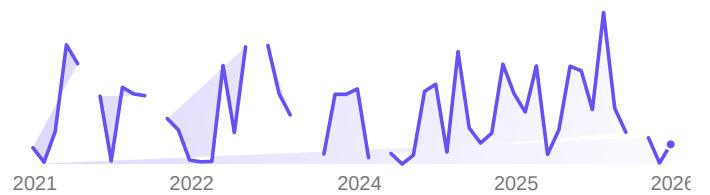


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



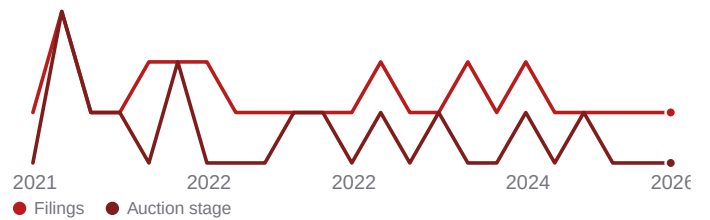
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,816
Median value (AVM)	\$188K
Median size	1,225 ft²
Median bedrooms	3
Median year built	1975
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.3%
Owner occupied	64%
Company owned	20%
Median loan-to-value	40%
Typical ownership tenure	21.5 yrs

COMMUNITY

Population	13,991
Density	718 / mi²
Median household income	\$46K
Average household income	\$52K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	332
Homes occupied	96%
Bachelor's or higher	4%
Poverty rate	14.2%
Unemployment	1.9%
Average temp	63°F
Annual precip	9 in
Sunshine	66%

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