

Joshua Tree 92252

ZIP code · CA · California > San Bernardino County > Joshua Tree

BALANCED MARKET

\$394K

MEDIAN SALE PRICE

+11.5%

1-YR CHANGE

253

SALES (12 MO)

\$362K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



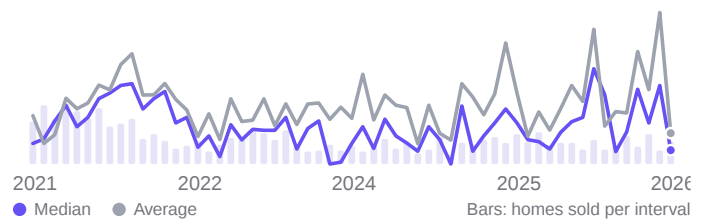
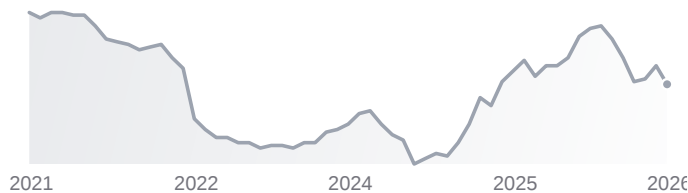
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$312K · Average \$357K

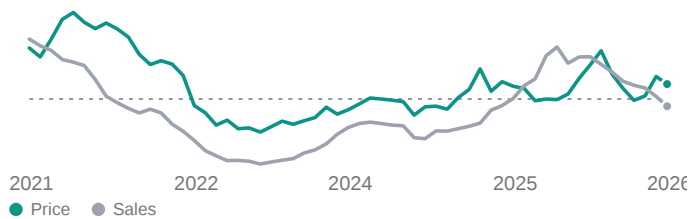


Growth (year over year)

Price +11.5% · Sales -5.6%

Price per square foot

\$279/ft²

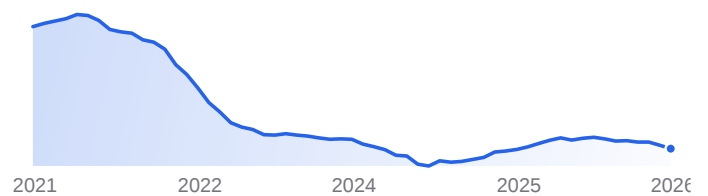


Sale premium vs estimated value

-5.3%

Annual turnover (share of homes sold)

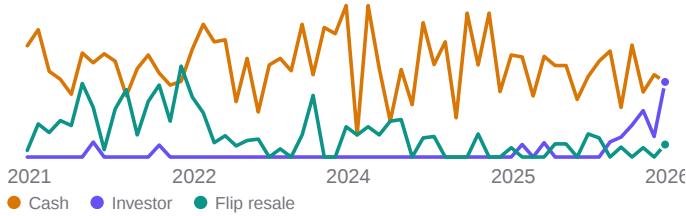
4.8%



BUYERS & OUTCOMES

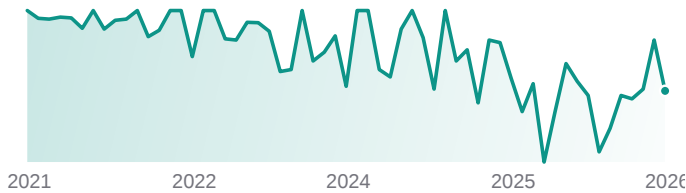
Buyer mix

Cash 26% · Investor 26% · Flip resale 4.3%



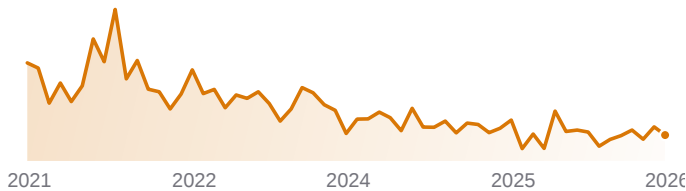
Sellers who sold at a gain

77%

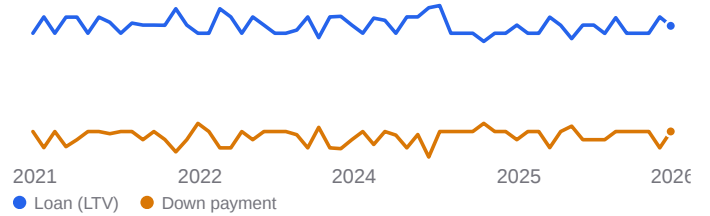


Median annualized return at resale

+6.1%

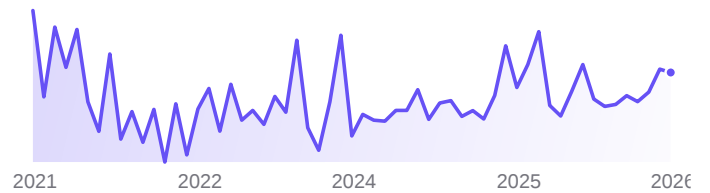


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



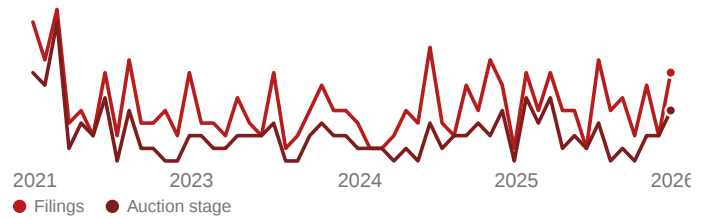
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 7 · Auction stage 4



HOUSING STOCK

Homes	5,325
Median value (AVM)	\$362K
Median size	1,210 ft²
Median bedrooms	2
Median year built	1979
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.0%
Owner occupied	37%
Company owned	34%
Median loan-to-value	25%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	9,409
Density	64 / mi²
Median household income	\$53K
Average household income	\$76K
Crime index (US avg 100)	182
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	472
Homes occupied	72%
Bachelor's or higher	19%
Poverty rate	17.0%
Unemployment	1.4%
Average temp	63°F
Annual precip	7 in
Sunshine	68%

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.