

Cedarpines Park 92322

ZIP code · CA · California > San Bernardino County

BUYER'S MARKET

\$306K

MEDIAN SALE PRICE

+4.9%

1-YR CHANGE

26

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



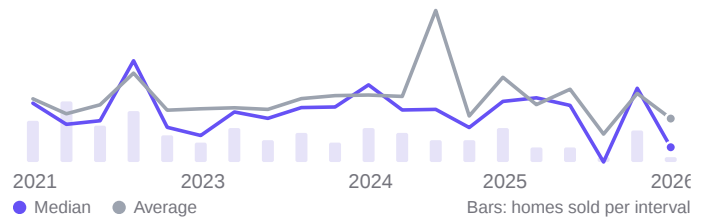
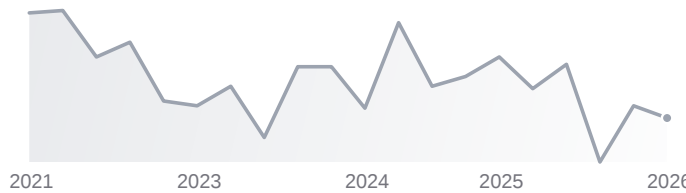
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$221K · Average \$280K

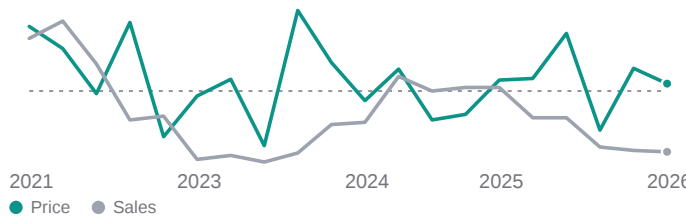


Growth (year over year)

Price +4.9% · Sales -39.5%

Price per square foot

\$496/ft²

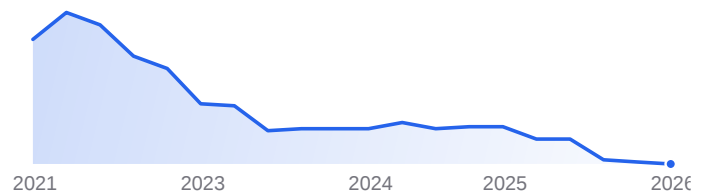


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

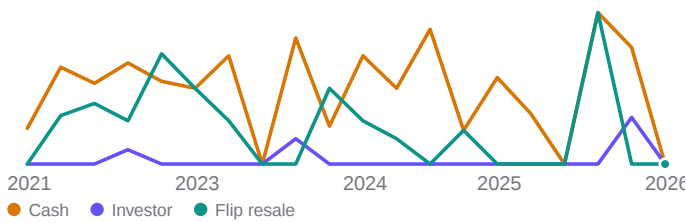
3.3%



BUYERS & OUTCOMES

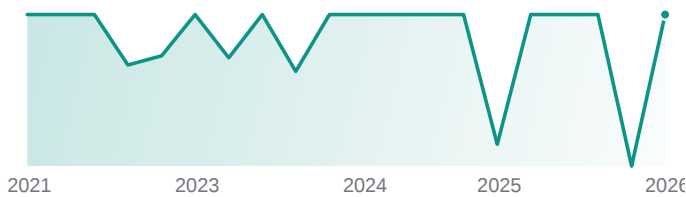
Buyer mix

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



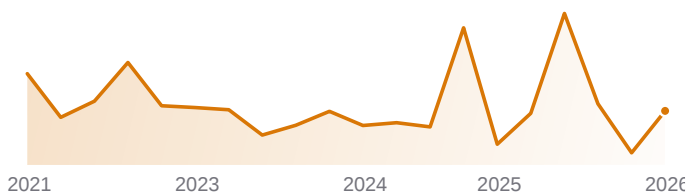
Sellers who sold at a gain

100%

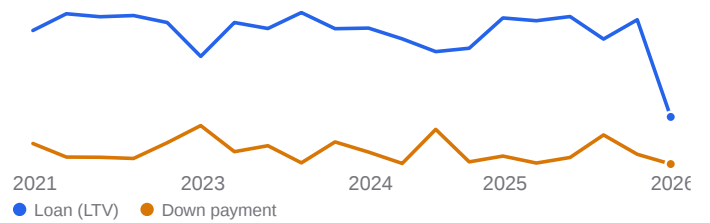


Median annualized return at resale

+7.0%

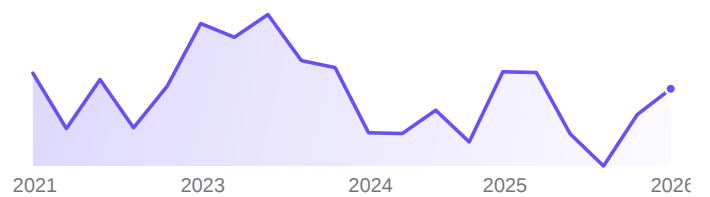


Financing (share of purchase price) Loan (LTV) 31% · Down payment 1.8%



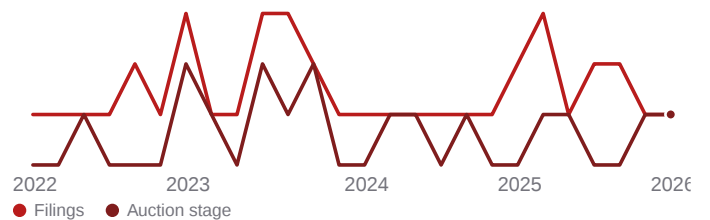
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	786
Median value (AVM)	\$284K
Median size	950 ft²
Median bedrooms	2
Median year built	1956
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.4%
Owner occupied	34%
Company owned	27%
Median loan-to-value	38%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	2,034
Density	326 / mi²
Median household income	\$77K
Average household income	\$91K
Crime index (US avg 100)	177
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	637
Homes occupied	75%
Bachelor's or higher	17%
Poverty rate	12.1%
Unemployment	1.5%
Average temp	54°F
Annual precip	39 in
Sunshine	68%

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.