

Forest Falls 92339

ZIP code · CA · California > San Bernardino County

BUYER'S MARKET

\$282K

MEDIAN SALE PRICE

-29.6%

1-YR CHANGE

31

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



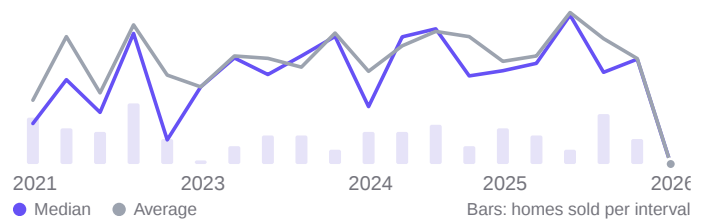
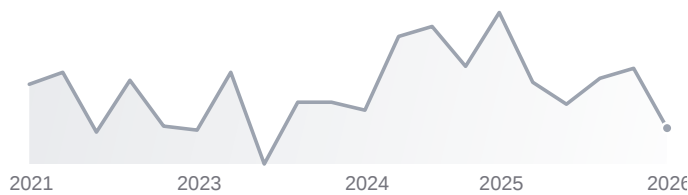
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$130K · Average \$130K

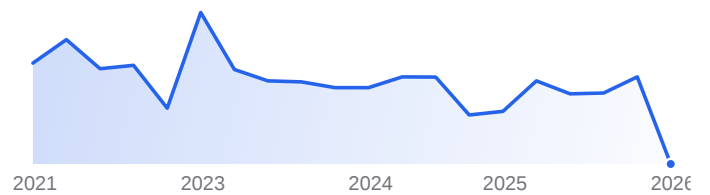
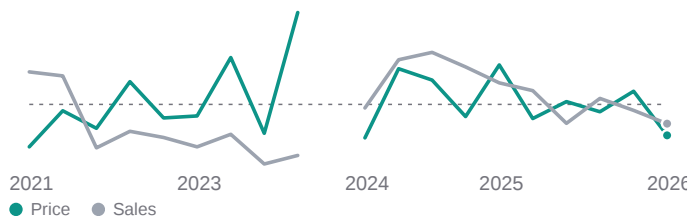


Growth (year over year)

Price -29.6% · Sales -18.4%

Price per square foot

\$124/ft²

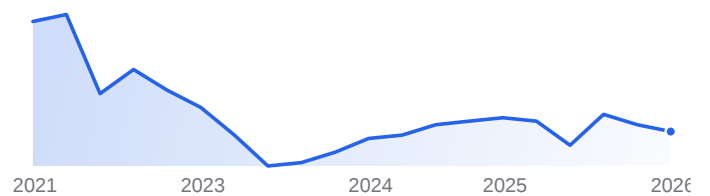
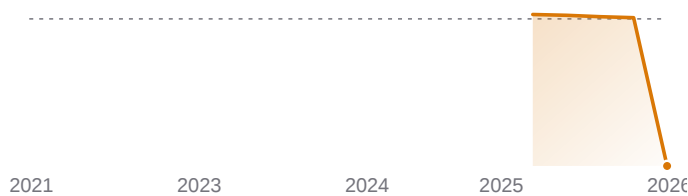


Sale premium vs estimated value

-62.7%

Annual turnover (share of homes sold)

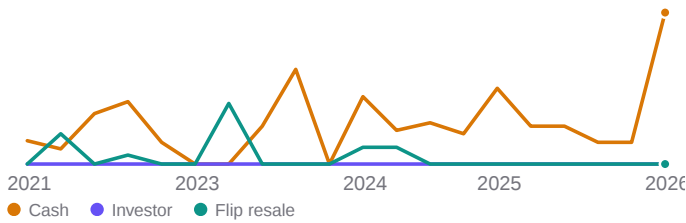
4.4%



BUYERS & OUTCOMES

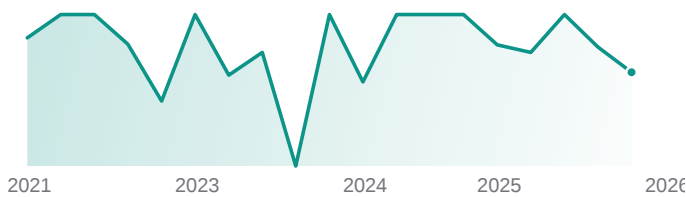
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



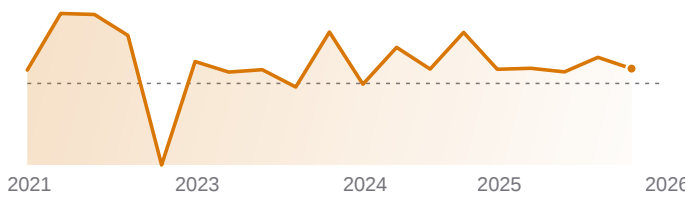
Sellers who sold at a gain

81%

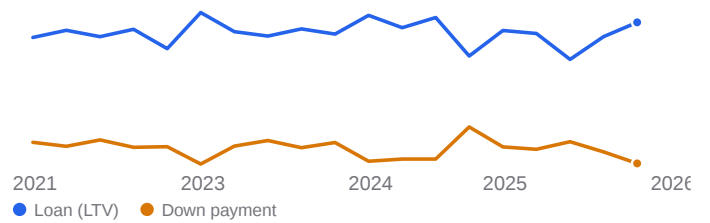


Median annualized return at resale

+3.4%

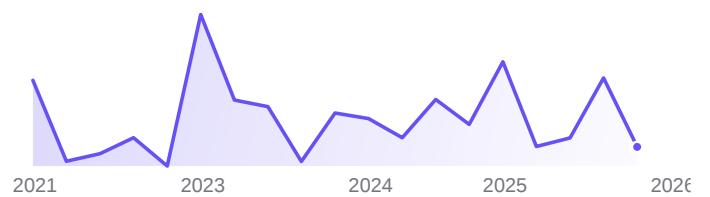


Financing (share of purchase price) Loan (LTV) 92% · Down payment 2.2%



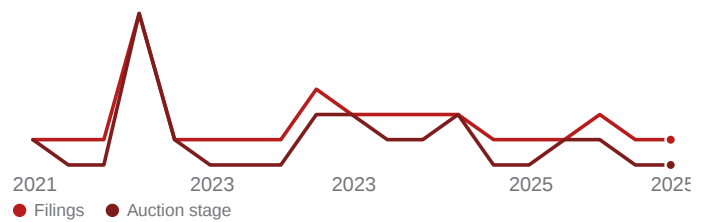
Typical hold before selling

4.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	711
Median value (AVM)	\$328K
Median size	1,090 ft²
Median bedrooms	2
Median year built	1941
Single family	76%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	43%
Company owned	32%
Median loan-to-value	43%

Typical ownership tenure

12.2 yrs

COMMUNITY

Population	254
Density	8 / mi²
Median household income	\$82K
Average household income	\$93K
Crime index (US avg 100)	183
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	456
Homes occupied	63%
Bachelor's or higher	26%
Poverty rate	9.5%
Unemployment	1.7%
Average temp	45°F
Annual precip	34 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.