

Hesperia 92344

ZIP code · CA · California > San Bernardino County > Hesperia

BALANCED MARKET

\$497K

MEDIAN SALE PRICE

-9.6%

1-YR CHANGE

428

SALES (12 MO)

\$515K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

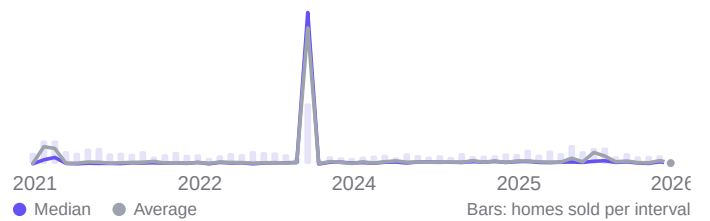
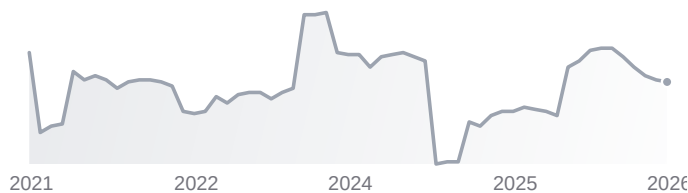
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$470K · Average \$485K

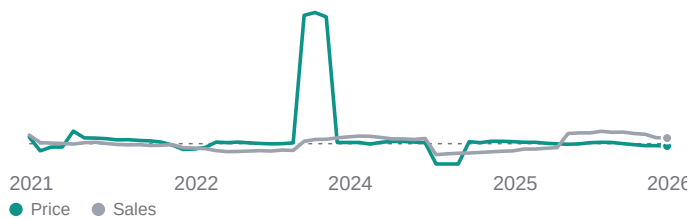


Growth (year over year)

Price -9.6% · Sales +22.6%

Price per square foot

\$223/ft²

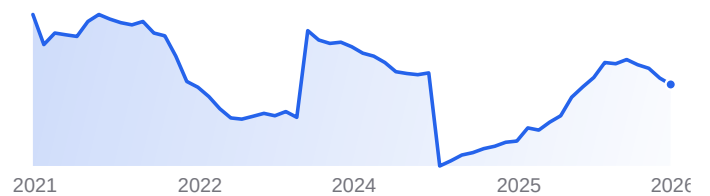
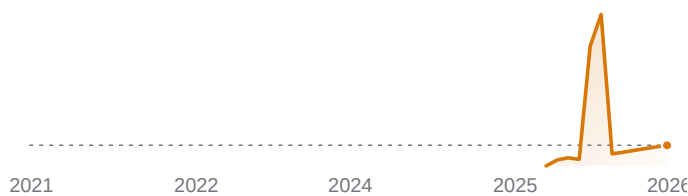


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

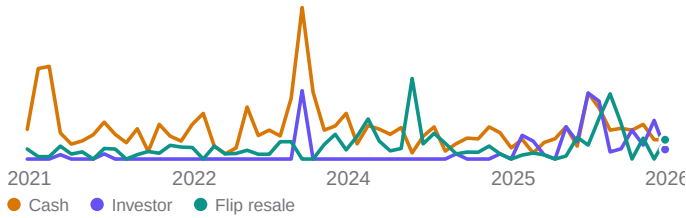
5.9%



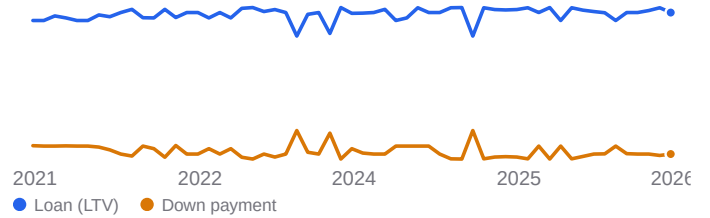
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 5.6% · Flip resale 11%

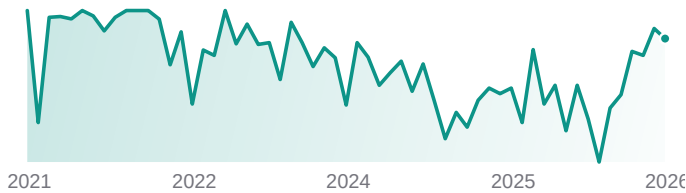


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



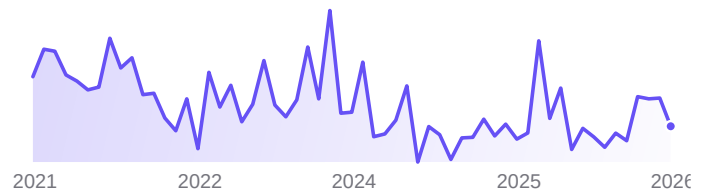
Sellers who sold at a gain

88%



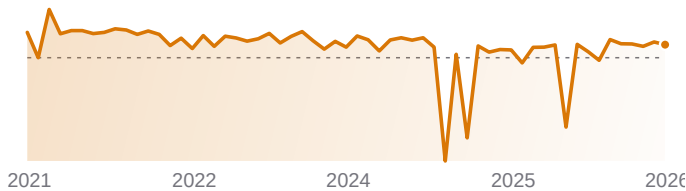
Typical hold before selling

4.3 yrs



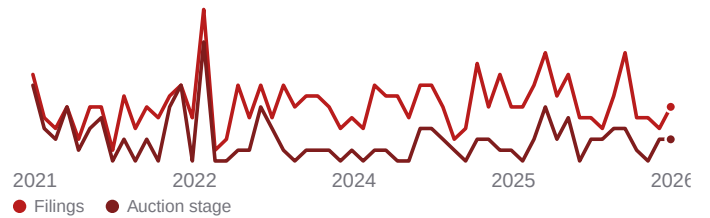
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	7,287
Median value (AVM)	\$515K
Median size	2,320 ft²
Median bedrooms	4
Median year built	2004
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.1%
Owner occupied	74%
Company owned	23%
Median loan-to-value	52%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	22,672
Density	534 / mi²
Median household income	\$87K
Average household income	\$114K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	364
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	9.2%
Unemployment	1.8%
Average temp	58°F
Annual precip	18 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.