

Lucerne Valley 92356

ZIP code · CA · California > San Bernardino County > Lucerne Valley

BUYER'S MARKET

\$222K

MEDIAN SALE PRICE

-16.3%

1-YR CHANGE

115

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



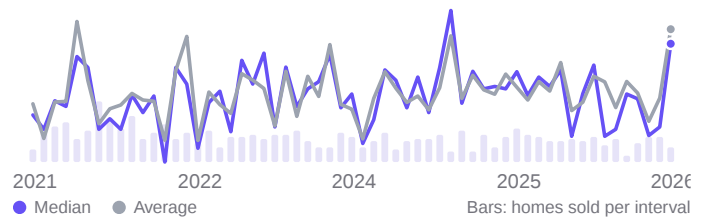
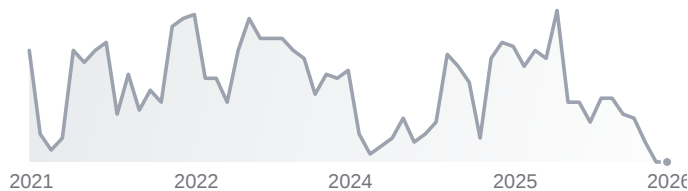
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$345K · Average \$376K

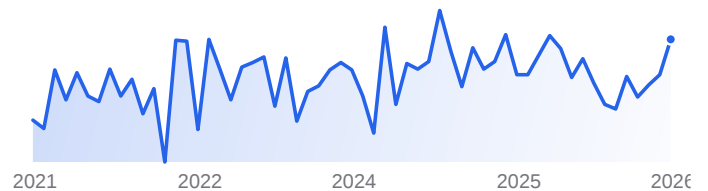
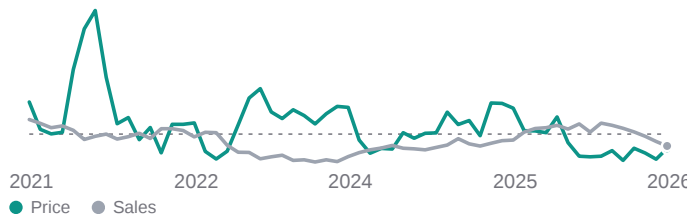


Growth (year over year)

Price -16.3% · Sales -13.5%

Price per square foot

\$213/ft²

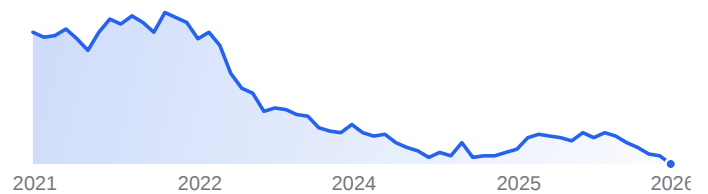
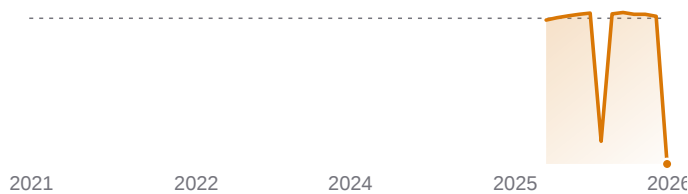


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

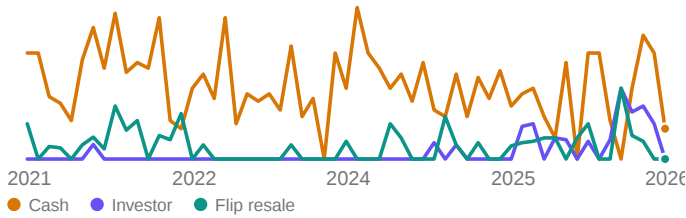
4.1%



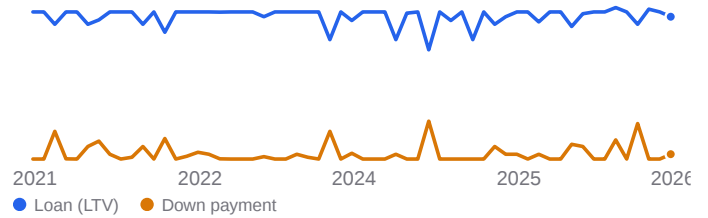
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 0% · Flip resale 0%

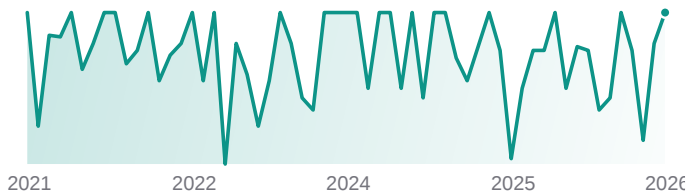


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



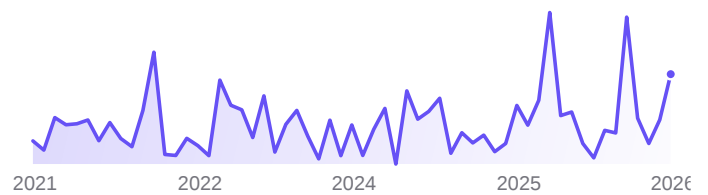
Sellers who sold at a gain

100%



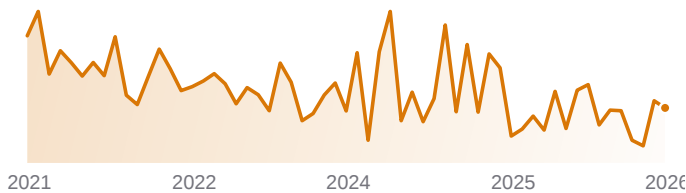
Typical hold before selling

13.8 yrs



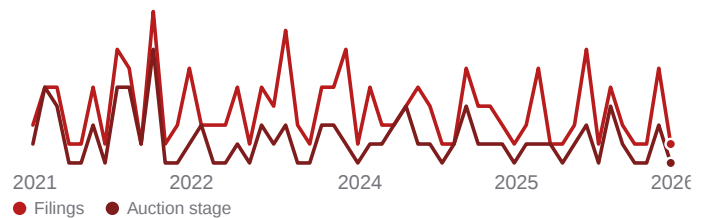
Median annualized return at resale

+6.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,824
Median value (AVM)	\$262K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1980
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.2%
Owner occupied	49%
Company owned	21%
Median loan-to-value	33%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	7,789
Density	13 / mi²
Median household income	\$52K
Average household income	\$71K
Crime index (US avg 100)	179
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	354
Homes occupied	67%
Bachelor's or higher	12%
Poverty rate	25.5%
Unemployment	1.2%
Average temp	59°F
Annual precip	9 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.