

Mentone 92359

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

BALANCED MARKET

\$448K

MEDIAN SALE PRICE

-11.1%

1-YR CHANGE

78

SALES (12 MO)

\$466K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



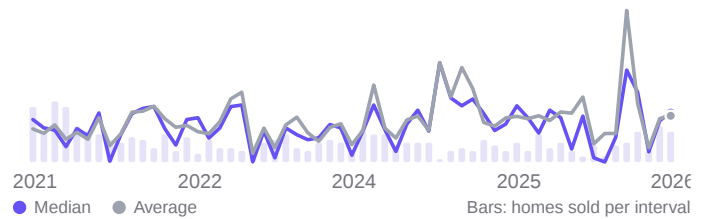
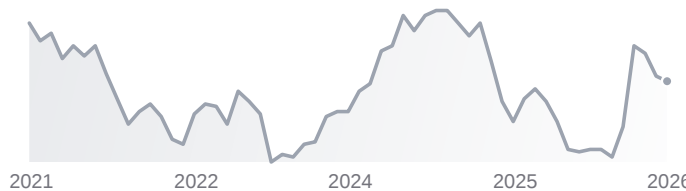
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$540K · Average \$521K

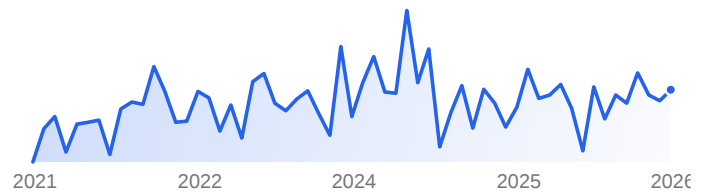
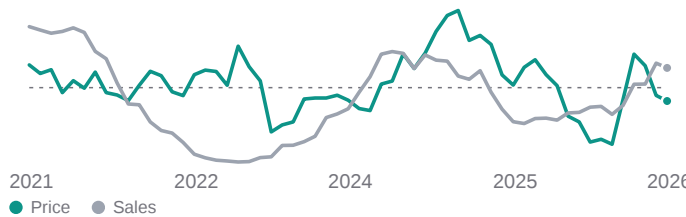


Growth (year over year)

Price -11.1% · Sales +16.4%

Price per square foot

\$337/ft²

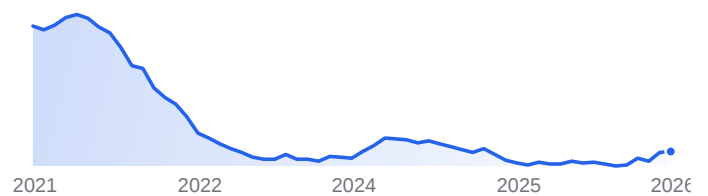
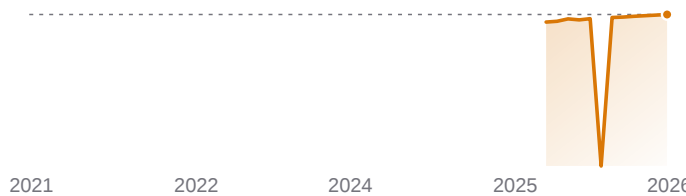


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

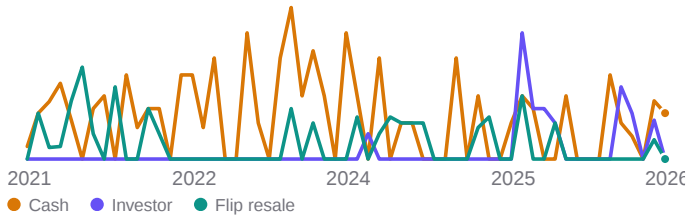
2.9%



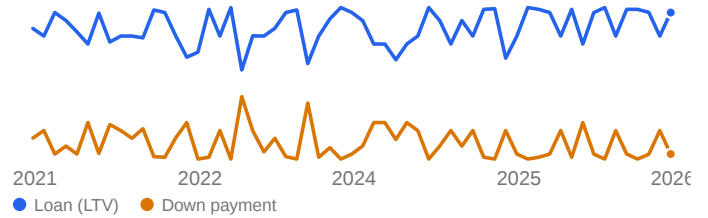
BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 0% · Flip resale 0%

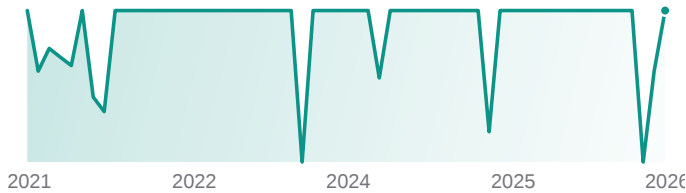


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



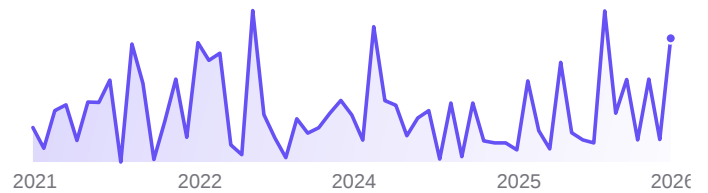
Sellers who sold at a gain

100%



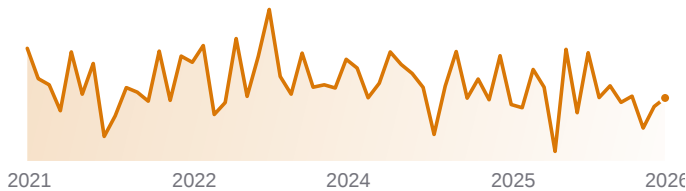
Typical hold before selling

24.2 yrs



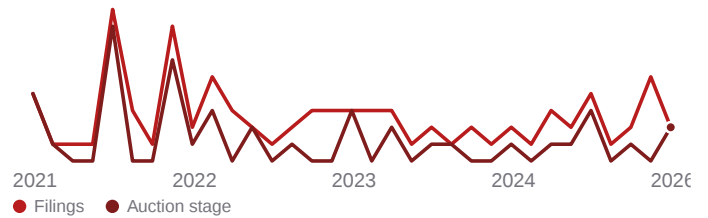
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,692
Median value (AVM)	\$466K
Median size	1,435 ft²
Median bedrooms	3
Median year built	1987
Single family	63%
Condos	9.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	0.9%
Owner occupied	69%
Company owned	30%
Median loan-to-value	48%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	8,934
Density	249 / mi²
Median household income	\$81K
Average household income	\$97K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	503
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	10.7%
Unemployment	1.9%
Average temp	57°F
Annual precip	23 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.