

Phelan 92371

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

BALANCED MARKET

\$384K

MEDIAN SALE PRICE

-8.2%

1-YR CHANGE

265

SALES (12 MO)

\$456K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



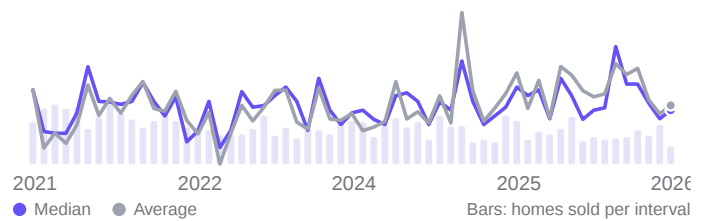
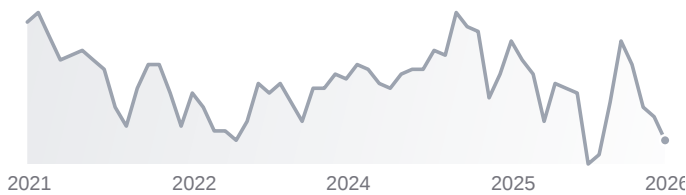
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$385K · Average \$393K

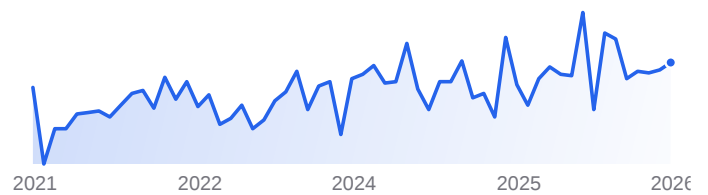
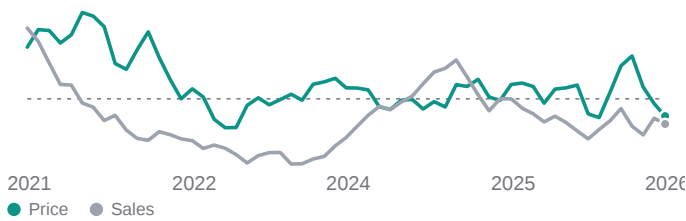


Growth (year over year)

Price -8.2% · Sales -12.0%

Price per square foot

\$249/ft²

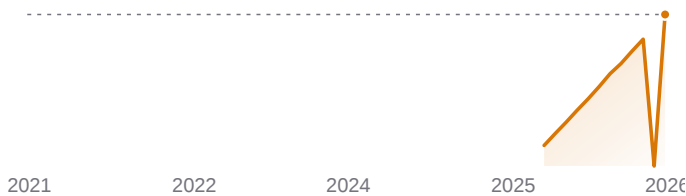


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

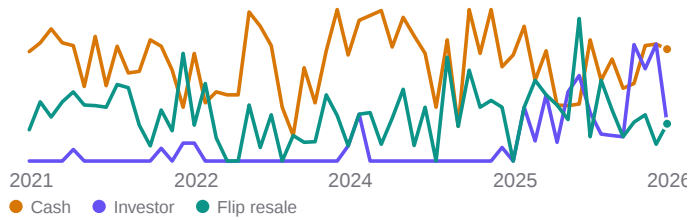
4.2%



BUYERS & OUTCOMES

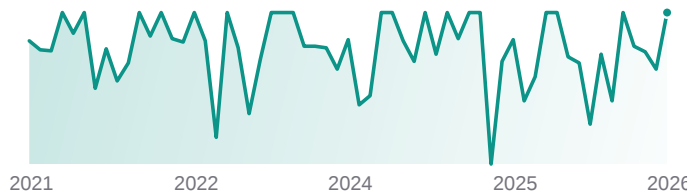
Buyer mix

Cash 23% · Investor 7.7% · Flip resale 7.7%



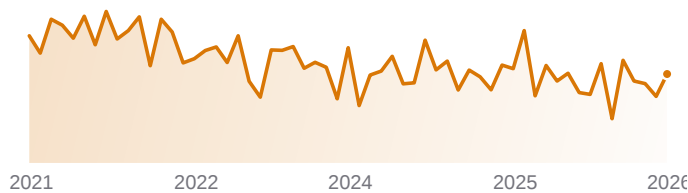
Sellers who sold at a gain

100%

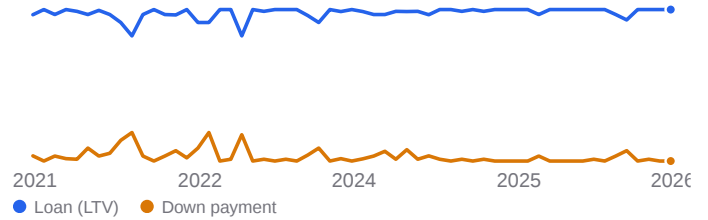


Median annualized return at resale

+7.4%

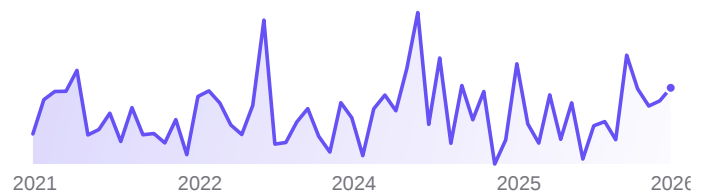


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



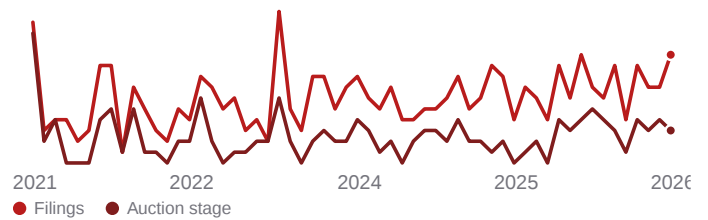
Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 10 · Auction stage 3



HOUSING STOCK

Homes	6,293
Median value (AVM)	\$456K
Median size	1,704 ft²
Median bedrooms	3
Median year built	1990
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.6%
Owner occupied	63%
Company owned	18%
Median loan-to-value	54%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	21,197
Density	150 / mi²
Median household income	\$71K
Average household income	\$107K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	415
Homes occupied	90%
Bachelor's or higher	7%
Poverty rate	12.4%
Unemployment	1.5%
Average temp	57°F
Annual precip	19 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.