

# Victorville 92392

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

BUYER'S MARKET

**\$451K**

MEDIAN SALE PRICE

**-0.2%**

1-YR CHANGE

**554**

SALES (12 MO)

**\$439K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



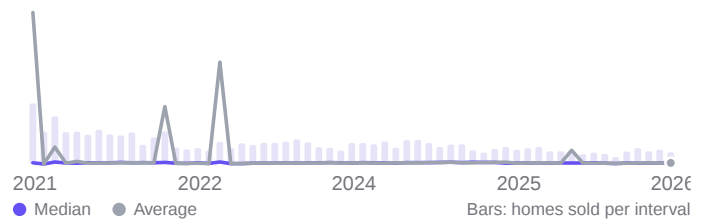
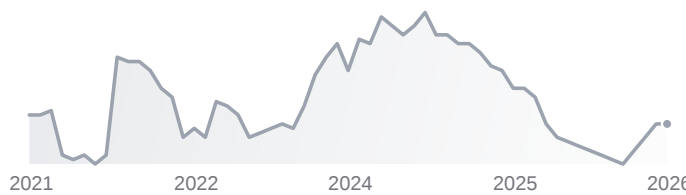
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$457K · Average \$450K

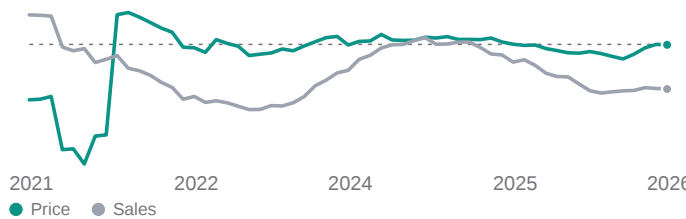


Growth (year over year)

Price -0.2% · Sales -30.2%

Price per square foot

\$228/ft²

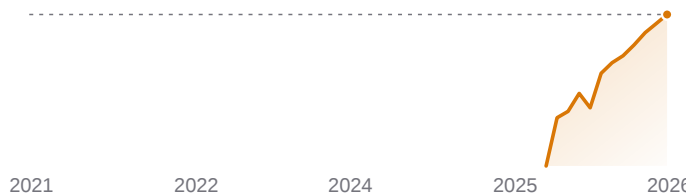


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

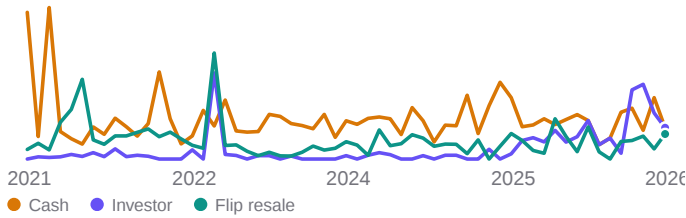
3.2%



## BUYERS & OUTCOMES

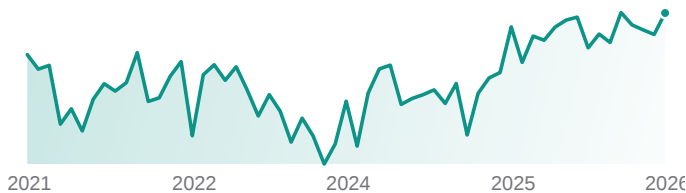
### Buyer mix

Cash 11% · Investor 11% · Flip resale 8.9%



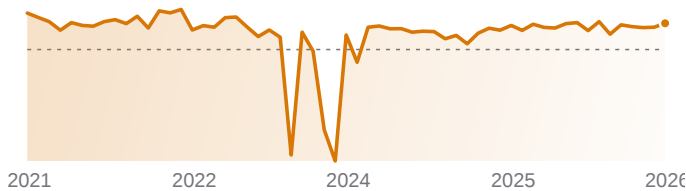
### Sellers who sold at a gain

93%

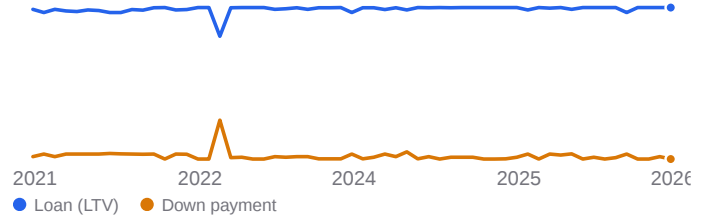


### Median annualized return at resale

+6.2%

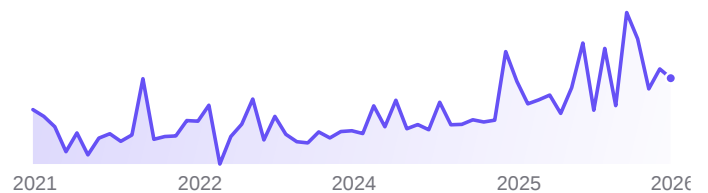


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



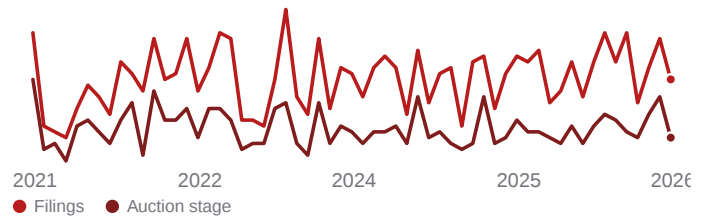
### Typical hold before selling

7.7 yrs



### Preforeclosure filings

Filings 14 · Auction stage 4



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 17,395    |
| Median value (AVM) | \$439K    |
| Median size        | 1,982 ft² |
| Median bedrooms    | 4         |
| Median year built  | 2000      |
| Single family      | 96%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 48%      |
| Underwater (LTV 125% or more) | 1.1%     |
| Owner occupied                | 74%      |
| Company owned                 | 21%      |
| Median loan-to-value          | 52%      |
| Typical ownership tenure      | 11.1 yrs |

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>65,015</b>      |
| Density                          | <b>1,710 / mi²</b> |
| Median household income          | <b>\$71K</b>       |
| Average household income         | <b>\$91K</b>       |
| Crime index (US avg 100)         | <b>65</b>          |
| Air pollution index (US avg 100) | <b>92</b>          |
| Earthquake index (US avg 100)    | <b>305</b>         |
| Homes occupied                   | <b>95%</b>         |
| Bachelor's or higher             | <b>10%</b>         |
| Poverty rate                     | <b>14.8%</b>       |
| Unemployment                     | <b>1.6%</b>        |
| Average temp                     | <b>59°F</b>        |
| Annual precip                    | <b>9 in</b>        |
| Sunshine                         | <b>68%</b>         |

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.