

Arvin 93203

ZIP code · CA · California > Kern County > Arvin

BUYER'S MARKET

\$278K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

56

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



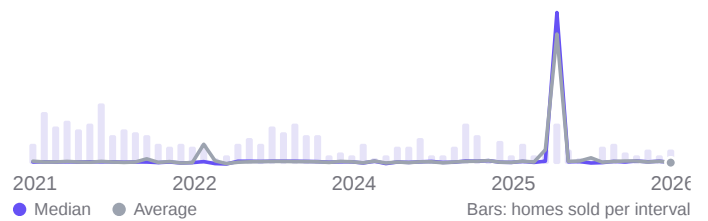
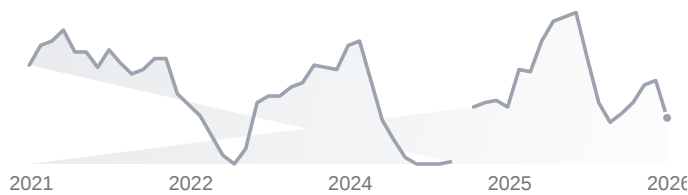
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$225K · Average \$194K

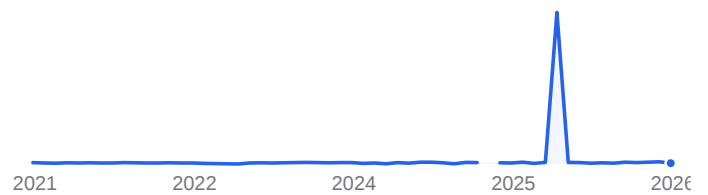
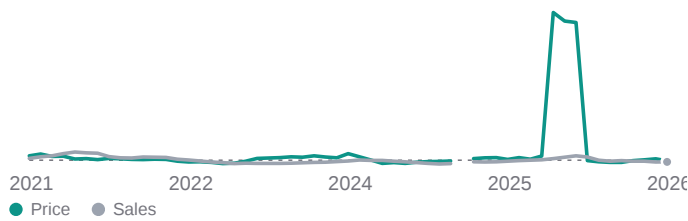


Growth (year over year)

Price -7.1% · Sales -22.2%

Price per square foot

\$141/ft²



Sale premium vs estimated value

-14.3%

Annual turnover (share of homes sold)

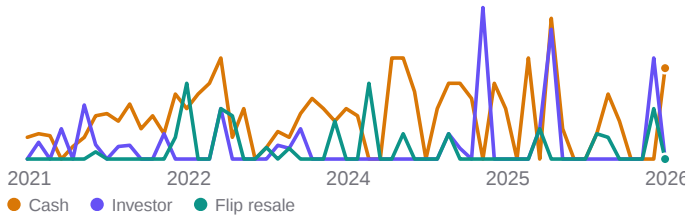
1.4%



BUYERS & OUTCOMES

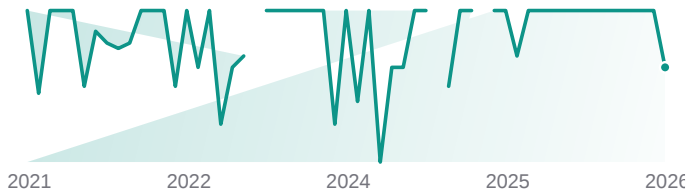
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



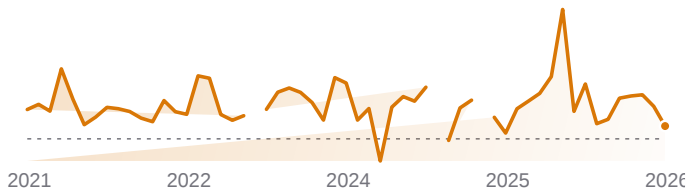
Sellers who sold at a gain

75%

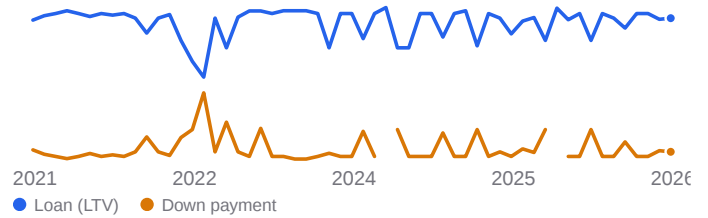


Median annualized return at resale

+2.2%

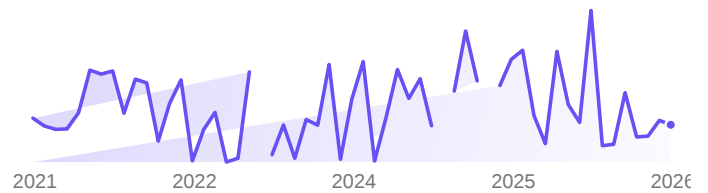


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



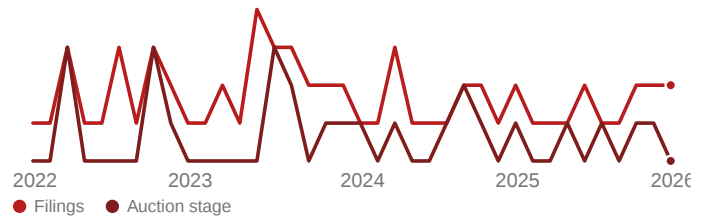
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,047
Median value (AVM)	\$271K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1993
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.7%
Owner occupied	72%
Company owned	14%
Median loan-to-value	41%
Typical ownership tenure	18.6 yrs

COMMUNITY

Population	21,975
Density	72 / mi²
Median household income	\$47K
Average household income	\$61K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	482
Homes occupied	96%
Bachelor's or higher	4%
Poverty rate	24.8%
Unemployment	2.8%
Average temp	63°F
Annual precip	10 in
Sunshine	75%

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.