

Lamont 93241

ZIP code · CA · California > Kern County > Lamont

SELLER'S MARKET

\$663K

MEDIAN SALE PRICE

+178.6%

1-YR CHANGE

68

SALES (12 MO)

\$203K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

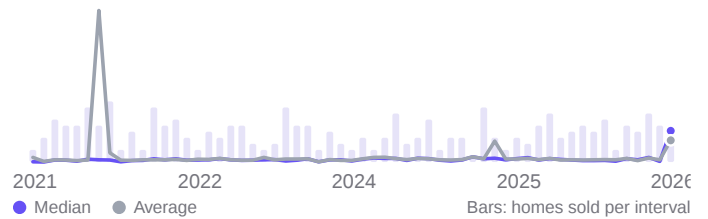
Market temperature (0–100)

67 / 100



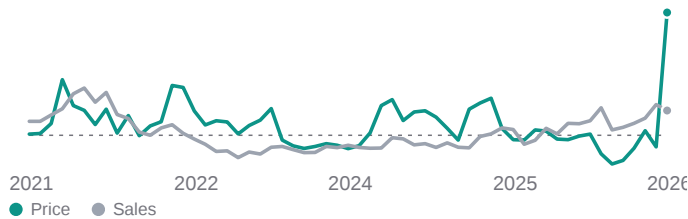
Sale prices

Median \$1.6M · Average \$1.1M



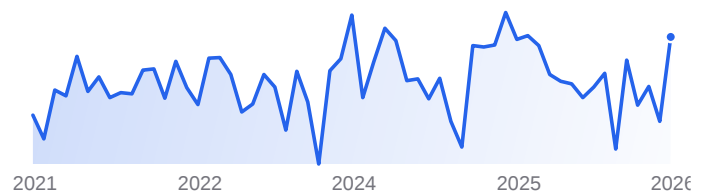
Growth (year over year)

Price +178.6% · Sales +36.0%



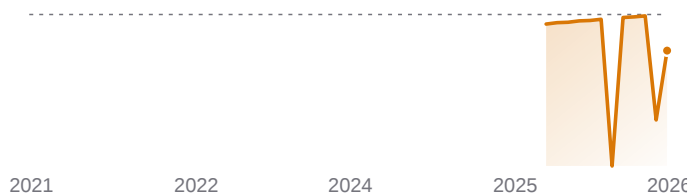
Price per square foot

\$239/ft²



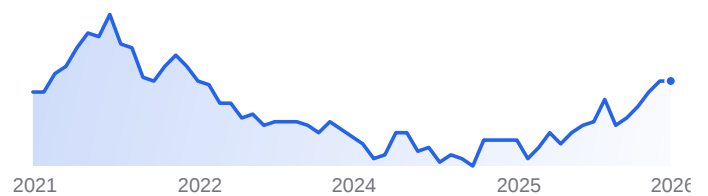
Sale premium vs estimated value

-11.0%



Annual turnover (share of homes sold)

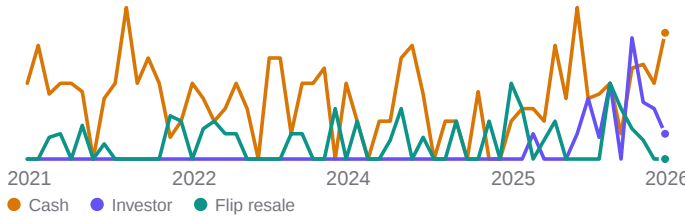
2.4%



BUYERS & OUTCOMES

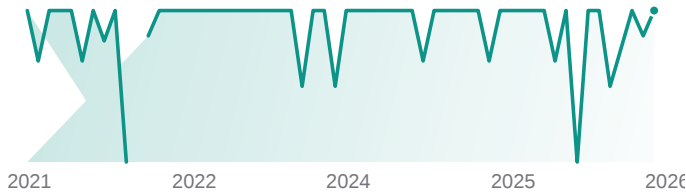
Buyer mix

Cash 83% · Investor 17% · Flip resale 0%



Sellers who sold at a gain

100%

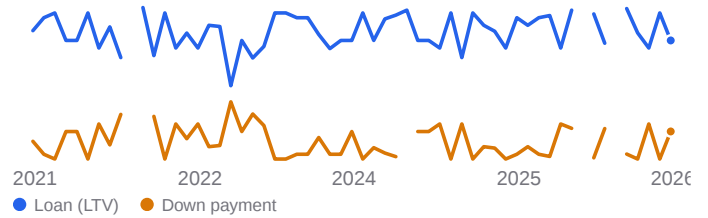


Median annualized return at resale

+300.9%

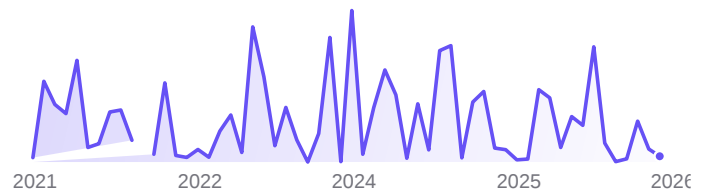


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



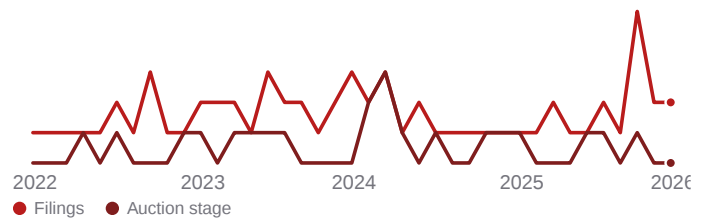
Typical hold before selling

1.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,858
Median value (AVM)	\$203K
Median size	1,136 ft²
Median bedrooms	3
Median year built	1958
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.4%
Owner occupied	62%
Company owned	18%
Median loan-to-value	34%
Typical ownership tenure	24.5 yrs

COMMUNITY

Population	13,479
Density	2,723 / mi²
Median household income	\$31K
Average household income	\$39K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	333
Homes occupied	95%
Bachelor's or higher	3%
Poverty rate	31.6%
Unemployment	2.5%
Average temp	65°F
Annual precip	7 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.