

Lebec 93243

ZIP code · CA · California > Kern County > Lebec

BUYER'S MARKET

\$216K

MEDIAN SALE PRICE

-33.3%

1-YR CHANGE

21

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



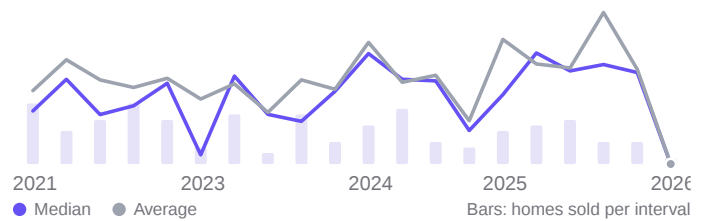
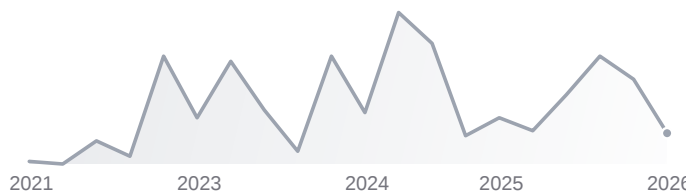
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$75K · Average \$75K

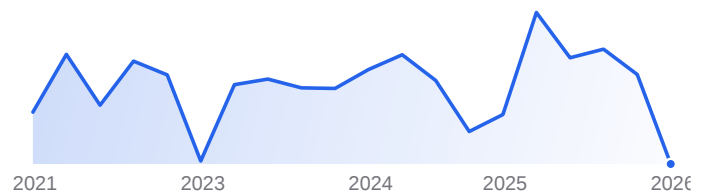
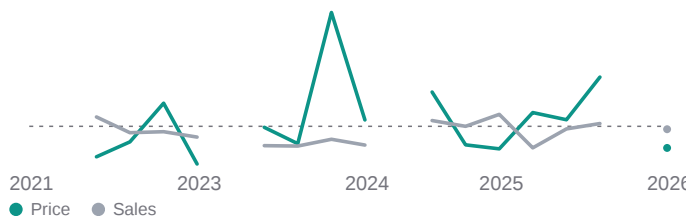


Growth (year over year)

Price -33.3% · Sales -4.5%

Price per square foot

\$65/ft²

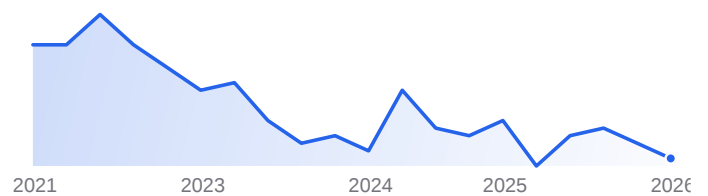


Sale premium vs estimated value

-32.0%

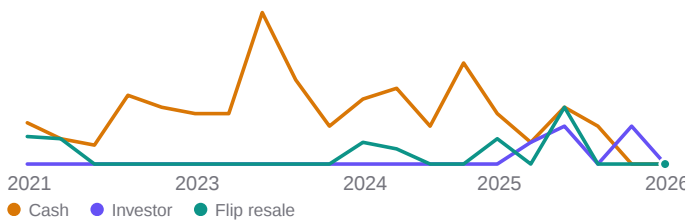
Annual turnover (share of homes sold)

3.3%



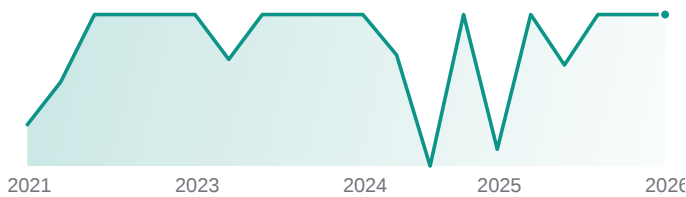
BUYERS & OUTCOMES

Buyer mix



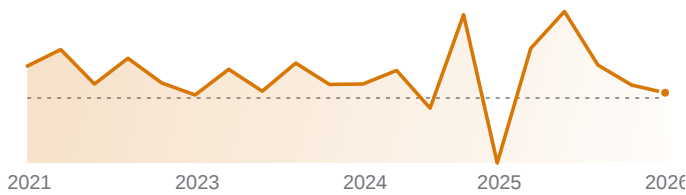
Sellers who sold at a gain

100%

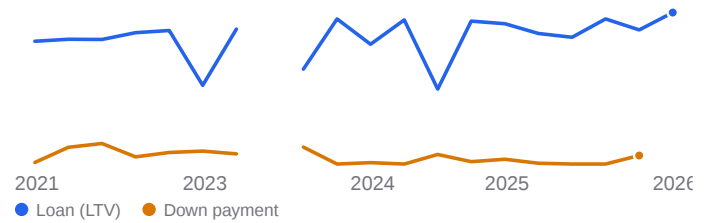


Median annualized return at resale

+1.2%

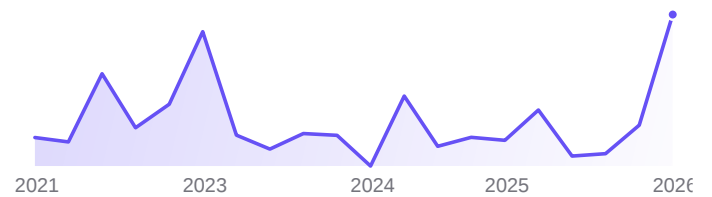


Financing (share of purchase price)



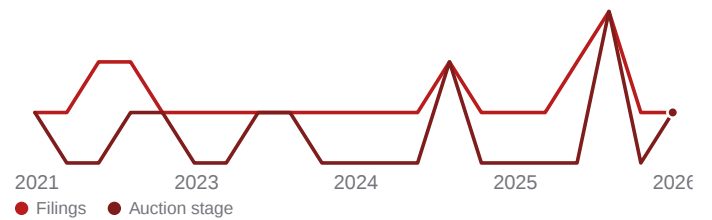
Typical hold before selling

26.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	642
Median value (AVM)	\$352K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1982
Single family	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.0%
Owner occupied	37%
Company owned	30%
Median loan-to-value	45%
Typical ownership tenure	20.2 yrs

COMMUNITY

Population	2,042
Density	12 / mi²
Median household income	\$52K
Average household income	\$67K
Crime index (US avg 100)	168
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	701
Homes occupied	83%
Bachelor's or higher	23%
Poverty rate	17.3%
Unemployment	2.0%
Average temp	61°F
Annual precip	13 in
Sunshine	74%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.