

Mc Farland 93250

ZIP code · CA · California · Kern County

STRONG BUYER'S MARKET

\$273K

MEDIAN SALE PRICE

-23.1%

1-YR CHANGE

50

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



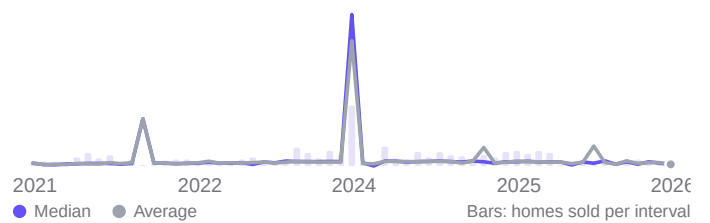
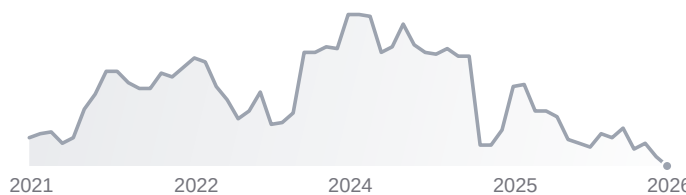
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$185K · Average \$207K

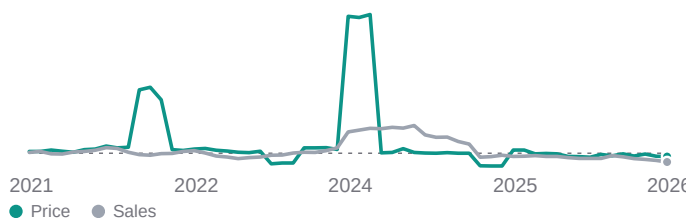


Growth (year over year)

Price -23.1% · Sales -61.2%

Price per square foot

\$156/ft²

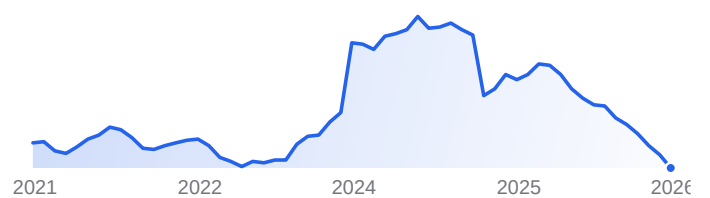


Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

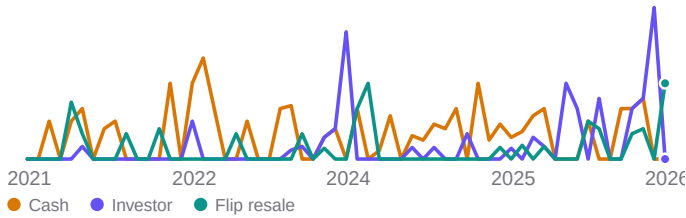
1.7%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 50%



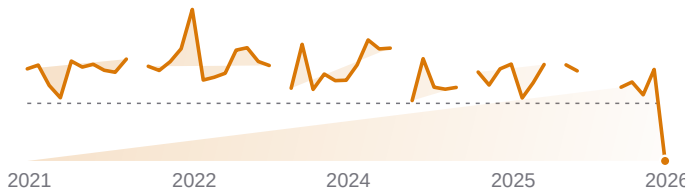
Sellers who sold at a gain

50%

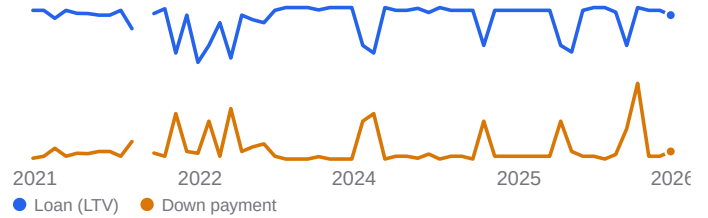


Median annualized return at resale

-9.7%

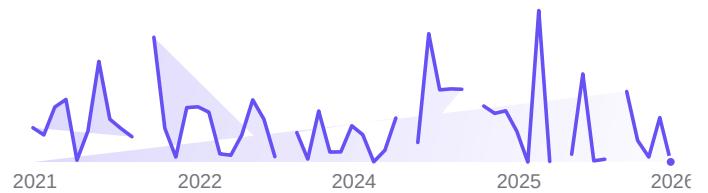


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



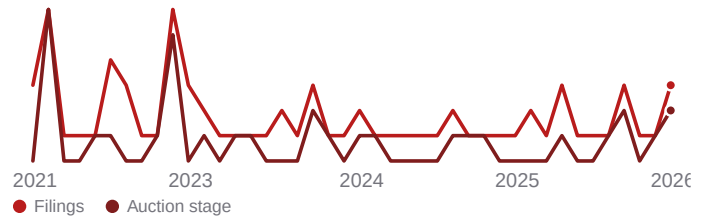
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	2,958
Median value (AVM)	\$284K
Median size	1,295 ft²
Median bedrooms	3
Median year built	1987
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.0%
Owner occupied	74%
Company owned	14%
Median loan-to-value	43%
Typical ownership tenure	18.3 yrs

COMMUNITY

Population	15,923
Density	181 / mi²
Median household income	\$54K
Average household income	\$58K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	167
Homes occupied	98%
Bachelor's or higher	3%
Poverty rate	22.3%
Unemployment	2.4%
Average temp	64°F
Annual precip	8 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.