

Porterville 93257

ZIP code · CA · California > Tulare County > Porterville

BALANCED MARKET

\$331K

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

639

SALES (12 MO)

\$296K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



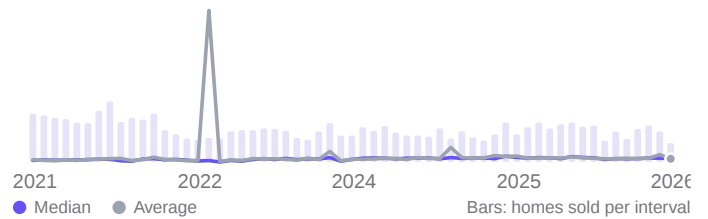
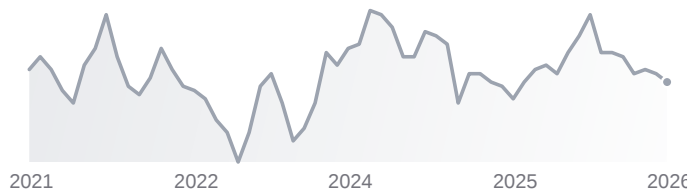
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$320K · Average \$317K

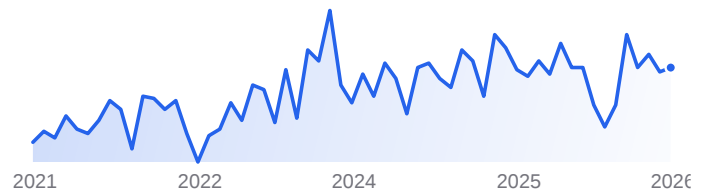
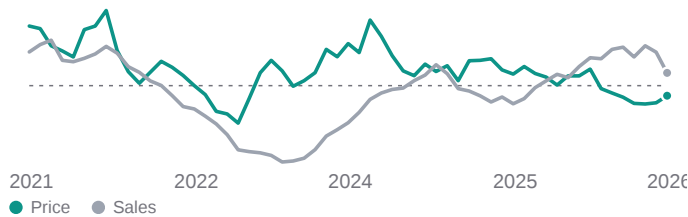


Growth (year over year)

Price -4.9% · Sales +6.1%

Price per square foot

\$221/ft²

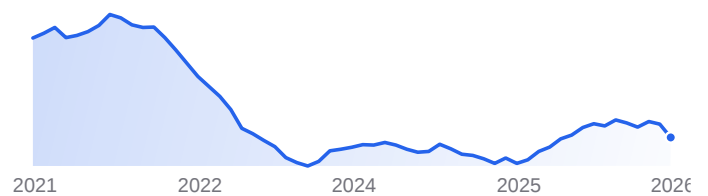
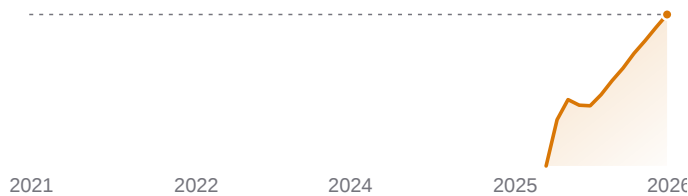


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

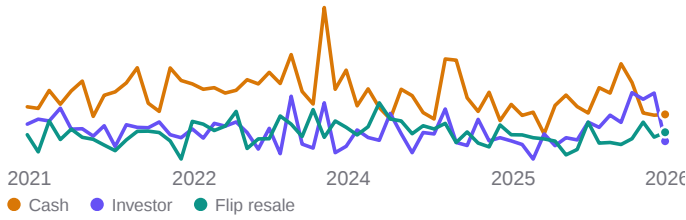
3.2%



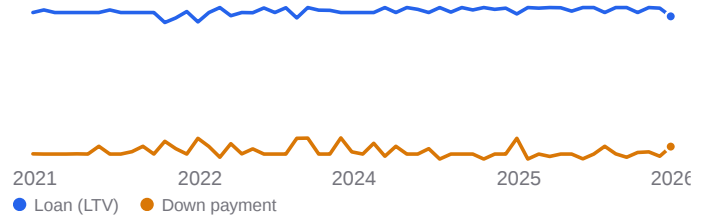
BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 6.3% · Flip resale 9.4%

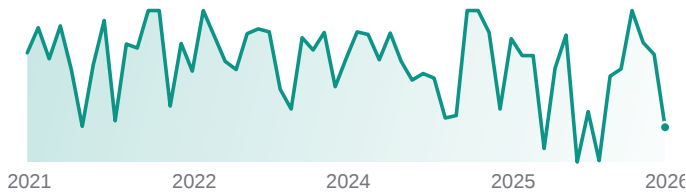


Financing (share of purchase price) Loan (LTV) 93% · Down payment 9.8%



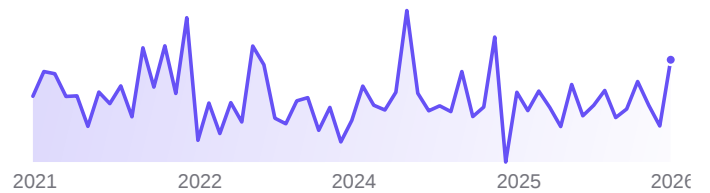
Sellers who sold at a gain

85%



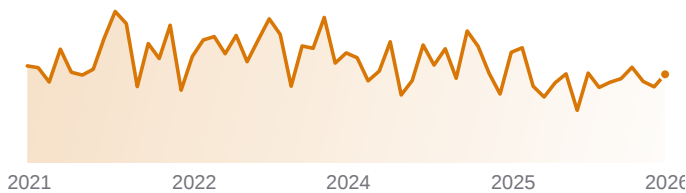
Typical hold before selling

11.7 yrs



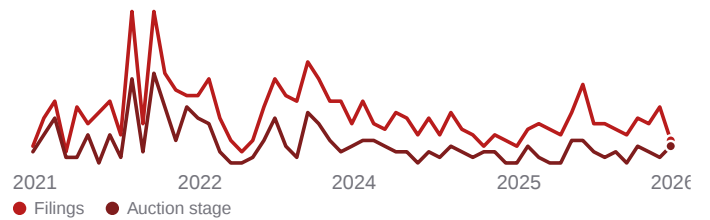
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 4 · Auction stage 3



HOUSING STOCK

Homes	20,106
Median value (AVM)	\$296K
Median size	1,436 ft²
Median bedrooms	3
Median year built	1978
Single family	86%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.1%
Owner occupied	74%
Company owned	15%
Median loan-to-value	44%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	83,123
Density	198 / mi²
Median household income	\$55K
Average household income	\$74K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	131
Homes occupied	95%
Bachelor's or higher	8%
Poverty rate	15.9%
Unemployment	3.1%
Average temp	58°F
Annual precip	20 in
Sunshine	70%

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.