

Shafter 93263

ZIP code · CA · California > Kern County > Shafter

BALANCED MARKET

\$391K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

360

SALES (12 MO)

\$381K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



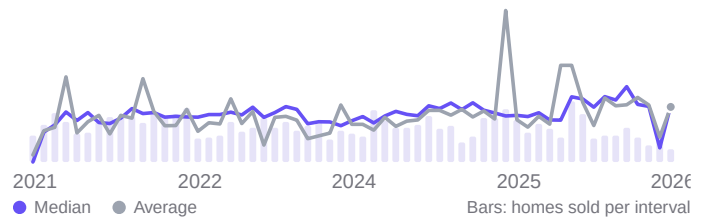
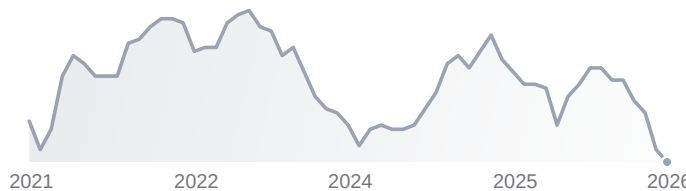
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$428K · Average \$424K

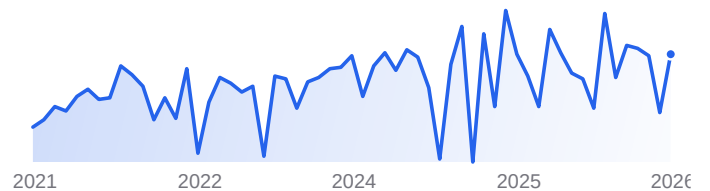
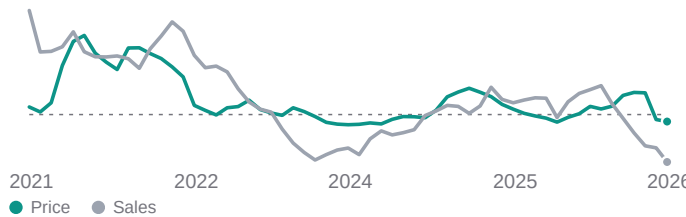


Growth (year over year)

Price -3.2% · Sales -21.4%

Price per square foot

\$235/ft²

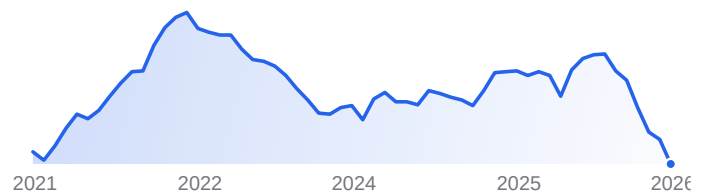
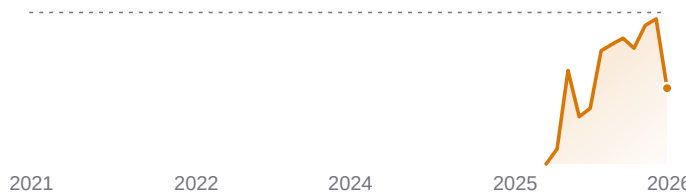


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

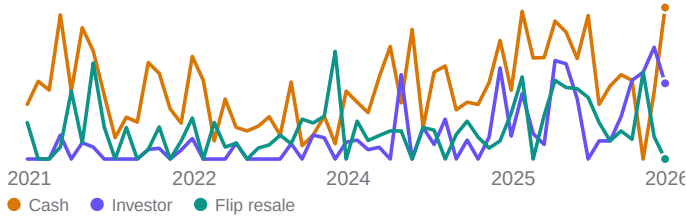
5.5%



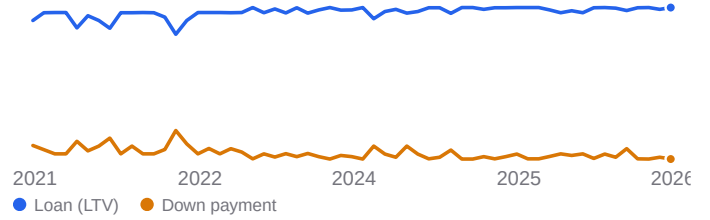
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 15% · Flip resale 0%

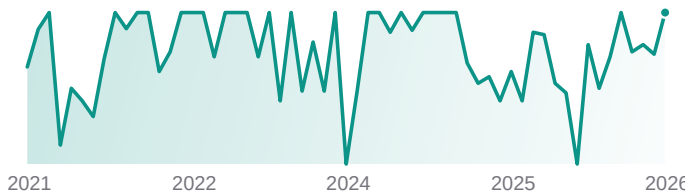


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



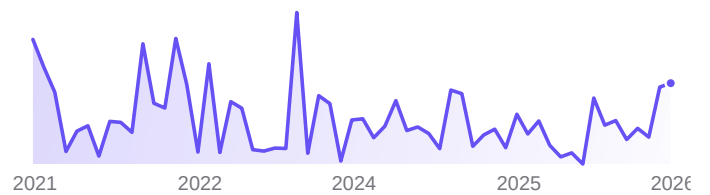
Sellers who sold at a gain

100%



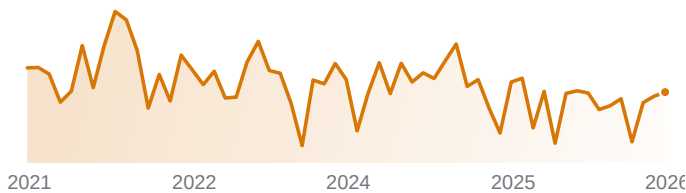
Typical hold before selling

8.2 yrs



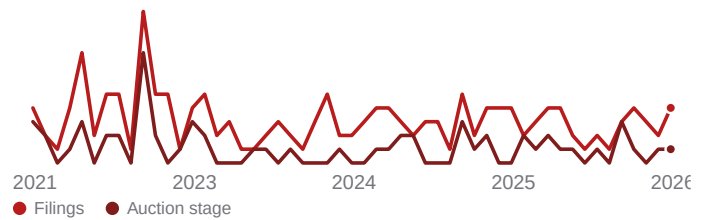
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	6,533
Median value (AVM)	\$381K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1993
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	0.7%
Owner occupied	78%
Company owned	17%
Median loan-to-value	53%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	20,871
Density	232 / mi²
Median household income	\$57K
Average household income	\$72K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	184
Homes occupied	97%
Bachelor's or higher	8%
Poverty rate	21.2%
Unemployment	2.7%
Average temp	64°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.