

# Bakersfield 93301

ZIP code · CA · California > Kern County > Bakersfield

BUYER'S MARKET

**\$375K**

MEDIAN SALE PRICE

**-7.5%**

1-YR CHANGE

**98**

SALES (12 MO)

**\$301K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



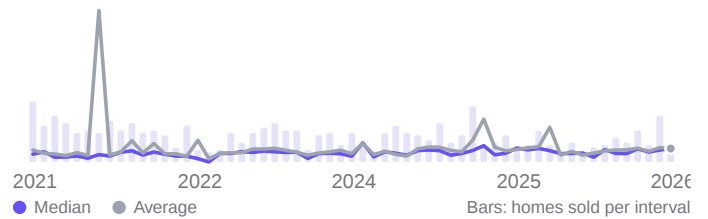
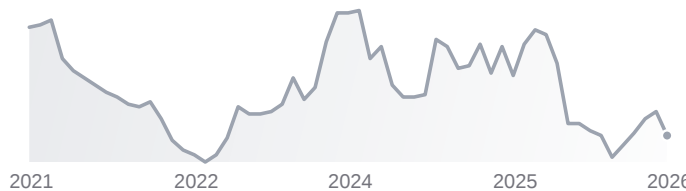
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$410K · Average \$410K

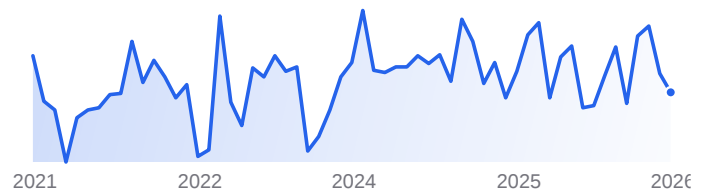
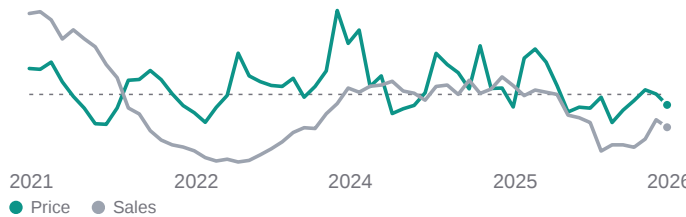


Growth (year over year)

Price -7.5% · Sales -23.4%

Price per square foot

\$186/ft²

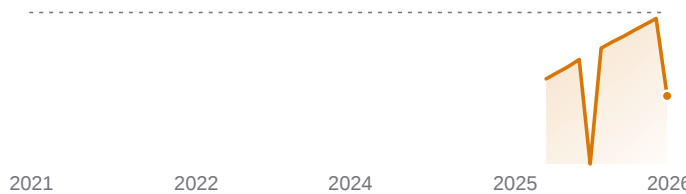


Sale premium vs estimated value

-3.5%

Annual turnover (share of homes sold)

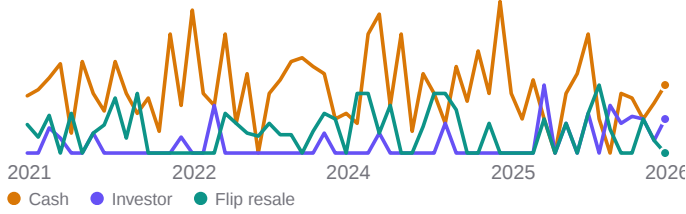
3.1%



## BUYERS & OUTCOMES

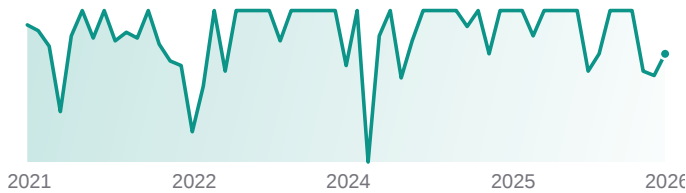
### Buyer mix

Cash 29% · Investor 14% · Flip resale 0%



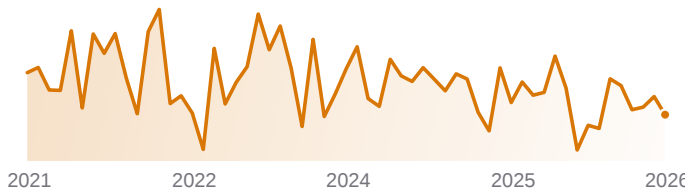
### Sellers who sold at a gain

86%

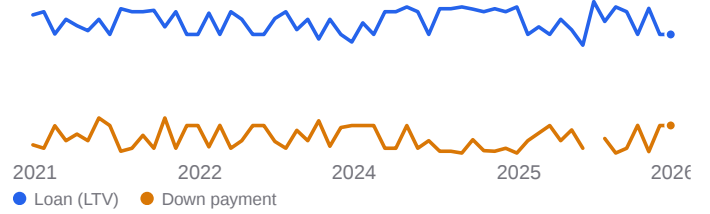


### Median annualized return at resale

+4.1%

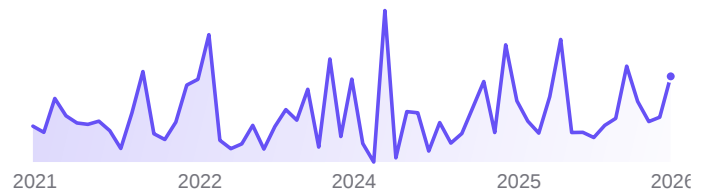


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



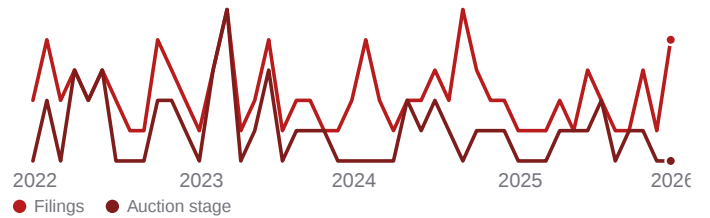
### Typical hold before selling

11.0 yrs



### Preforeclosure filings

Filings 4 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,153     |
| Median value (AVM) | \$301K    |
| Median size        | 1,418 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1951      |
| Single family      | 56%       |
| Condos             | 5.3%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 52%  |
| Underwater (LTV 125% or more) | 1.5% |
| Owner occupied                | 57%  |
| Company owned                 | 37%  |
| Median loan-to-value          | 48%  |

Typical ownership tenure

**14.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>13,725</b>      |
| Density                          | <b>3,288 / mi²</b> |
| Median household income          | <b>\$42K</b>       |
| Average household income         | <b>\$60K</b>       |
| Crime index (US avg 100)         | <b>169</b>         |
| Air pollution index (US avg 100) | <b>91</b>          |
| Earthquake index (US avg 100)    | <b>213</b>         |
| Homes occupied                   | <b>95%</b>         |
| Bachelor's or higher             | <b>14%</b>         |
| Poverty rate                     | <b>35.3%</b>       |
| Unemployment                     | <b>2.2%</b>        |
| Average temp                     | <b>64°F</b>        |
| Annual precip                    | <b>7 in</b>        |
| Sunshine                         | <b>75%</b>         |

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.