

Bakersfield 93304

ZIP code · CA · California > Kern County > Bakersfield

BUYER'S MARKET

\$291K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

370

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



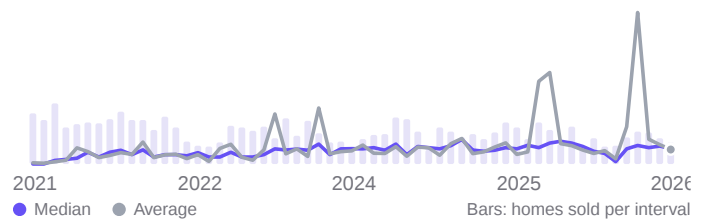
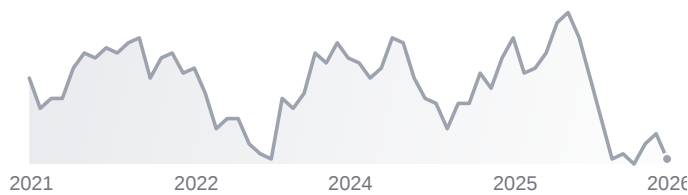
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$286K · Average \$282K

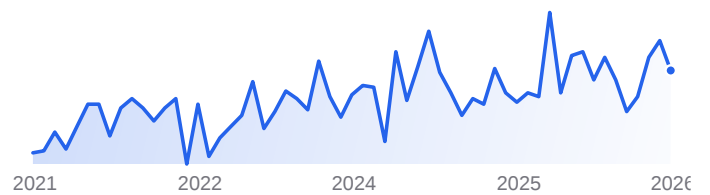
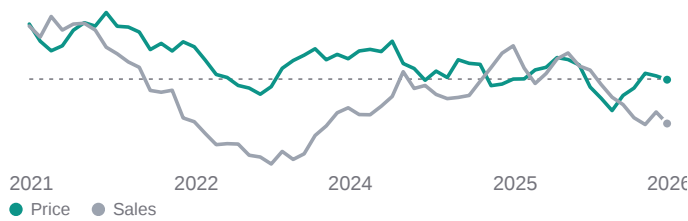


Growth (year over year)

Price -0.2% · Sales -17.6%

Price per square foot

\$221/ft²

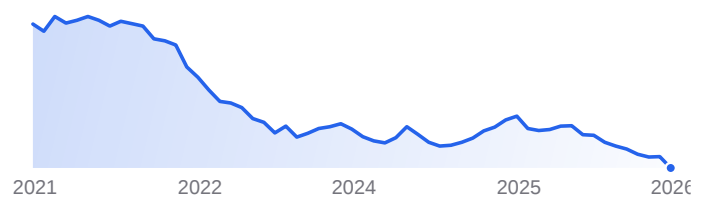
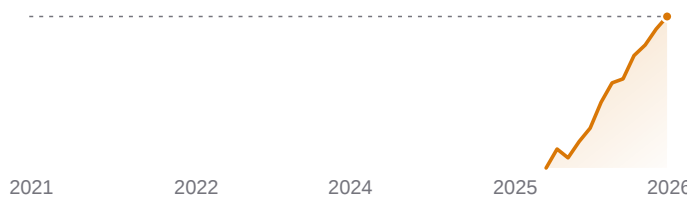


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

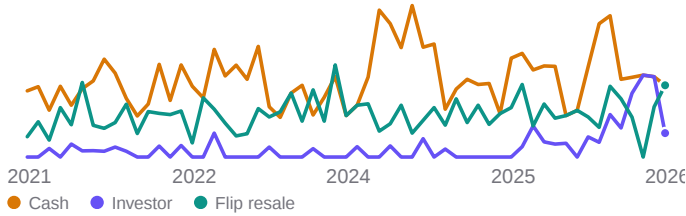
3.1%



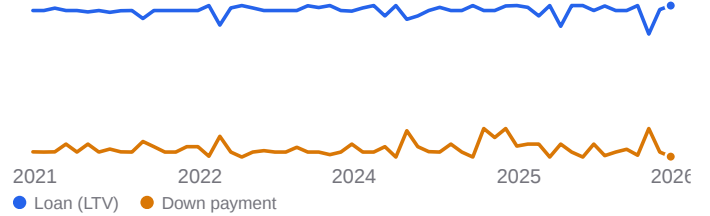
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 7.7% · Flip resale 23%

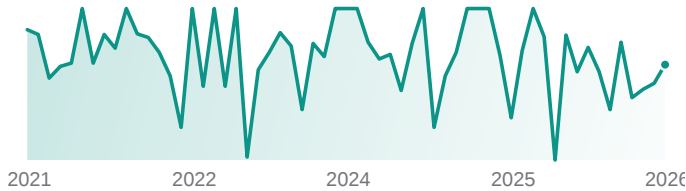


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.1%



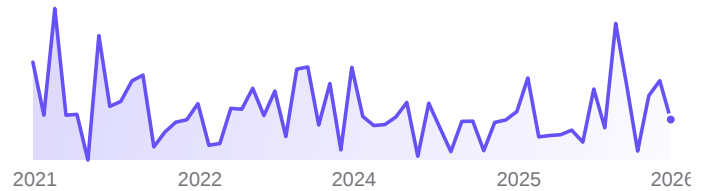
Sellers who sold at a gain

94%



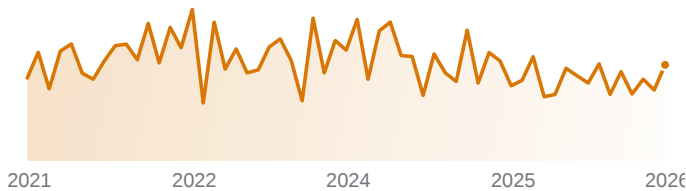
Typical hold before selling

6.9 yrs



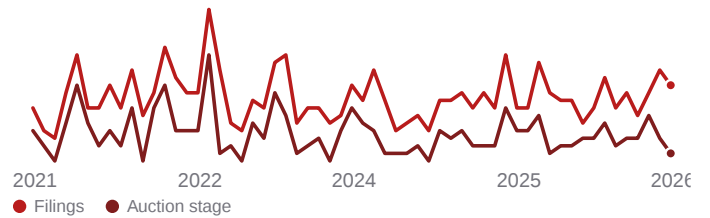
Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 10 · Auction stage 1



HOUSING STOCK

Homes	11,916
Median value (AVM)	\$281K
Median size	1,292 ft²
Median bedrooms	3
Median year built	1955
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	63%
Company owned	24%
Median loan-to-value	42%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	50,985
Density	6,697 / mi²
Median household income	\$50K
Average household income	\$63K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	227
Homes occupied	96%
Bachelor's or higher	10%
Poverty rate	26.1%
Unemployment	2.5%
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.