

Bakersfield 93308

ZIP code · CA · California > Kern County > Bakersfield

SELLER'S MARKET

\$315K

MEDIAN SALE PRICE

+3.2%

1-YR CHANGE

632

SALES (12 MO)

\$342K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



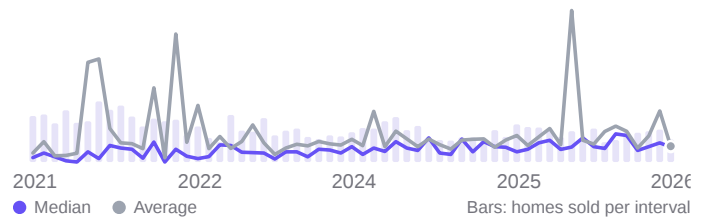
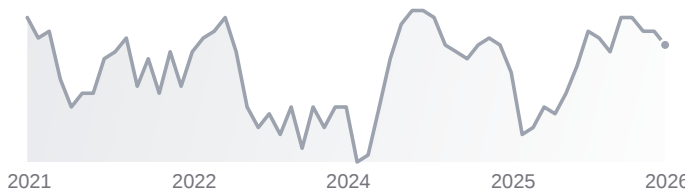
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$309K · Average \$312K

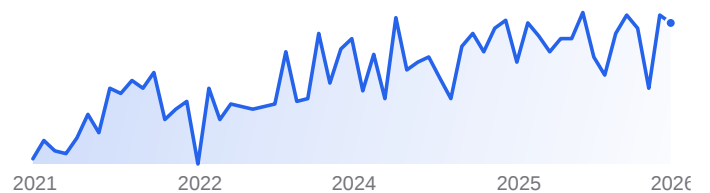
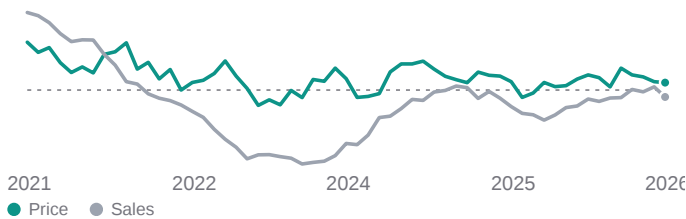


Growth (year over year)

Price +3.2% · Sales -2.9%

Price per square foot

\$237/ft²

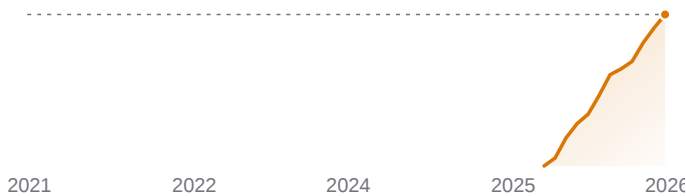


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

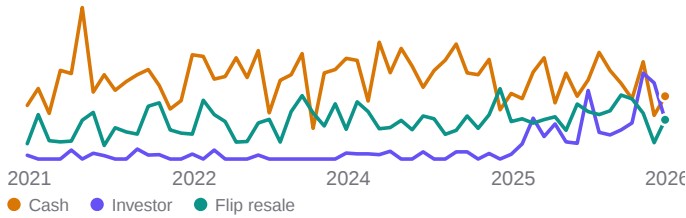
4.3%



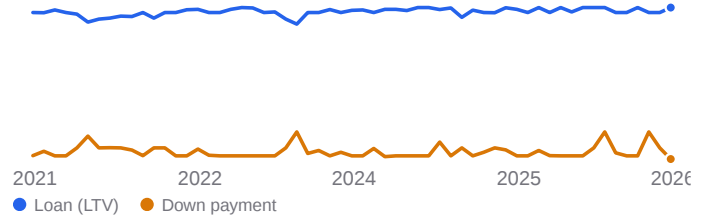
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 12% · Flip resale 12%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



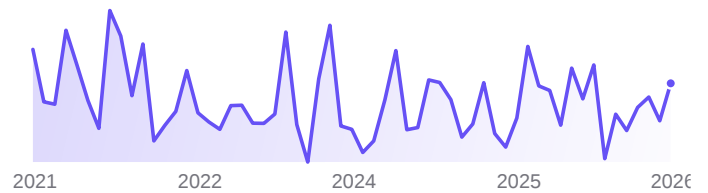
Sellers who sold at a gain

94%



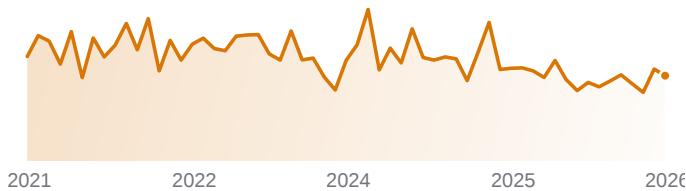
Typical hold before selling

7.7 yrs



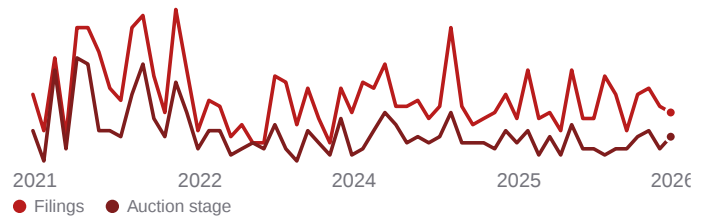
Median annualized return at resale

+5.8%



Preforeclosure filings

Filings 8 · Auction stage 4



HOUSING STOCK

Homes	14,830
Median value (AVM)	\$342K
Median size	1,487 ft²
Median bedrooms	3
Median year built	1975
Single family	80%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.3%
Owner occupied	65%
Company owned	33%
Median loan-to-value	50%

Typical ownership tenure

13.5 yrs

COMMUNITY

Population	56,145
Density	115 / mi²
Median household income	\$61K
Average household income	\$78K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	206
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	19.9%
Unemployment	2.2%
Average temp	63°F
Annual precip	12 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.