

Bakersfield 93313

ZIP code · CA · California · Kern County · Bakersfield

BUYER'S MARKET

\$397K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

564

SALES (12 MO)

\$407K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



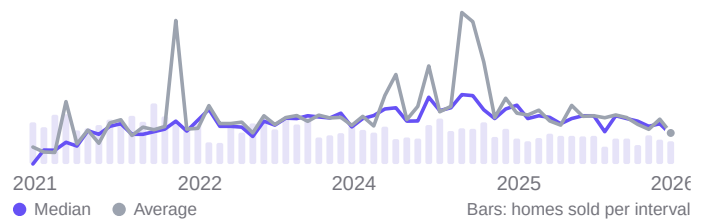
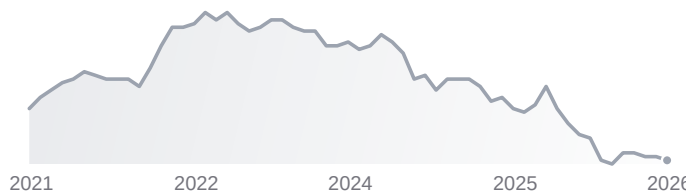
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$385K · Average \$388K

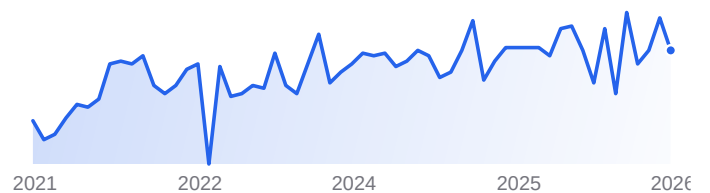
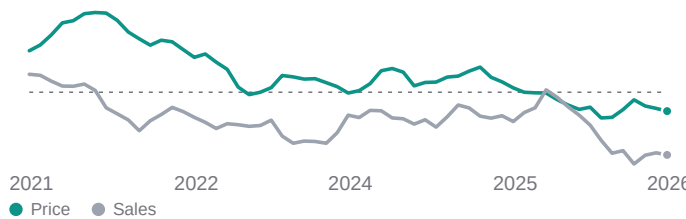


Growth (year over year)

Price -6.7% · Sales -22.1%

Price per square foot

\$228/ft²

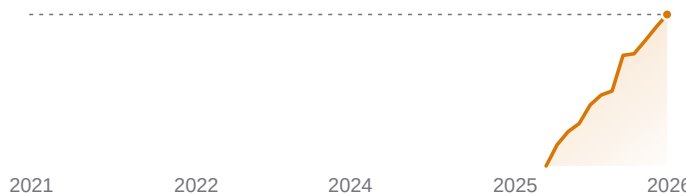


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

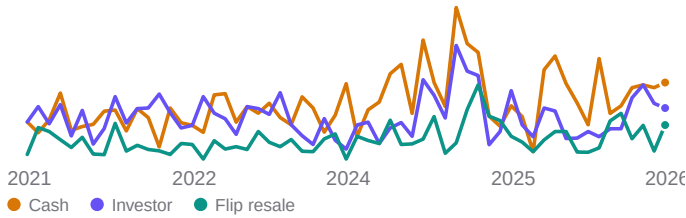
3.3%



BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 14% · Flip resale 9.5%



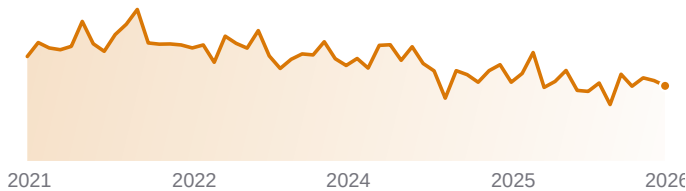
Sellers who sold at a gain

89%

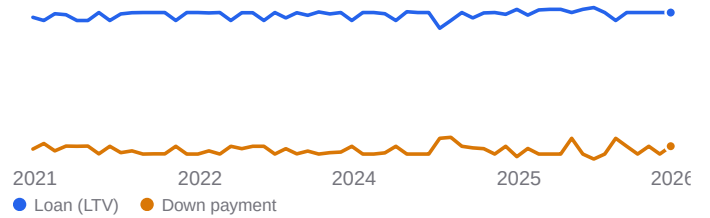


Median annualized return at resale

+4.7%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



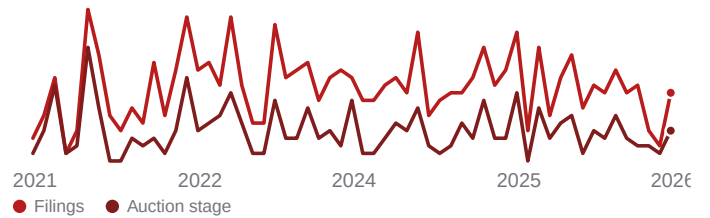
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 9 · Auction stage 4



HOUSING STOCK

Homes	17,208
Median value (AVM)	\$407K
Median size	1,774 ft²
Median bedrooms	4
Median year built	2001
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	0.9%
Owner occupied	80%
Company owned	18%
Median loan-to-value	55%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	60,800
Density	483 / mi²
Median household income	\$84K
Average household income	\$107K
Crime index (US avg 100)	36
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	243
Homes occupied	97%
Bachelor's or higher	14%
Poverty rate	9.5%
Unemployment	2.8%
Average temp	63°F
Annual precip	8 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.