

California City 93505

ZIP code · CA · California > Kern County > California City

BALANCED MARKET

\$261K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

299

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



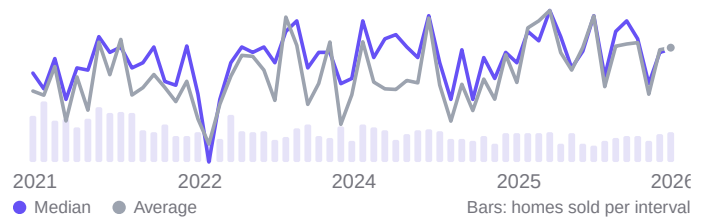
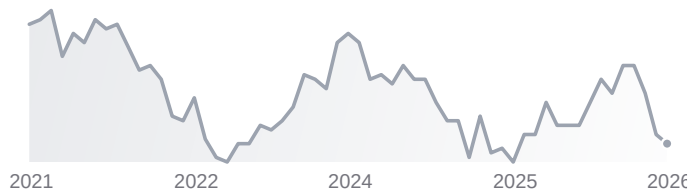
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$273K · Average \$274K

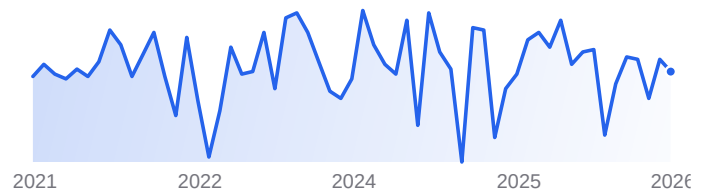
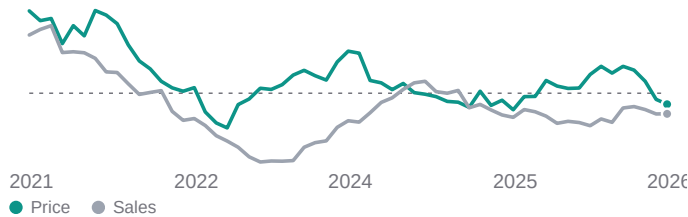


Growth (year over year)

Price -5.8% · Sales -10.7%

Price per square foot

\$165/ft²

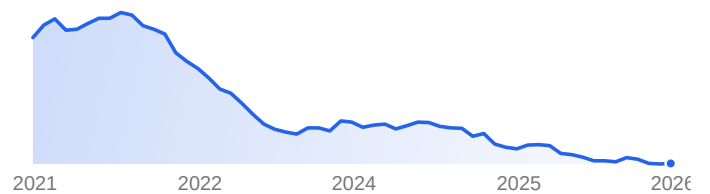
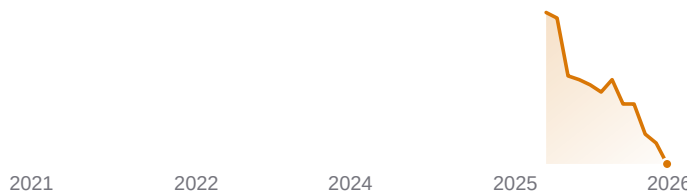


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

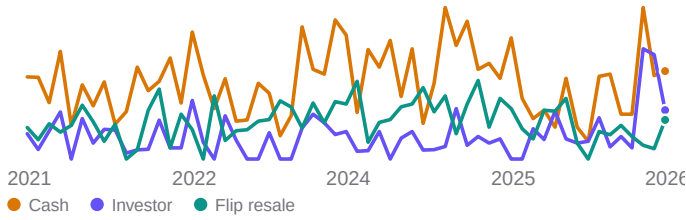
6.1%



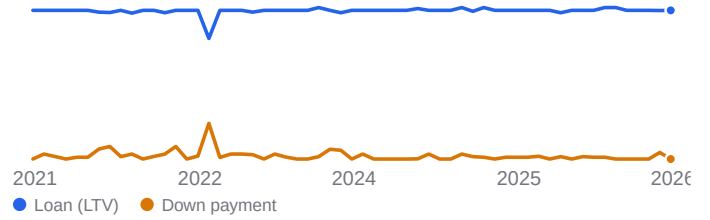
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 16% · Flip resale 13%

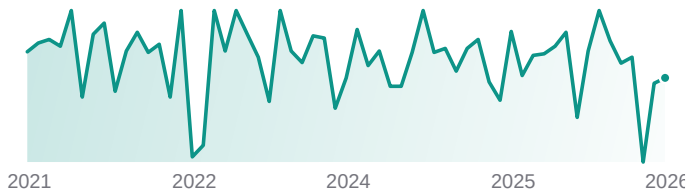


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



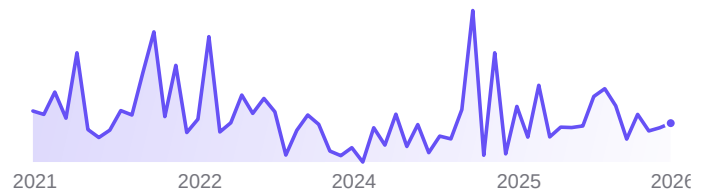
Sellers who sold at a gain

89%



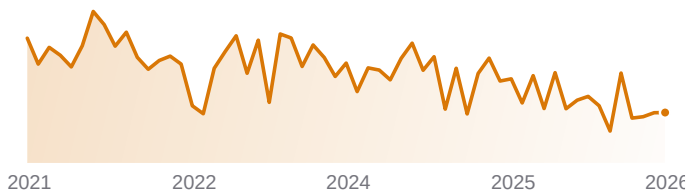
Typical hold before selling

5.4 yrs



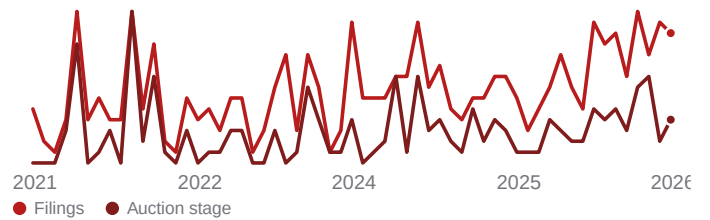
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 12 · Auction stage 4



HOUSING STOCK

Homes	4,862
Median value (AVM)	\$257K
Median size	1,534 ft²
Median bedrooms	3
Median year built	1990
Single family	89%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.8%
Owner occupied	66%
Company owned	18%
Median loan-to-value	57%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	12,802
Density	107 / mi²
Median household income	\$51K
Average household income	\$73K
Crime index (US avg 100)	159
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	246
Homes occupied	91%
Bachelor's or higher	10%
Poverty rate	21.4%
Unemployment	2.1%
Average temp	63°F
Annual precip	6 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.