

Big Pine 93513

ZIP code · CA · California > Inyo County > Big Pine

BALANCED MARKET

\$271K

MEDIAN SALE PRICE

-32.9%

1-YR CHANGE

27

SALES (12 MO)

\$442K

MEDIAN VALUE (AVM)

Market temperature

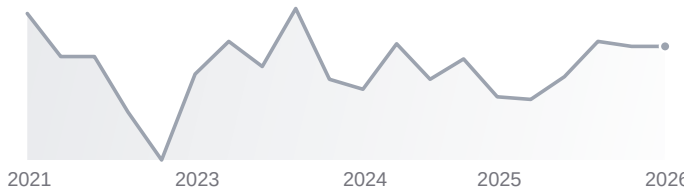
Balanced market · 57 / 100



MARKET TRENDS (5 YEARS)

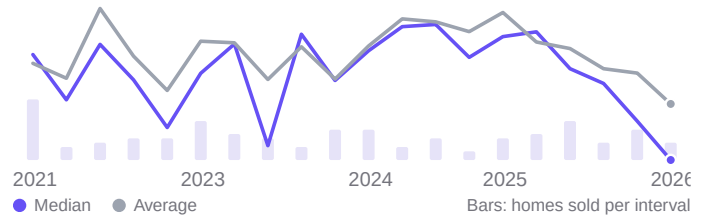
Market temperature (0–100)

57 / 100



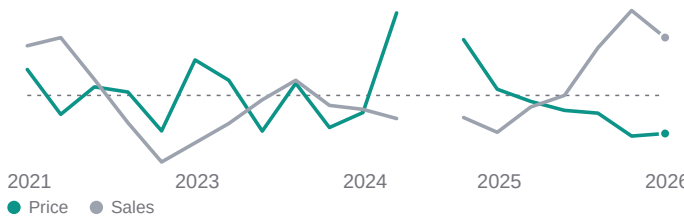
Sale prices

Median \$177K · Average \$274K



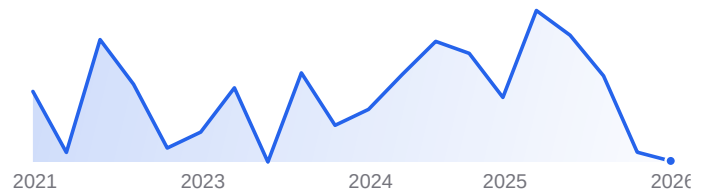
Growth (year over year)

Price -32.9% · Sales +50.0%



Price per square foot

\$160/ft²



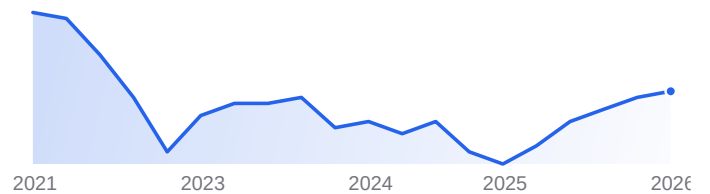
Sale premium vs estimated value

-46.2%



Annual turnover (share of homes sold)

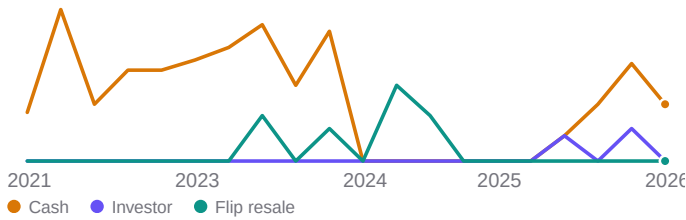
4.0%



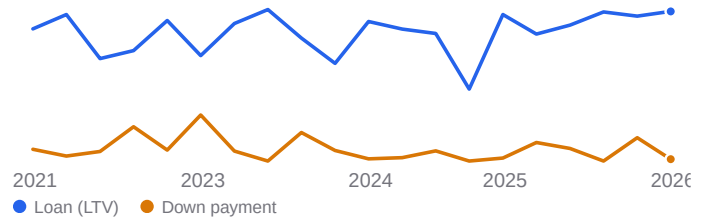
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



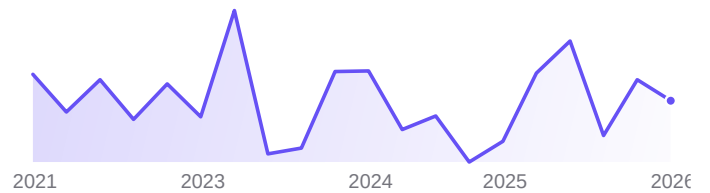
Sellers who sold at a gain

75%



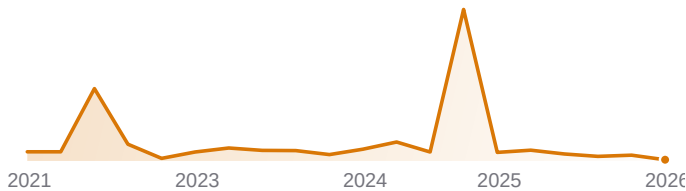
Typical hold before selling

8.6 yrs



Median annualized return at resale

+0.6%



HOUSING STOCK

Homes	678
Median value (AVM)	\$442K
Median size	1,516 ft²
Median bedrooms	3
Median year built	1976
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.2%
Owner occupied	75%
Company owned	22%
Median loan-to-value	40%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	4,202
Density	1 / mi ²
Median household income	\$53K
Average household income	\$77K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	346
Homes occupied	81%
Bachelor's or higher	13%
Poverty rate	12.2%
Unemployment	1.0%
Average temp	60°F
Annual precip	7 in
Sunshine	78%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.