

# Tehachapi 93561

ZIP code · CA · California > Kern County > Tehachapi

**SELLER'S MARKET**

**\$455K**

MEDIAN SALE PRICE

**+10.5%**

1-YR CHANGE

**586**

SALES (12 MO)

**\$407K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 71 / 100**



## MARKET TRENDS (5 YEARS)

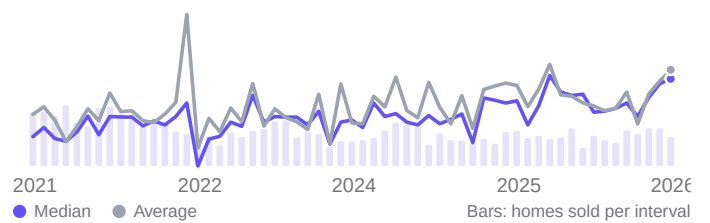
Market temperature (0–100)

**71 / 100**



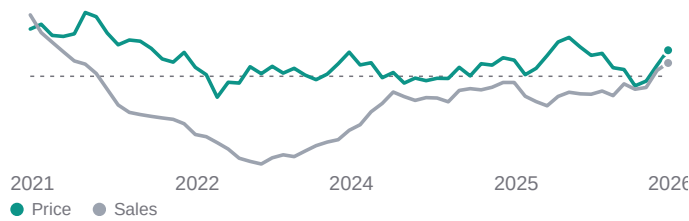
Sale prices

**Median \$469K · Average \$485K**



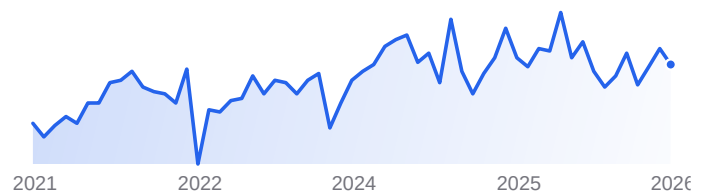
Growth (year over year)

**Price +10.5% · Sales +5.4%**



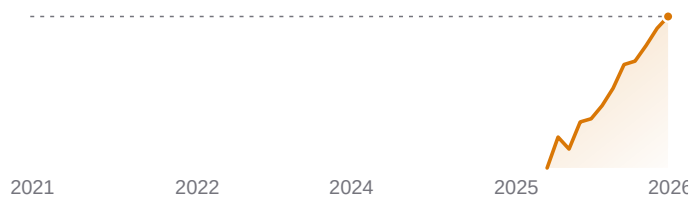
Price per square foot

**\$245/ft²**



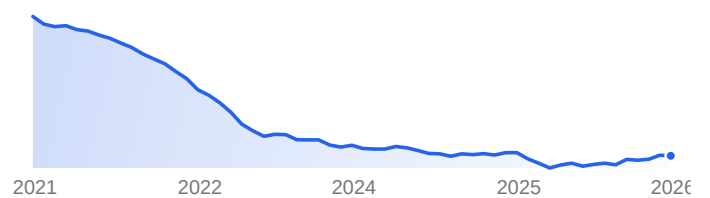
Sale premium vs estimated value

**+0.0%**



Annual turnover (share of homes sold)

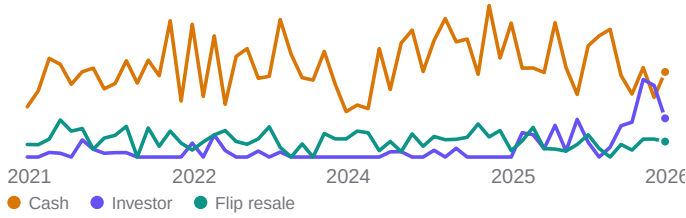
**4.8%**



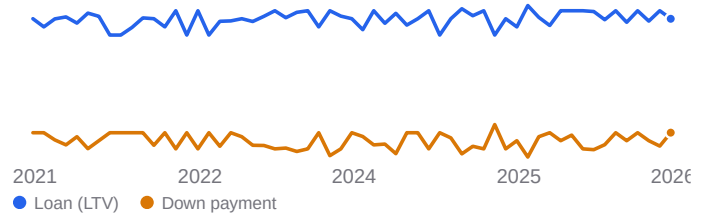
## BUYERS & OUTCOMES

### Buyer mix

Cash 23% · Investor 11% · Flip resale 4.3%

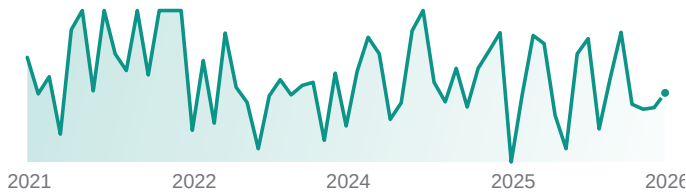


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



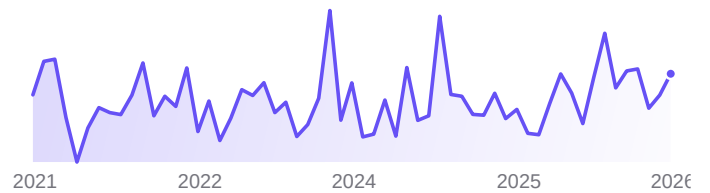
### Sellers who sold at a gain

93%



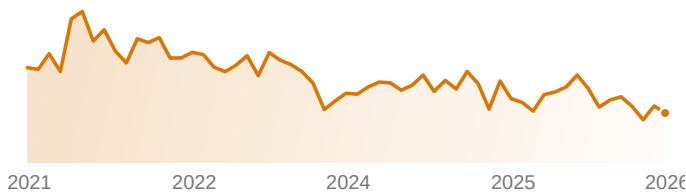
### Typical hold before selling

8.5 yrs



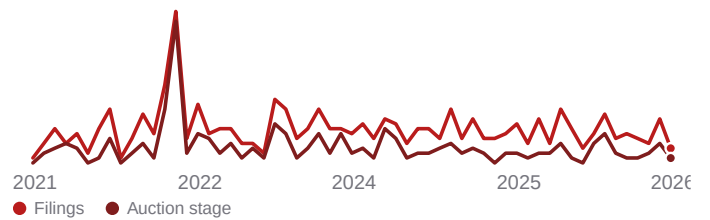
### Median annualized return at resale

+4.2%



### Preforeclosure filings

Filings 3 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 12,175    |
| Median value (AVM) | \$407K    |
| Median size        | 1,697 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1989      |
| Single family      | 85%       |
| Condos             | 0.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 47%  |
| Underwater (LTV 125% or more) | 1.5% |
| Owner occupied                | 73%  |
| Company owned                 | 33%  |
| Median loan-to-value          | 53%  |

Typical ownership tenure

10.3 yrs

## COMMUNITY

|                                  |                      |
|----------------------------------|----------------------|
| Population                       | 30,614               |
| Density                          | 82 / mi <sup>2</sup> |
| Median household income          | \$86K                |
| Average household income         | \$108K               |
| Crime index (US avg 100)         | 117                  |
| Air pollution index (US avg 100) | 75                   |
| Earthquake index (US avg 100)    | 285                  |
| Homes occupied                   | 92%                  |
| Bachelor's or higher             | 17%                  |
| Poverty rate                     | 7.8%                 |
| Unemployment                     | 2.2%                 |
| Average temp                     | 55°F                 |
| Annual precip                    | 15 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.