

Lucerne 95458

ZIP code · CA · California > Lake County > Lucerne

BALANCED MARKET

\$394K

MEDIAN SALE PRICE

+185.5%

1-YR CHANGE

52

SALES (12 MO)

\$232K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



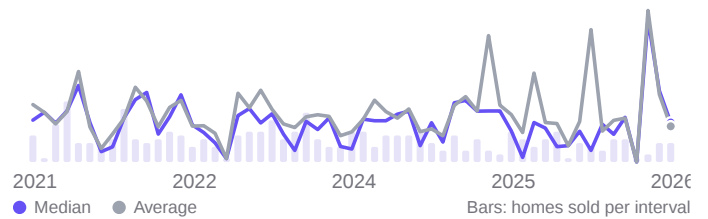
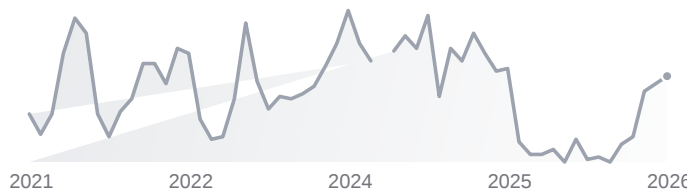
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$200K · Average \$184K

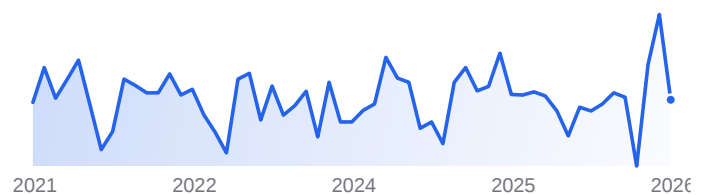
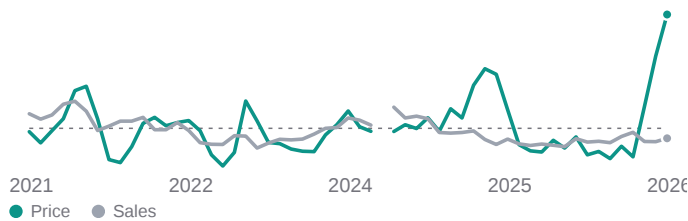


Growth (year over year)

Price +185.5% · Sales -16.1%

Price per square foot

\$175/ft²

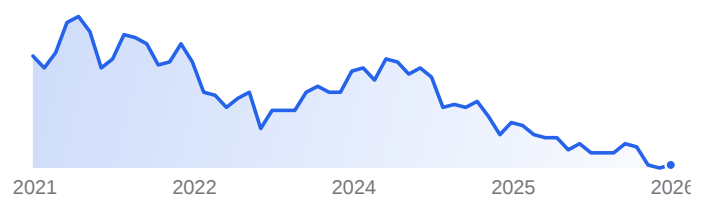


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

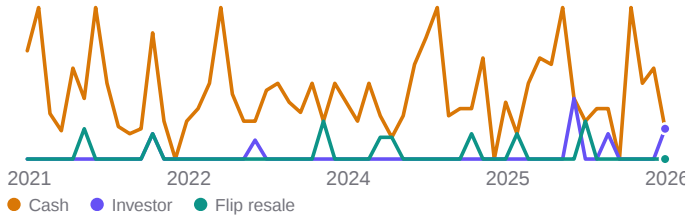
3.2%



BUYERS & OUTCOMES

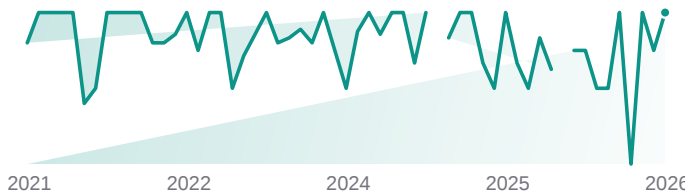
Buyer mix

Cash 20% · Investor 20% · Flip resale 0%



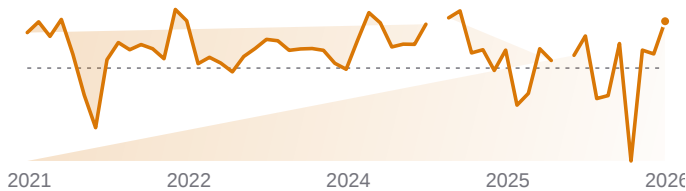
Sellers who sold at a gain

100%

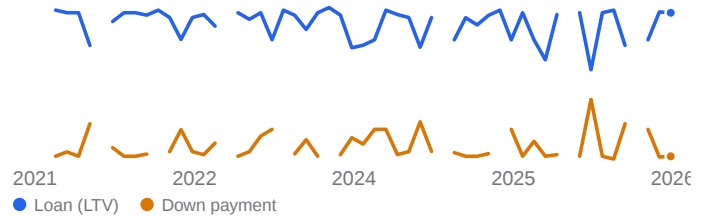


Median annualized return at resale

+8.0%

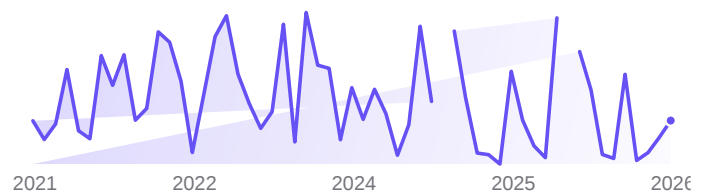


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



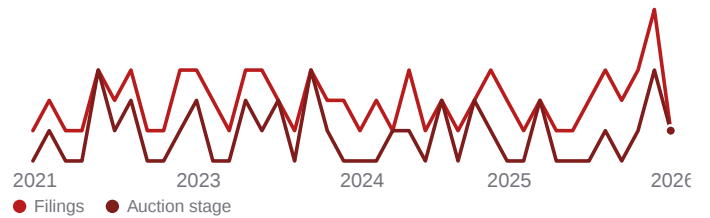
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,636
Median value (AVM)	\$232K
Median size	1,184 ft²
Median bedrooms	2
Median year built	1972
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.2%
Owner occupied	53%
Company owned	23%
Median loan-to-value	33%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	2,169
Density	55 / mi²
Median household income	\$53K
Average household income	\$58K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	335
Homes occupied	80%
Bachelor's or higher	8%
Poverty rate	16.7%
Unemployment	1.6%
Average temp	57°F
Annual precip	42 in
Sunshine	78%

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