



Lawyers Title®



KERN COUNTY

# MARKET ACTIVITY & TRENDS

JANUARY 2024

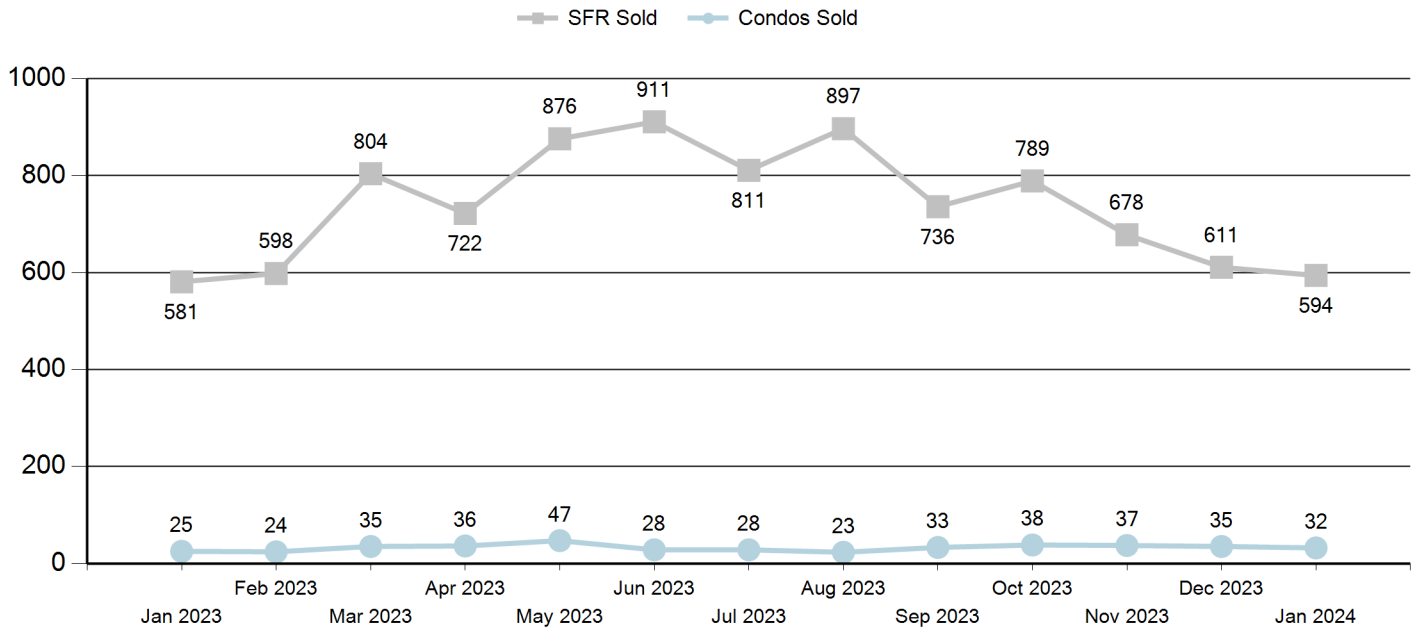
# MARKET ACTIVITY & TRENDS

JANUARY 2024



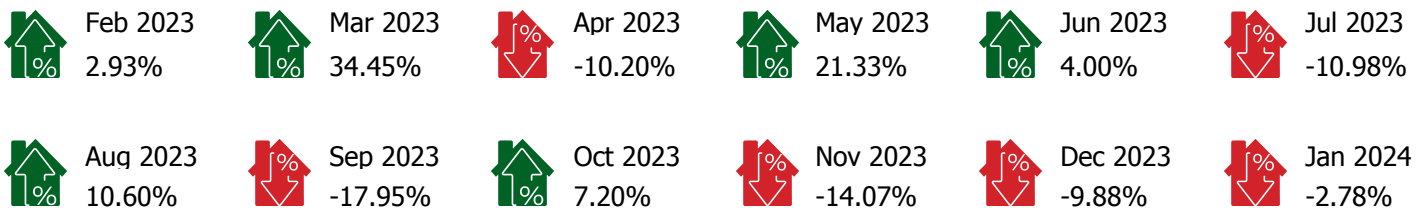
## SFR & CONDO SALES

### LAST 12 MONTHS

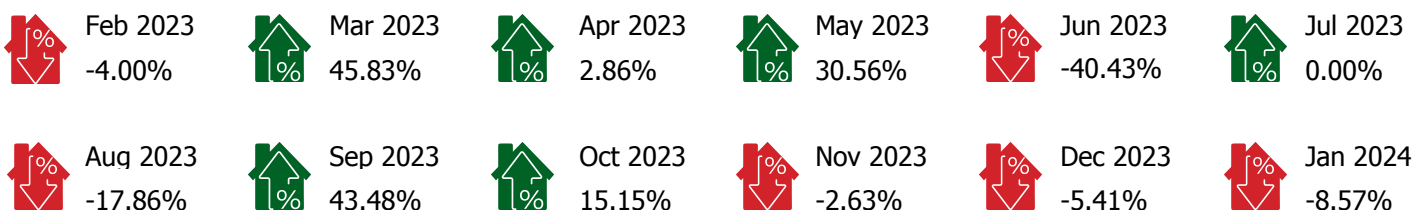


## MONTH OVER MONTH TRENDS

### SFR % Change



### Condo % Change

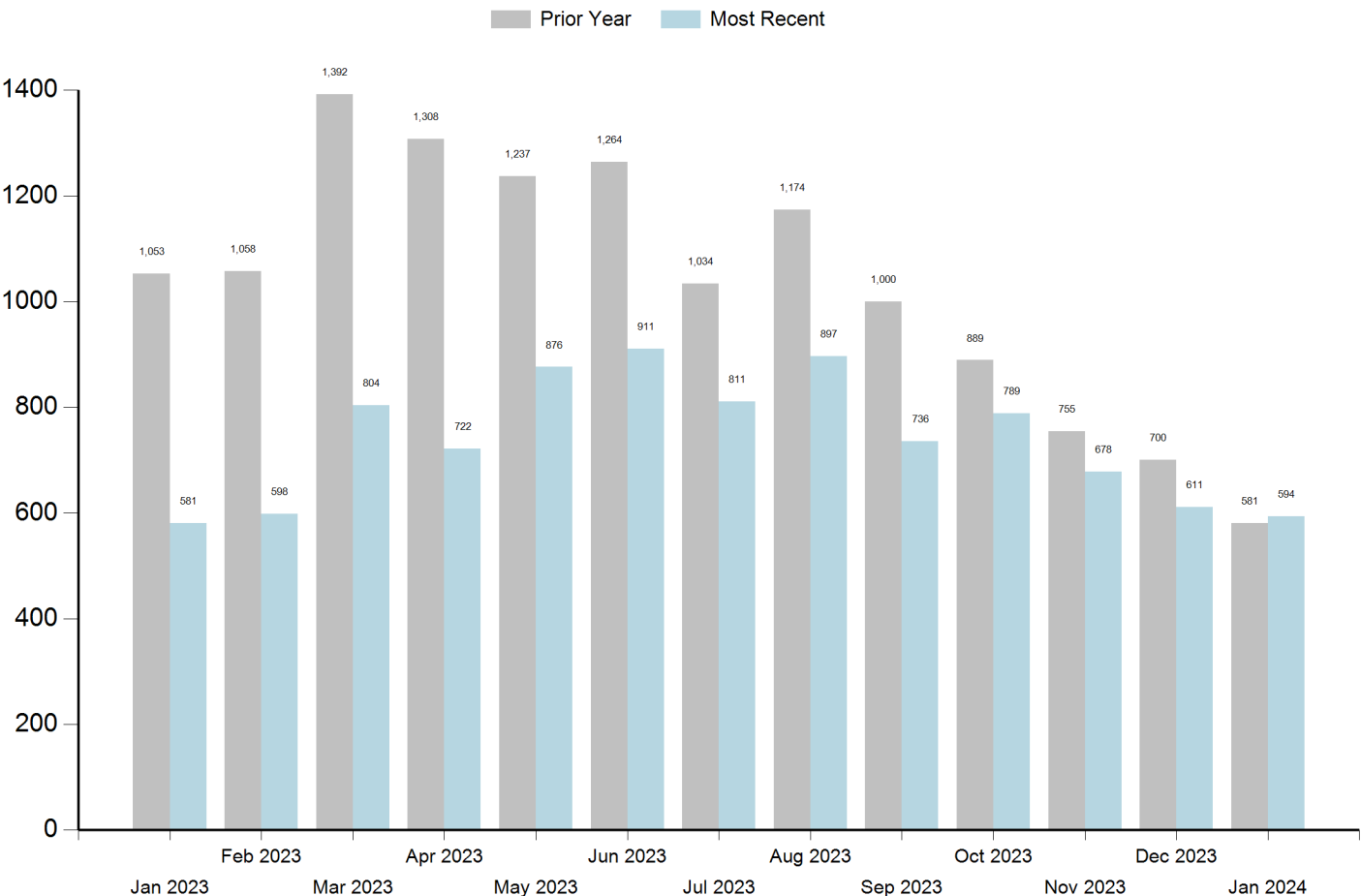


# MARKET ACTIVITY & TRENDS



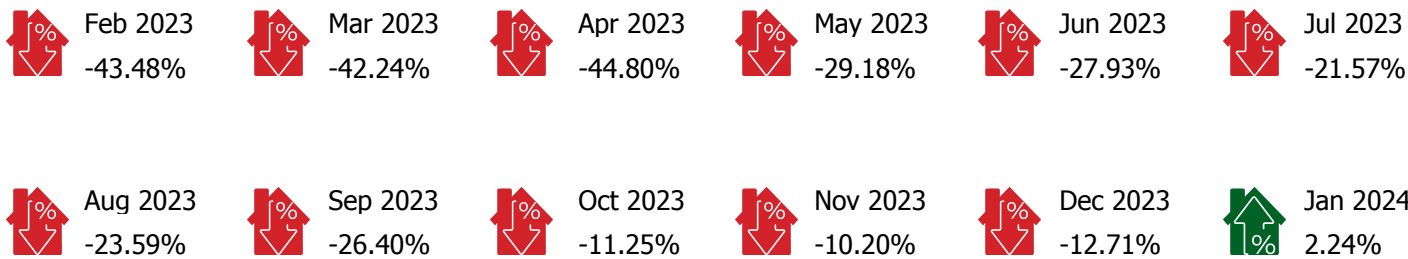
JANUARY 2024

## SFR YEAR OVER YEAR



## SFR YEAR OVER YEAR TRENDS

### SFR % Change

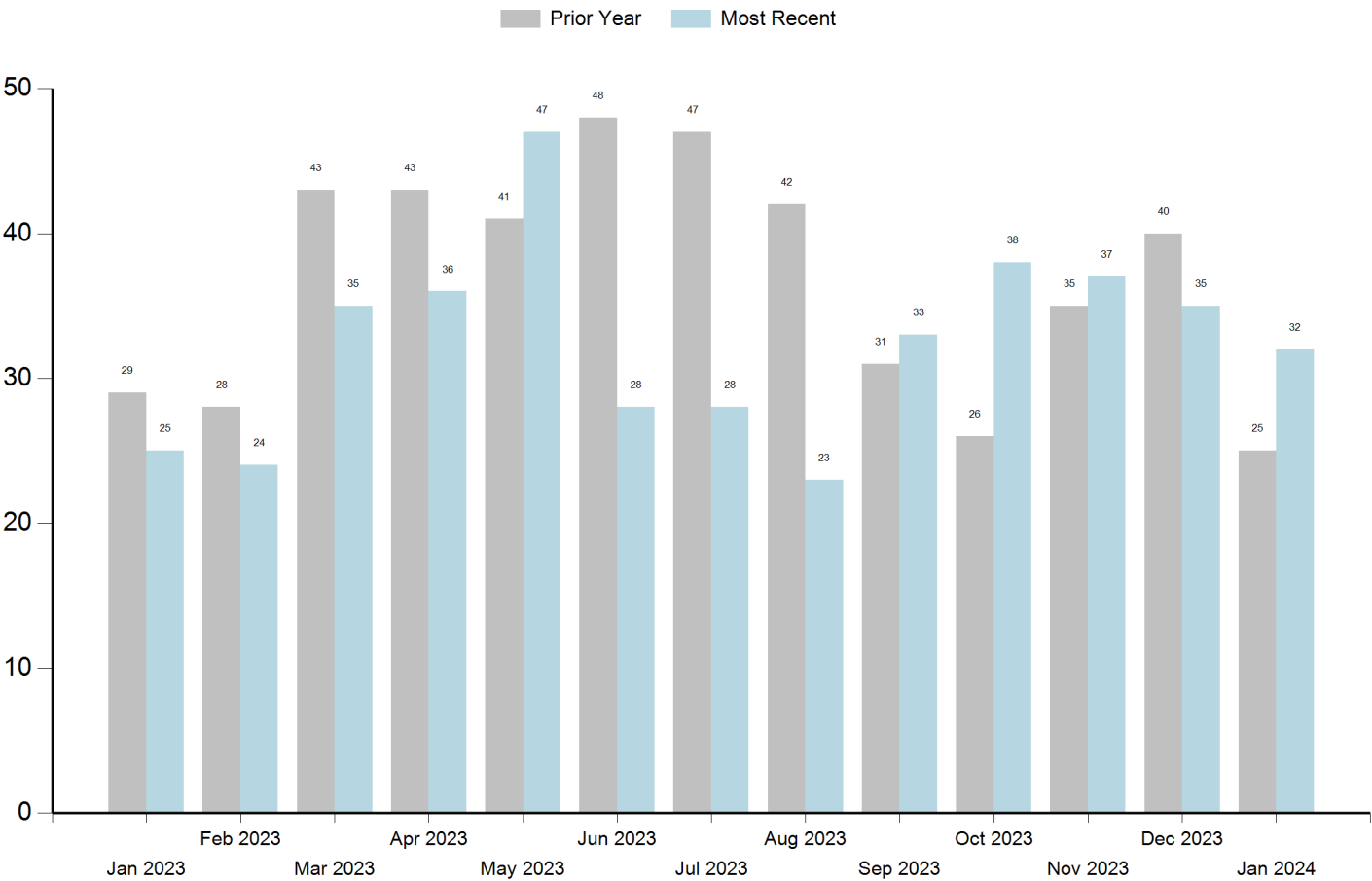


# MARKET ACTIVITY & TRENDS

## JANUARY 2024

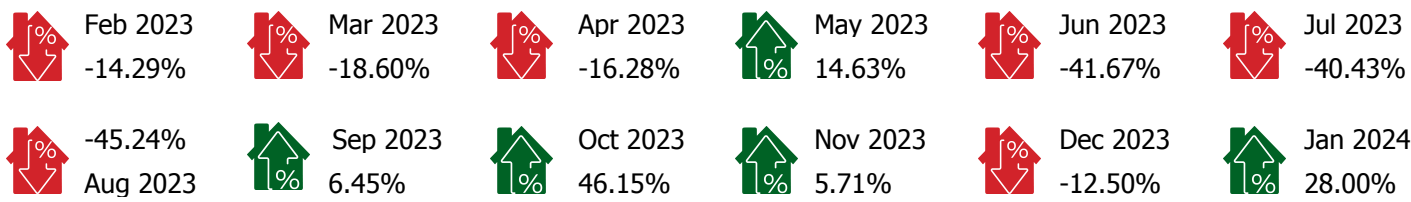


### CONDO YEAR OVER YEAR



### CONDO YEAR OVER YEAR TRENDS

#### CONDO % Change



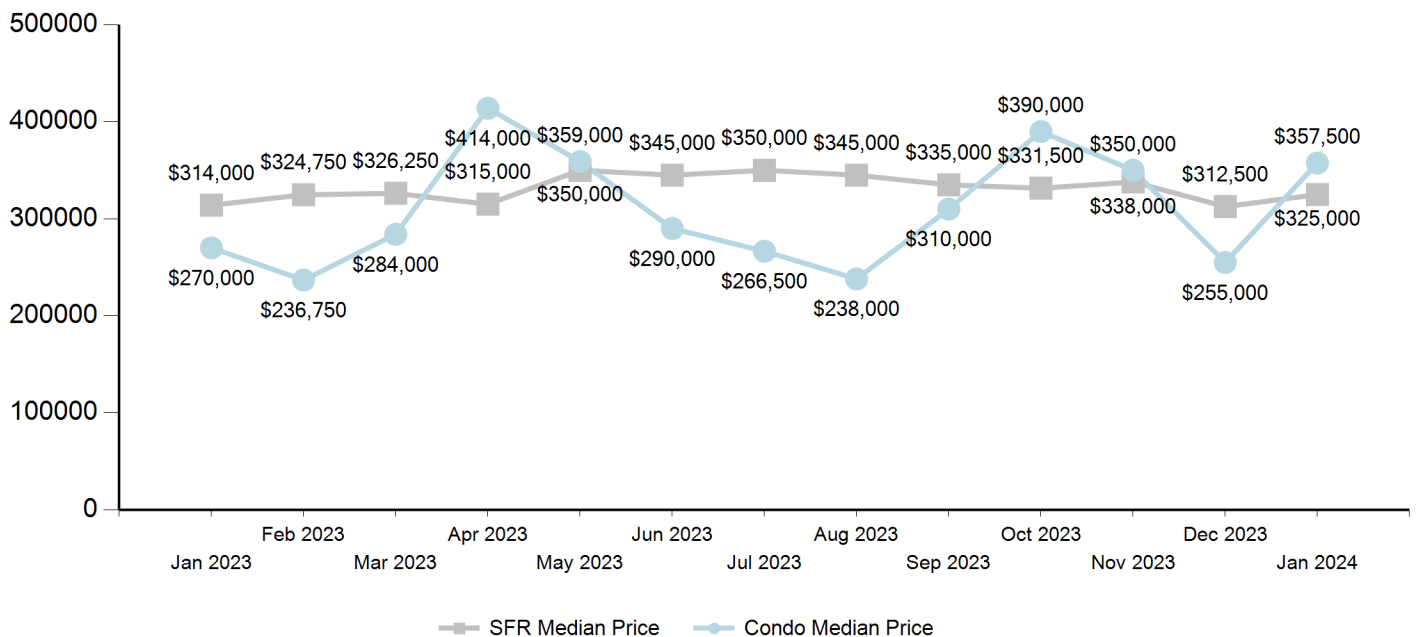


# MARKET ACTIVITY & TRENDS

JANUARY 2024



## SFR & CONDO MEDIAN SALES PRICE LAST 12 MONTHS



## MONTH OVER MONTH TRENDS

### SFR % Change

Feb 2023 3.42%	Mar 2023 0.46%	Apr 2023 -3.45%	May 2023 11.11%	Jun 2023 -1.43%	Jul 2023 1.45%
Aug 2023 -1.43%	Sep 2023 -2.90%	Oct 2023 -1.04%	Nov 2023 1.96%	Dec 2023 -7.54%	Jan 2024 4.00%

### Condo % Change

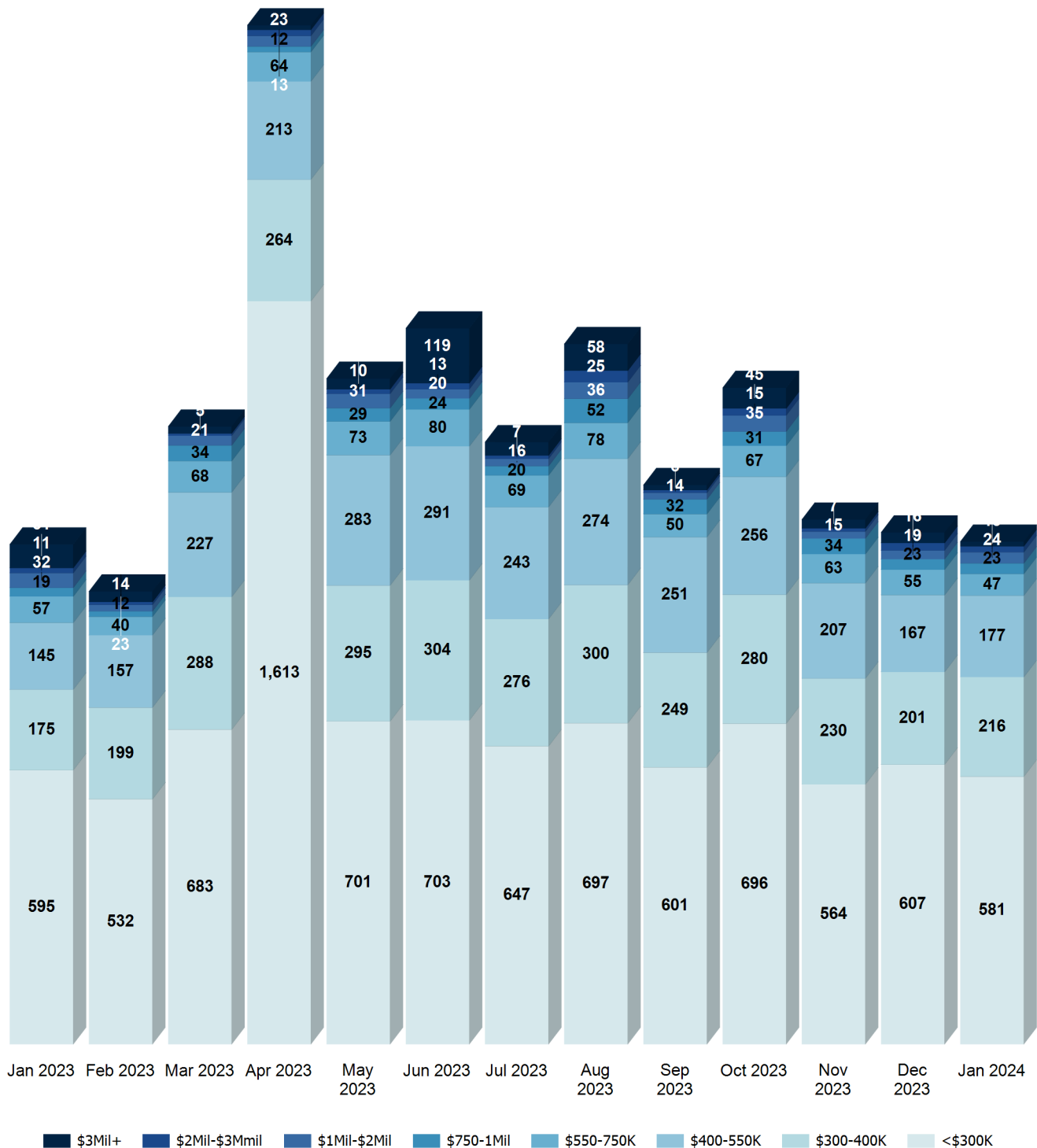
Feb 2023 -12.31%	Mar 2023 19.96%	Apr 2023 45.77%	May 2023 -13.29%	Jun 2023 -19.22%	Jul 2023 -8.10%
Aug 2023 -10.69%	Sep 2023 30.25%	Oct 2023 25.81%	Nov 2023 -10.26%	Dec 2023 -27.14%	Jan 2024 40.20%

# MARKET ACTIVITY & TRENDS

JANUARY 2024



## SALES VALUE RANGES



# MARKET ACTIVITY & TRENDS

## JANUARY 2024



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		SFR					Condos			
COMMUNITY NAME	ZIP CODE	SALES	SALES # % YOY	MEDIAN PRICE (\$1,000)	PRICE % YOY	MEDIAN \$/ Sq. Ft.	SALES	SALES # % YOY	MEDIAN PRICE (\$1,000)	PRICE % YOY
ARVIN	93203	5	-58.12%	\$272	197.27%	\$190	0	-100.00%	\$0	0.00%
BAKERSFIELD	93301	3	-17.86%	\$335	121.49%	\$254	0	-55.56%	\$0	0.00%
BAKERSFIELD	93304	26	-19.26%	\$280	12.00%	\$211	0	25.00%	\$0	0.00%
BAKERSFIELD	93305	23	-8.83%	\$230	15.00%	\$169	0	-50.00%	\$0	-100.00%
BAKERSFIELD	93306	46	-28.43%	\$330	14.76%	\$191	8	-15.07%	\$426	74.74%
BAKERSFIELD	93307	31	-30.67%	\$296	20.82%	\$251	1	-20.00%	\$280	-5.72%
BAKERSFIELD	93308	42	-30.53%	\$281	4.28%	\$222	0	-66.67%	\$0	0.00%
BAKERSFIELD	93309	28	-29.80%	\$316	0.24%	\$207	10	-17.56%	\$235	14.95%
BAKERSFIELD	93311	33	-30.25%	\$440	-11.11%	\$241	10	13.22%	\$512	-12.71%
BAKERSFIELD	93312	40	-35.24%	\$383	-4.73%	\$243	0	0.00%	\$0	0.00%
BAKERSFIELD	93313	45	-23.58%	\$421	-3.00%	\$352	1	34.48%	\$280	5.66%
BAKERSFIELD	93314	29	-39.62%	\$500	4.88%	\$271	0	-68.75%	\$0	-100.00%
BAKERSFIELD TOTAL		346	-26.73%	\$346	15.87%	\$238	30	-22.09%	\$346	-17.58%
BODFISH	93205	2	-25.93%	\$136	-13.63%	\$157	0	0.00%	\$0	0.00%
BORON	93516	2	-16.90%	\$188	200.00%	\$148	0	0.00%	\$0	0.00%
BUTTONWILLOW	93206	3	54.55%	\$250	32.79%	\$172	0	0.00%	\$0	0.00%
CALIENTE	93518	1	-18.18%	\$50	-69.74%	\$43	0	0.00%	\$0	0.00%
CALIFORNIA CITY	93505	25	-22.72%	\$250	37.36%	\$162	0	-50.00%	\$0	0.00%
DELANO	93215	11	-44.88%	\$225	-27.42%	\$183	0	0.00%	\$0	0.00%
FRAZIER PARK	93225	14	-13.13%	\$296	17.34%	\$204	0	-100.00%	\$0	0.00%
HAVILAH	93518	2	33.33%	\$55	0.00%	\$59	0	0.00%	\$0	0.00%
INYOKERN	93527	2	-2.50%	\$185	-15.81%	\$111	0	0.00%	\$0	0.00%
KEENE	93531	2	33.33%	\$395	0.00%	\$202	0	0.00%	\$0	0.00%
KERNVILLE	93238	1	-35.56%	\$345	25.45%	\$258	0	0.00%	\$0	0.00%
LAKE ISABELLA	93240	4	-13.42%	\$145	90.46%	\$107	0	0.00%	\$0	0.00%
LAMONT	93241	4	-23.44%	\$189	-0.79%	\$157	0	0.00%	\$0	0.00%
LEBEC	93243	3	-25.81%	\$294	0.00%	\$188	0	0.00%	\$0	0.00%
MARICOPA	93252	1	-35.00%	\$140	900.00%	\$118	0	0.00%	\$0	0.00%
MC FARLAND	93250	2	-40.00%	\$155	-50.00%	\$143	1	0.00%	\$125	0.00%
MC KITTRICK	93251	1	50.00%	\$250	34.77%	\$237	0	0.00%	\$0	0.00%
MOJAVE	93501	7	-31.93%	\$211	71.84%	\$178	0	0.00%	\$0	0.00%
NORTH EDWARDS	93523	1	-26.47%	\$228	-12.50%	\$118	0	0.00%	\$0	0.00%
PINE MOUNTAIN CLUB	93222	7	-15.25%	\$380	3.83%	\$191	0	0.00%	\$0	0.00%

		SFR					Condos			
COMMUNITY NAME	ZIP CODE	SALES	SALES # % YOY	MEDIAN PRICE (\$1,000)	PRICE % YOY	MEDIAN \$/ Sq. Ft.	SALES	SALES # % YOY	MEDIAN PRICE (\$1,000)	PRICE % YOY
RIDGECREST	93555	28	-33.67%	\$228	8.57%	\$136	1	15.00%	\$195	0.00%
ROSAMOND	93560	20	-34.41%	\$388	14.12%	\$237	0	0.00%	\$0	0.00%
SHAFTER	93263	15	-27.80%	\$353	-10.76%	\$281	0	-66.67%	\$0	0.00%
TAFT	93268	24	-27.48%	\$144	-11.54%	\$149	0	-100.00%	\$0	0.00%
TEHACHAPI	93561	43	-20.95%	\$380	8.57%	\$223	0	-18.18%	\$0	0.00%
WASCO	93280	8	-30.43%	\$320	43.71%	\$225	0	0.00%	\$0	0.00%
WELDON	93283	2	-26.53%	\$220	0.92%	\$147	0	0.00%	\$0	0.00%
WOFFORD HEIGHTS	93285	6	-40.48%	\$93	-51.32%	\$118	0	0.00%	\$0	0.00%