

Campo

Community · CA · California > San Diego County

BALANCED MARKET

\$452K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

51

SALES (12 MO)

\$461K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



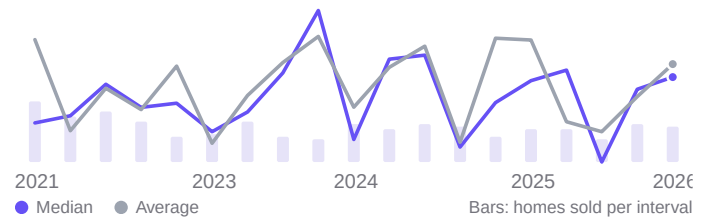
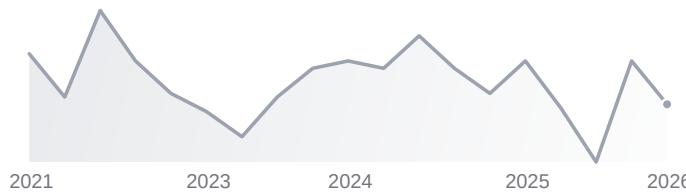
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$483K · Average \$497K

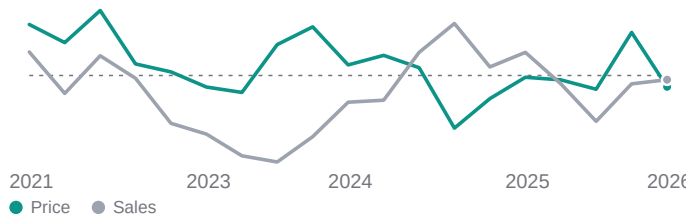


Growth (year over year)

Price -5.2% · Sales -1.9%

Price per square foot

\$337/ft²

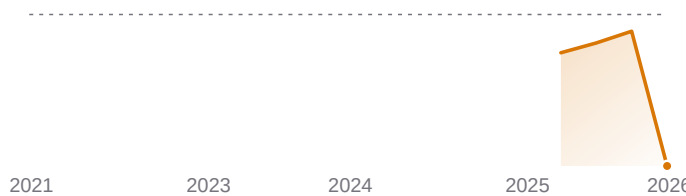


Sale premium vs estimated value

-10.9%

Annual turnover (share of homes sold)

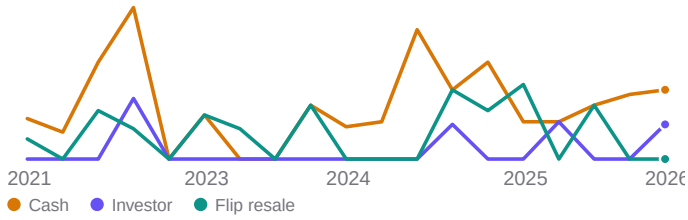
4.4%



BUYERS & OUTCOMES

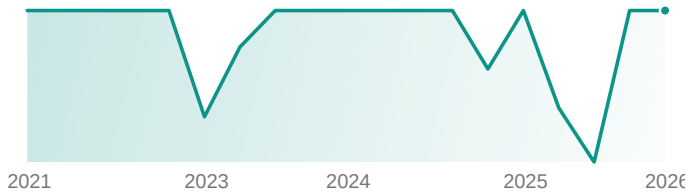
Buyer mix

Cash 14% · Investor 7.1% · Flip resale 0%



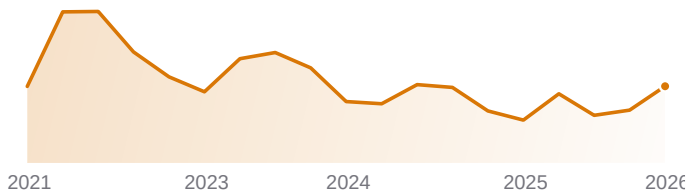
Sellers who sold at a gain

100%

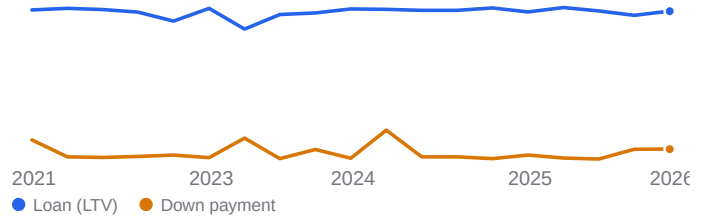


Median annualized return at resale

+7.6%

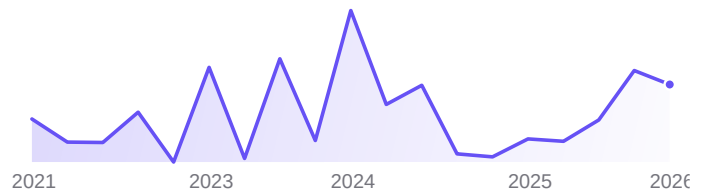


Financing (share of purchase price) Loan (LTV) 96% · Down payment 7.9%



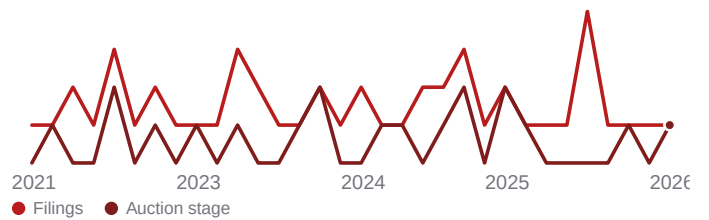
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,154
Median value (AVM)	\$461K
Median size	1,432 ft²
Median bedrooms	3
Median year built	1991
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.7%
Owner occupied	75%
Company owned	28%
Median loan-to-value	57%
Typical ownership tenure	12.4 yrs

COMMUNITY

Population	3,020
Density	129 / mi²
Median household income	\$62K
Average household income	\$127K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	199
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	22.1%
Unemployment	1.2%
Average temp	58°F
Annual precip	18 in
Sunshine	68%

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