

Bressi Ranch

Neighborhood · CA · California > San Diego County > Carlsbad

BUYER'S MARKET

\$1.4M

MEDIAN SALE PRICE

-20.4%

1-YR CHANGE

24

SALES (12 MO)

\$2M

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



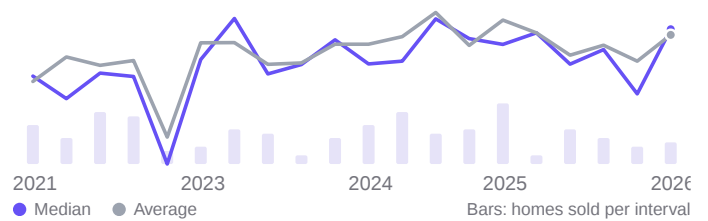
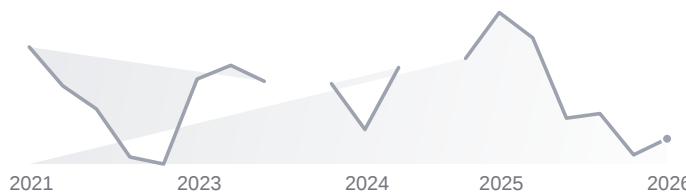
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$2M · Average \$1.9M

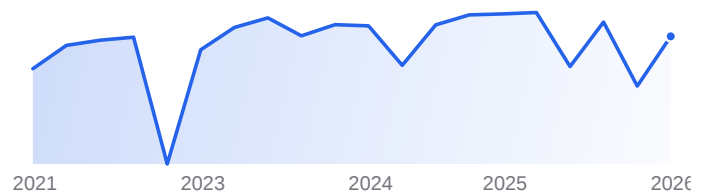
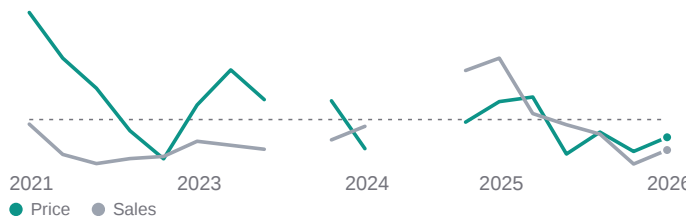


Growth (year over year)

Price -20.4% · Sales -35.1%

Price per square foot

\$627/ft²

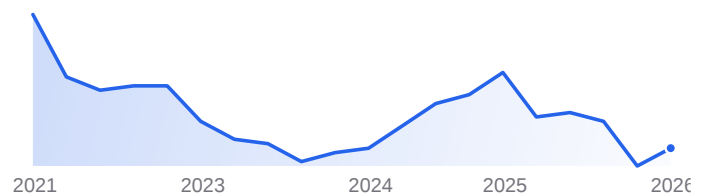


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

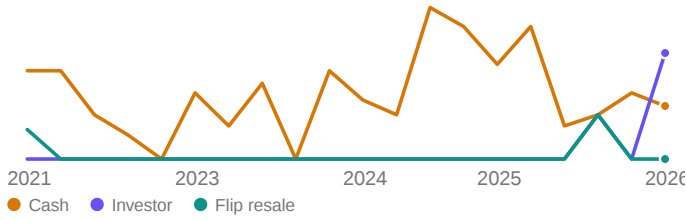
3.2%



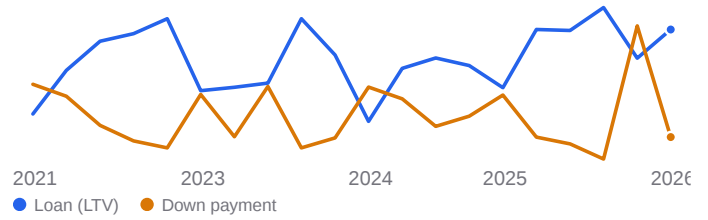
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 40% · Flip resale 0%

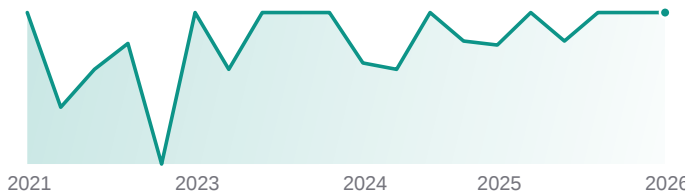


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



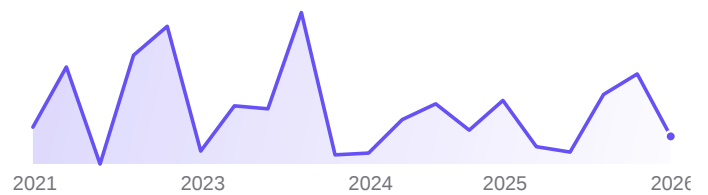
Sellers who sold at a gain

100%



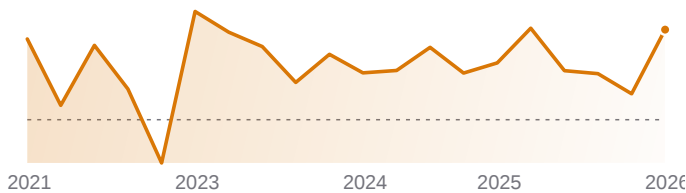
Typical hold before selling

6.5 yrs



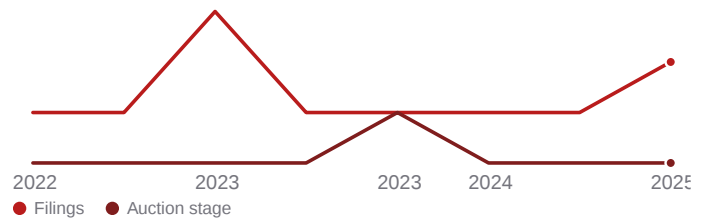
Median annualized return at resale

+9.9%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	747
Median value (AVM)	\$2M
Median size	2,607 ft²
Median bedrooms	4
Median year built	2005
Single family	70%
Condos	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.3%
Owner occupied	79%
Company owned	51%
Median loan-to-value	33%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	2,066
Density	2,707 / mi²
Median household income	\$174K
Average household income	\$230K
Crime index (US avg 100)	37
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	234
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	12.4%
Unemployment	1.4%
Average temp	62°F
Annual precip	14 in
Sunshine	68%

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.