

North Ridge

Neighborhood · CA · California > San Diego County

BALANCED MARKET

\$875K

MEDIAN SALE PRICE

17

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



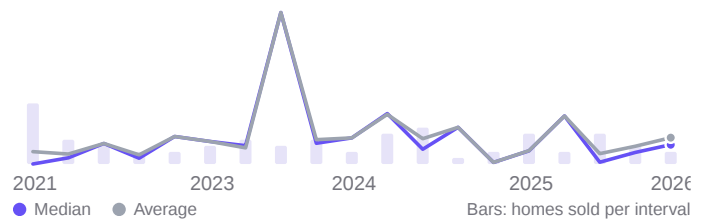
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$1M · Average \$1.2M

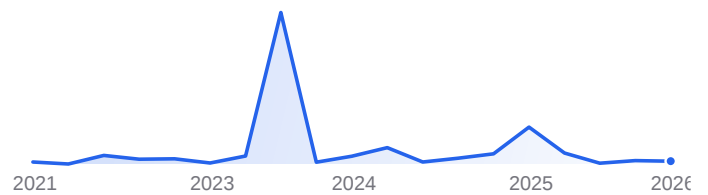
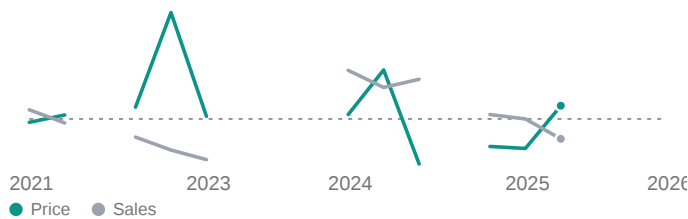


Growth (year over year)

Price +23.3% · Sales -35.3%

Price per square foot

\$399/ft²

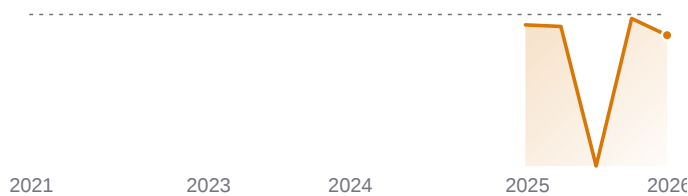


Sale premium vs estimated value

-4.7%

Annual turnover (share of homes sold)

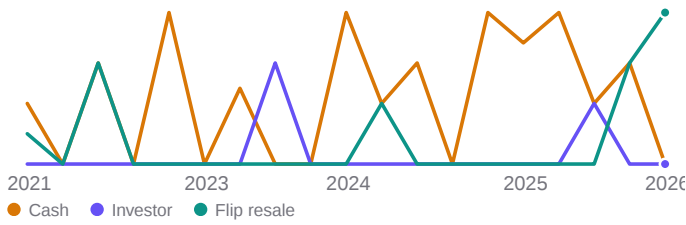
4.6%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 50%



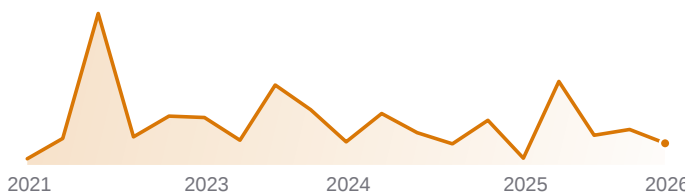
Sellers who sold at a gain

100%

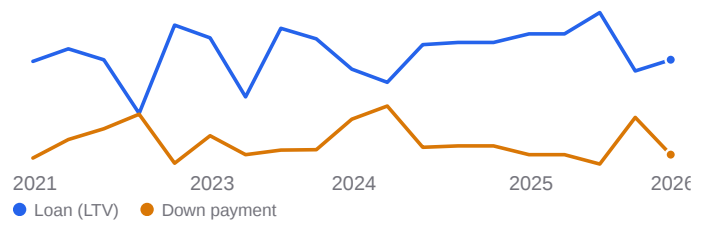


Median annualized return at resale

+4.8%

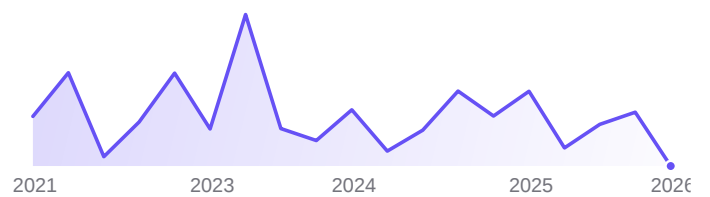


Financing (share of purchase price) Loan (LTV) 70% · Down payment 15%



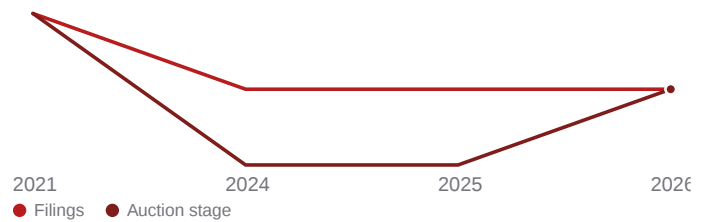
Typical hold before selling

0.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	368
Median value (AVM)	\$1M
Median size	2,372 ft²
Median bedrooms	3
Median year built	1982
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	81%
Company owned	49%
Median loan-to-value	47%
Typical ownership tenure	14.9 yrs

COMMUNITY

Population	2,137
Density	528 / mi²
Median household income	\$108K
Average household income	\$145K
Crime index (US avg 100)	45
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	210
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	3.7%
Unemployment	1.3%
Average temp	62°F
Annual precip	17 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.