

Mesa Rock

Neighborhood · CA · California > San Diego County > Escondido

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

32

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



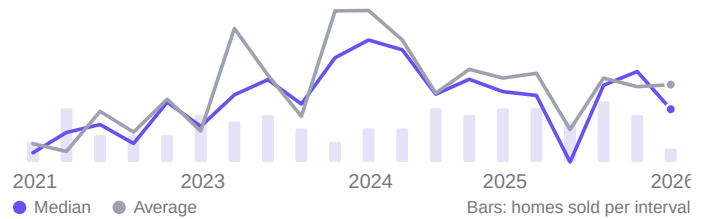
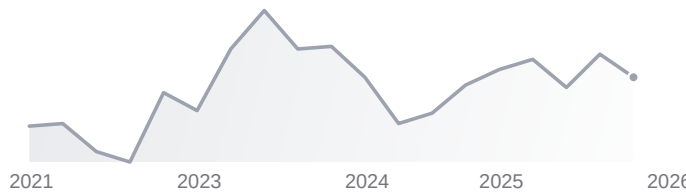
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$916K · Average \$1M

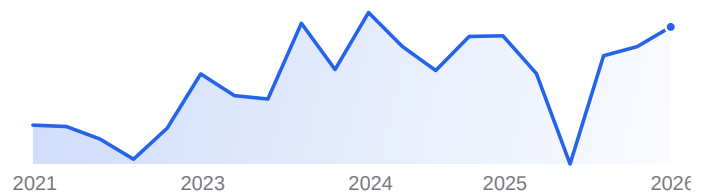
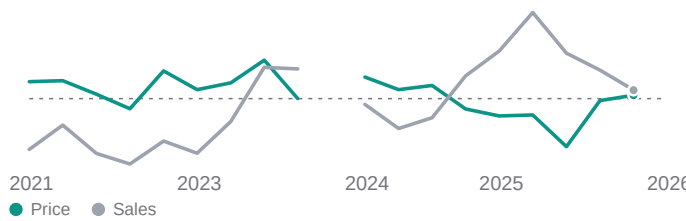


Growth (year over year)

Price +2.9% · Sales +7.1%

Price per square foot

\$502/ft²



Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

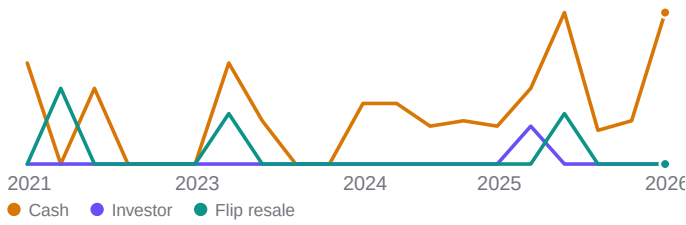
4.3%



BUYERS & OUTCOMES

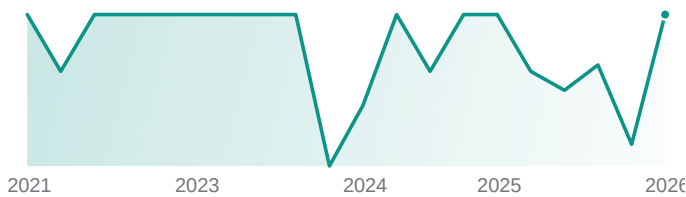
Buyer mix

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



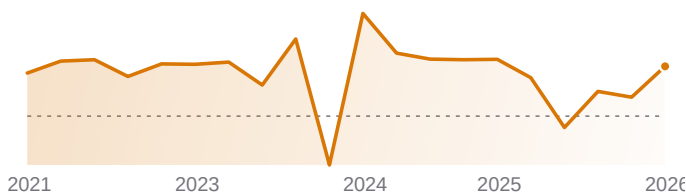
Sellers who sold at a gain

100%

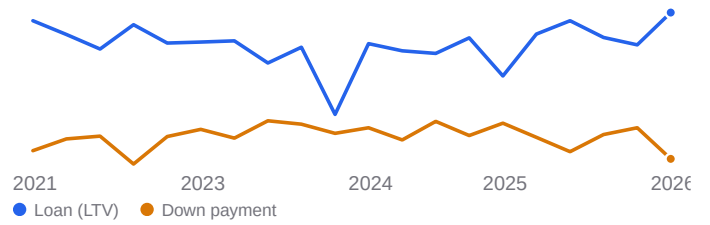


Median annualized return at resale

+5.5%

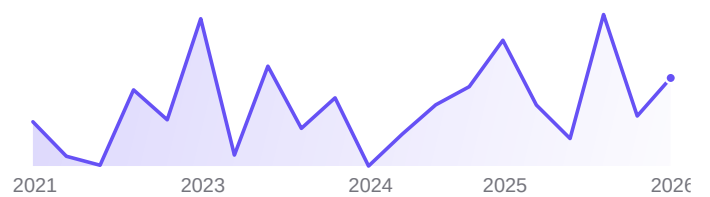


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



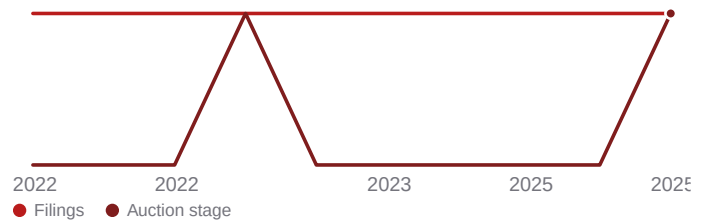
Typical hold before selling

14.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	740
Median value (AVM)	\$1M
Median size	2,090 ft²
Median bedrooms	4
Median year built	1995
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.6%
Owner occupied	86%
Company owned	46%
Median loan-to-value	47%
Typical ownership tenure	14.5 yrs

COMMUNITY

Population	3,086
Density	1,499 / mi²
Median household income	\$158K
Average household income	\$169K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	201
Homes occupied	99%
Bachelor's or higher	32%
Poverty rate	1.9%
Unemployment	1.4%
Average temp	63°F
Annual precip	16 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.