

Boulevard 91905

ZIP code · CA · California > San Diego County > Boulevard

SELLER'S MARKET

\$460K

MEDIAN SALE PRICE

+27.8%

1-YR CHANGE

23

SALES (12 MO)

\$351K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

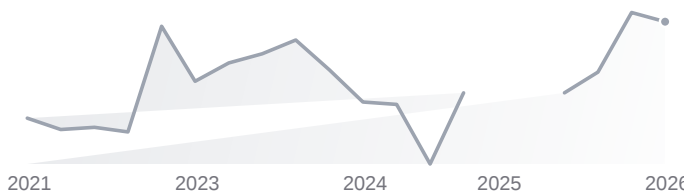
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

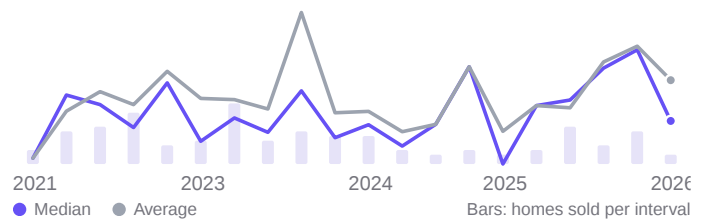
Market temperature (0–100)

75 / 100



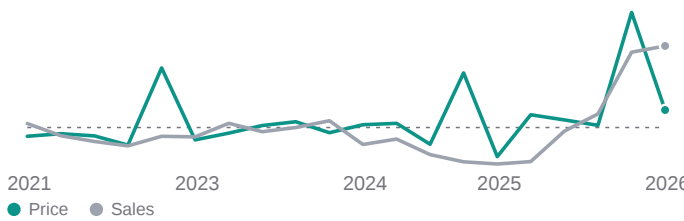
Sale prices

Median \$320K · Average \$453K



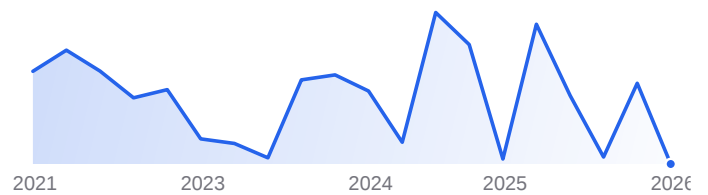
Growth (year over year)

Price +27.8% · Sales +130.0%



Price per square foot

\$173/ft²



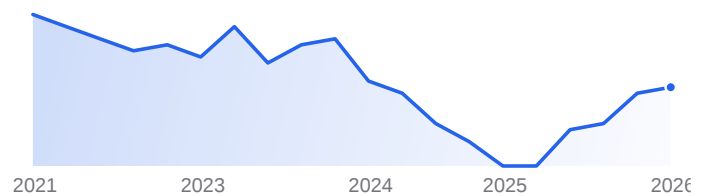
Sale premium vs estimated value

+3.2%



Annual turnover (share of homes sold)

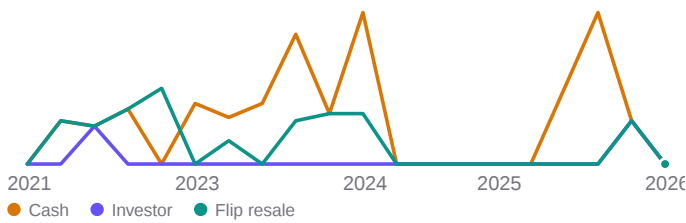
3.7%



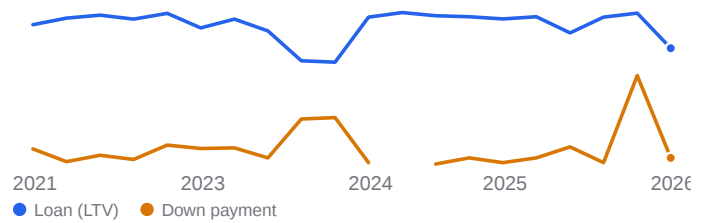
BUYERS & OUTCOMES

Buyer mix

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

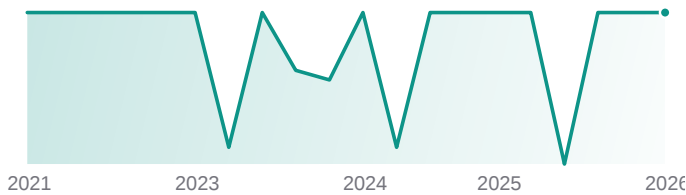


Financing (share of purchase price) Loan (LTV) 78% · Down payment 5.0%



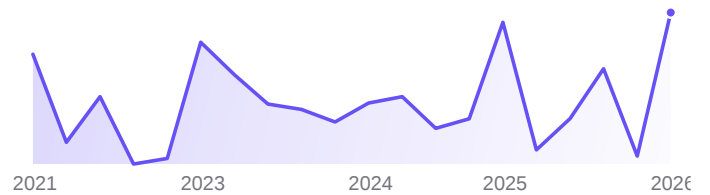
Sellers who sold at a gain

100%



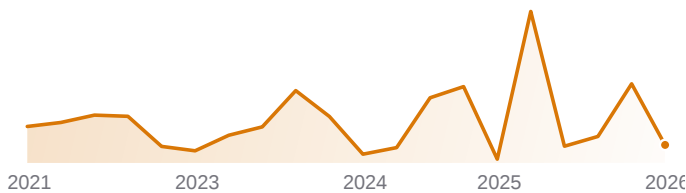
Typical hold before selling

22.3 yrs



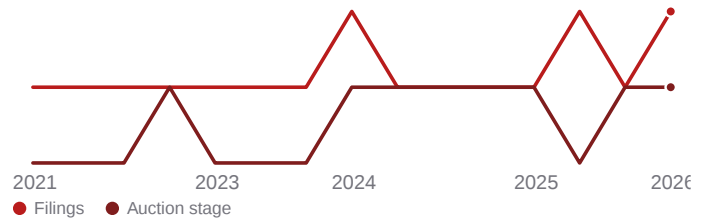
Median annualized return at resale

+3.1%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	618
Median value (AVM)	\$351K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1989
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.7%
Owner occupied	56%
Company owned	35%
Median loan-to-value	39%
Typical ownership tenure	15.4 yrs

COMMUNITY

Population	1,343
Density	10 / mi²
Median household income	\$82K
Average household income	\$92K
Crime index (US avg 100)	192
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	235
Homes occupied	83%
Bachelor's or higher	8%
Poverty rate	22.9%
Unemployment	1.1%
Average temp	57°F
Annual precip	20 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.