

Bonsall 92003

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

SELLER'S MARKET

\$979K

MEDIAN SALE PRICE

+8.4%

1-YR CHANGE

96

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

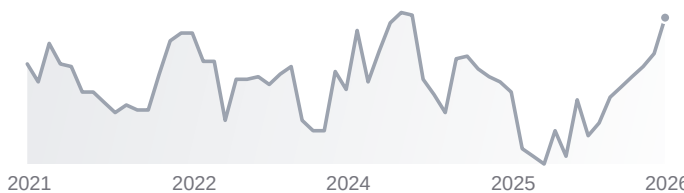
Seller's market · 77 / 100



MARKET TRENDS (5 YEARS)

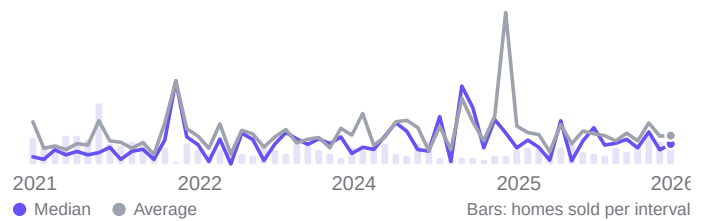
Market temperature (0–100)

77 / 100



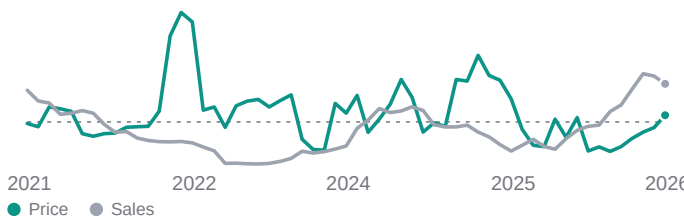
Sale prices

Median \$927K · Average \$1.1M



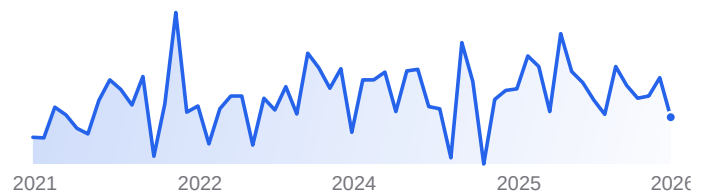
Growth (year over year)

Price +8.4% · Sales +47.7%



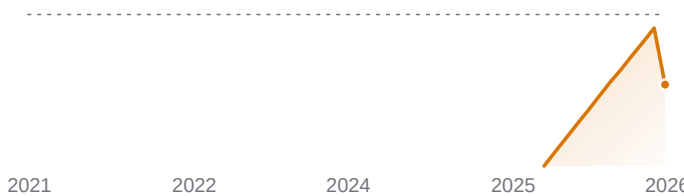
Price per square foot

\$385/ft²



Sale premium vs estimated value

-2.0%



Annual turnover (share of homes sold)

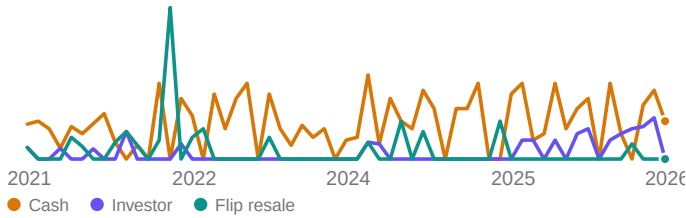
5.0%



BUYERS & OUTCOMES

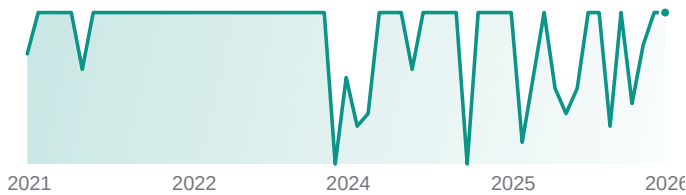
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



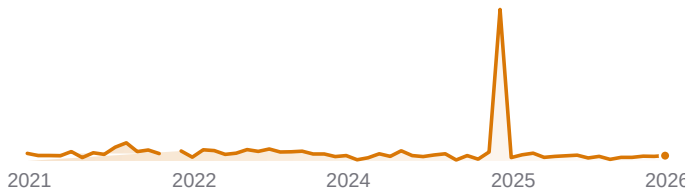
Sellers who sold at a gain

100%

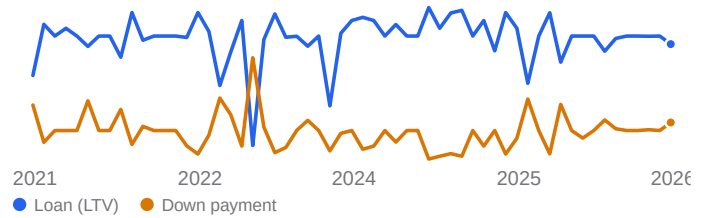


Median annualized return at resale

+5.3%

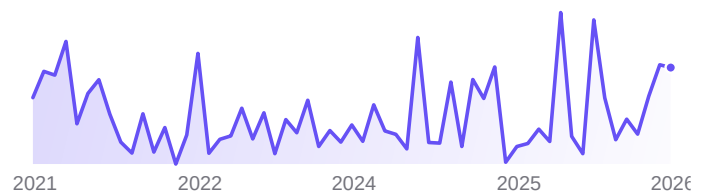


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



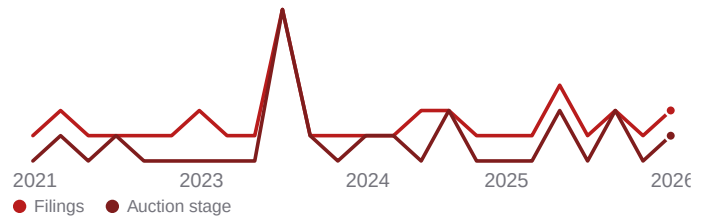
Typical hold before selling

13.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	1,916
Median value (AVM)	\$1M
Median size	2,329 ft²
Median bedrooms	3
Median year built	1990
Single family	70%
Condos	25%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.1%
Owner occupied	69%
Company owned	47%
Median loan-to-value	42%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	6,059
Density	326 / mi²
Median household income	\$107K
Average household income	\$152K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	242
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	8.4%
Unemployment	1.3%
Average temp	63°F
Annual precip	15 in
Sunshine	68%

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