

Borrego Springs 92004

ZIP code · CA · California > San Diego County > Borrego Springs

BUYER'S MARKET

\$310K

MEDIAN SALE PRICE

-5.6%

1-YR CHANGE

82

SALES (12 MO)

\$347K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



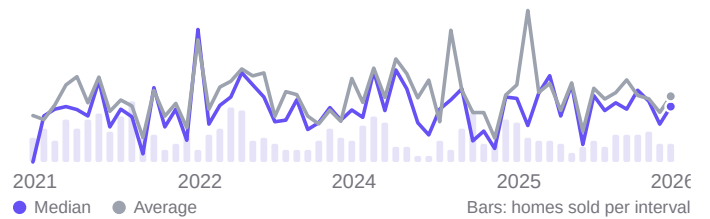
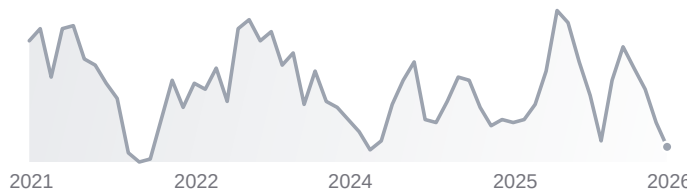
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$325K · Average \$363K

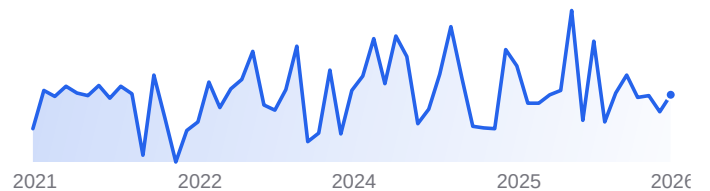
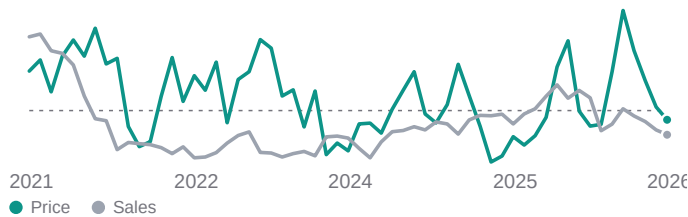


Growth (year over year)

Price -5.6% · Sales -14.6%

Price per square foot

\$209/ft²

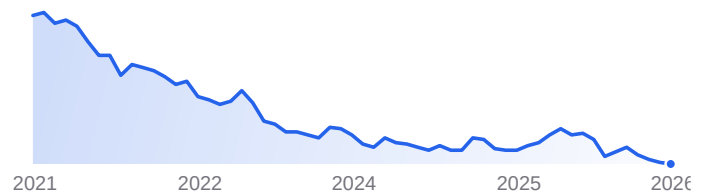
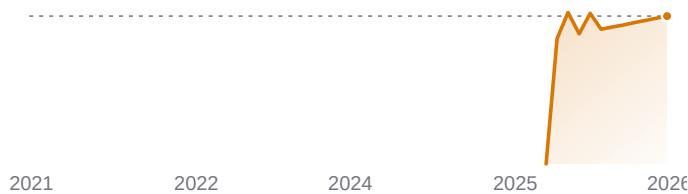


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

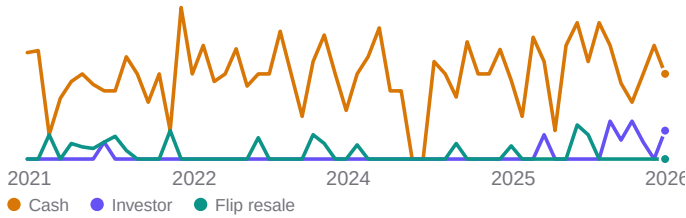
3.0%



BUYERS & OUTCOMES

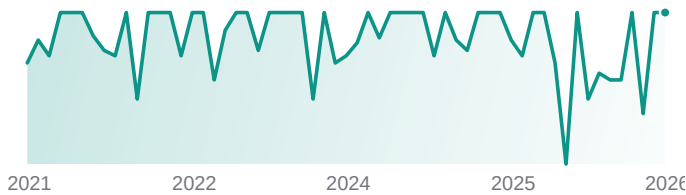
Buyer mix

Cash 50% · Investor 17% · Flip resale 0%



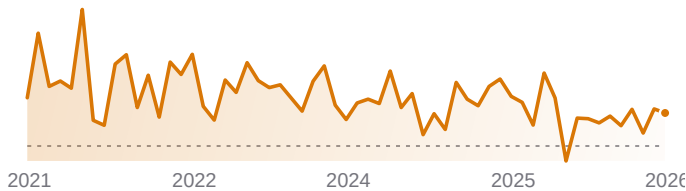
Sellers who sold at a gain

100%

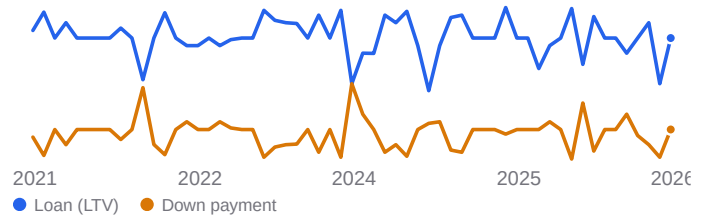


Median annualized return at resale

+4.5%

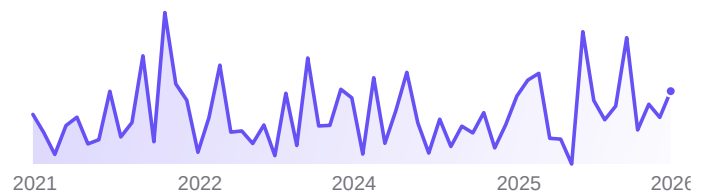


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



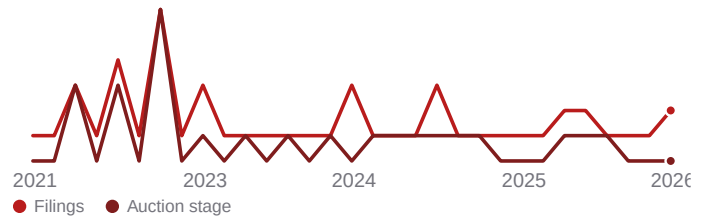
Typical hold before selling

11.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	2,708
Median value (AVM)	\$347K
Median size	1,465 ft²
Median bedrooms	2
Median year built	1984
Single family	58%
Condos	8.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.3%
Owner occupied	24%
Company owned	56%
Median loan-to-value	15%

Typical ownership tenure

17.7 yrs

COMMUNITY

Population	4,344
Density	5 / mi²
Median household income	\$82K
Average household income	\$92K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	461
Homes occupied	59%
Bachelor's or higher	10%
Poverty rate	5.0%
Unemployment	1.0%
Average temp	70°F
Annual precip	5 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.