

# Julian 92036

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

SELLER'S MARKET

**\$540K**

MEDIAN SALE PRICE

**+2.9%**

1-YR CHANGE

**97**

SALES (12 MO)

**\$529K**

MEDIAN VALUE (AVM)

Market temperature

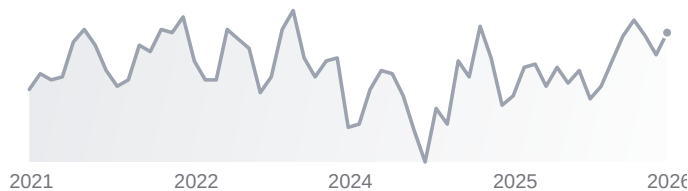
Seller's market · 62 / 100



## MARKET TRENDS (5 YEARS)

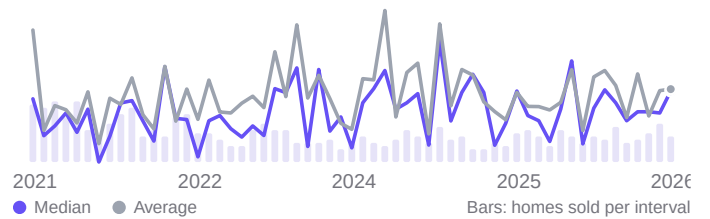
Market temperature (0–100)

62 / 100



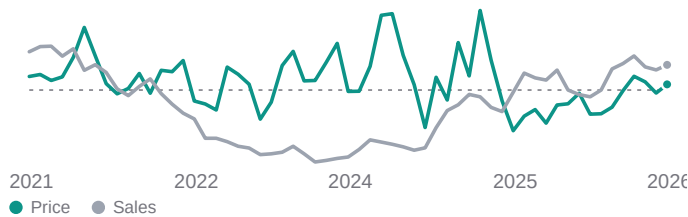
Sale prices

Median \$595K · Average \$603K



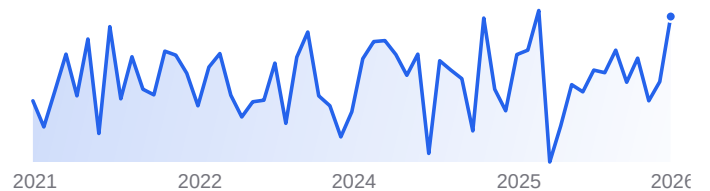
Growth (year over year)

Price +2.9% · Sales +12.8%



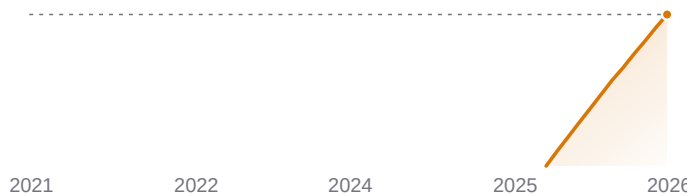
Price per square foot

\$501/ft²



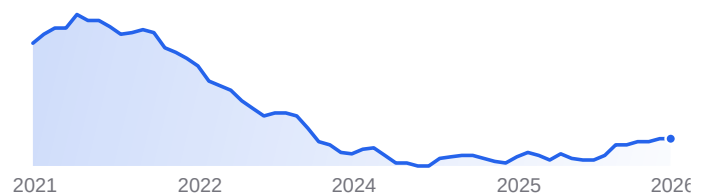
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

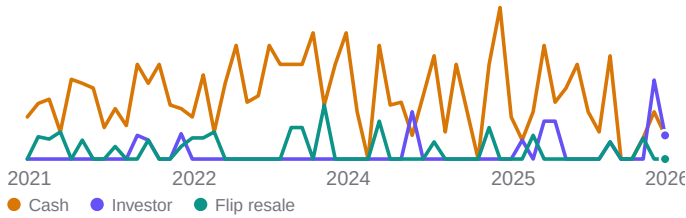
4.2%



## BUYERS & OUTCOMES

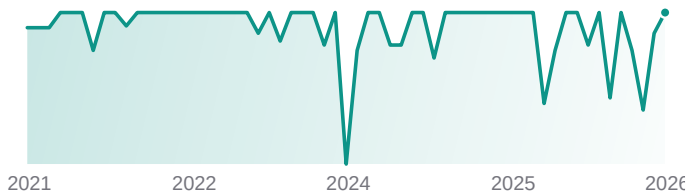
### Buyer mix

Cash 13% · Investor 13% · Flip resale 0%



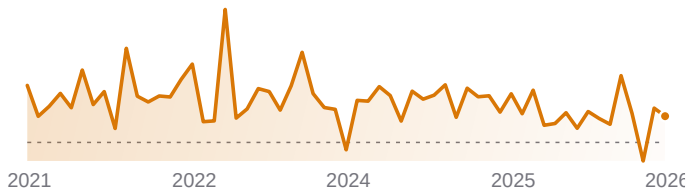
### Sellers who sold at a gain

100%

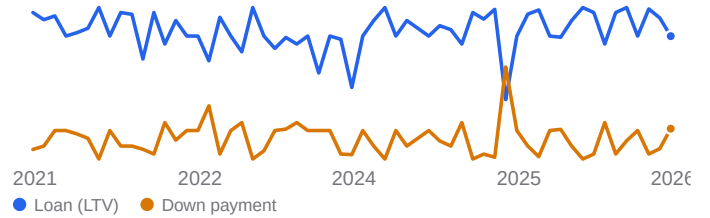


### Median annualized return at resale

+4.4%

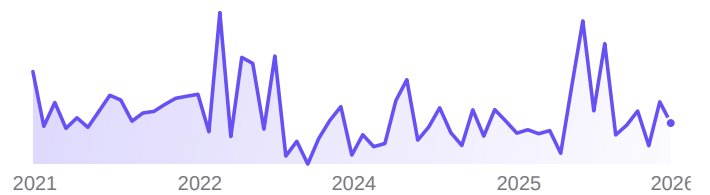


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 21%



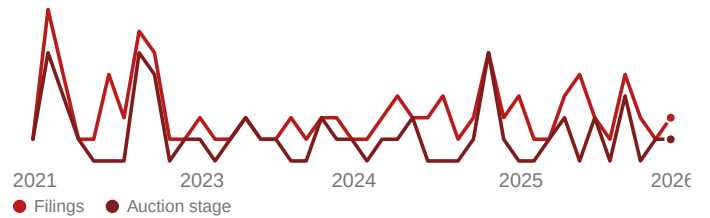
### Typical hold before selling

6.3 yrs



### Preforeclosure filings

Filings 2 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,316     |
| Median value (AVM) | \$529K    |
| Median size        | 1,349 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1986      |
| Single family      | 85%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 63%      |
| Underwater (LTV 125% or more) | 1.1%     |
| Owner occupied                | 38%      |
| Company owned                 | 51%      |
| Median loan-to-value          | 31%      |
| Typical ownership tenure      | 15.1 yrs |

## COMMUNITY

|                                  |                |
|----------------------------------|----------------|
| Population                       | <b>3,980</b>   |
| Density                          | <b>8 / mi²</b> |
| Median household income          | <b>\$70K</b>   |
| Average household income         | <b>\$83K</b>   |
| Crime index (US avg 100)         | <b>186</b>     |
| Air pollution index (US avg 100) | <b>102</b>     |
| Earthquake index (US avg 100)    | <b>423</b>     |
| Homes occupied                   | <b>66%</b>     |
| Bachelor's or higher             | <b>19%</b>     |
| Poverty rate                     | <b>3.6%</b>    |
| Unemployment                     | <b>1.3%</b>    |
| Average temp                     | <b>62°F</b>    |
| Annual precip                    | <b>12 in</b>   |
| Sunshine                         | <b>68%</b>     |

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.