

Valley Center 92082

ZIP code · CA · California > San Diego County > Valley Center

BALANCED MARKET

\$960K

MEDIAN SALE PRICE

+7.5%

1-YR CHANGE

241

SALES (12 MO)

\$909K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



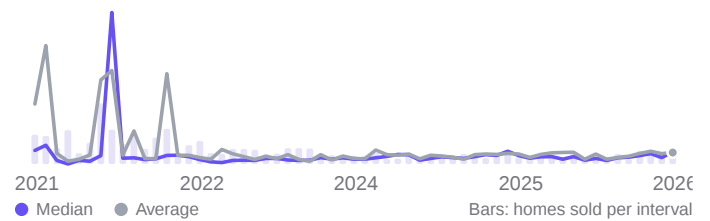
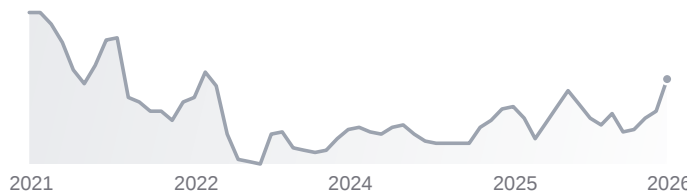
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$1M · Average \$1M

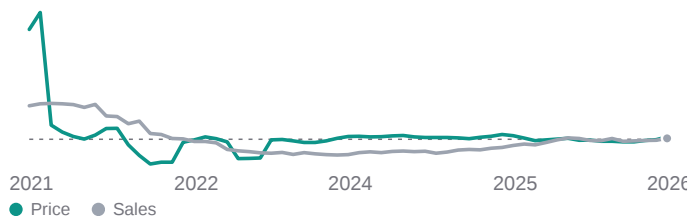


Growth (year over year)

Price +7.5% · Sales +3.0%

Price per square foot

\$434/ft²

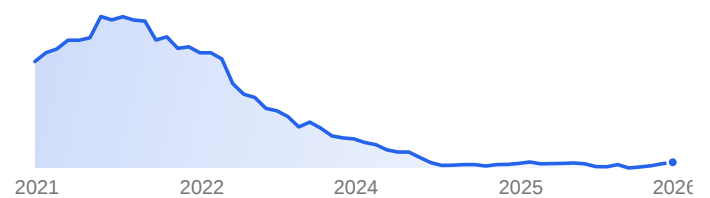
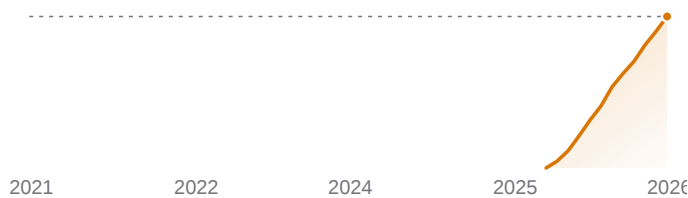


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

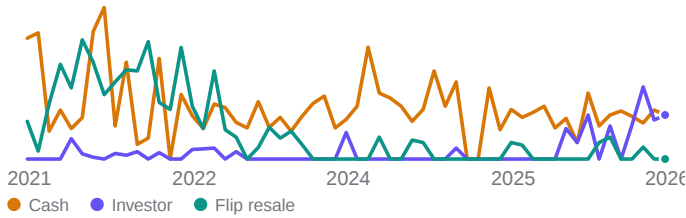
3.7%



BUYERS & OUTCOMES

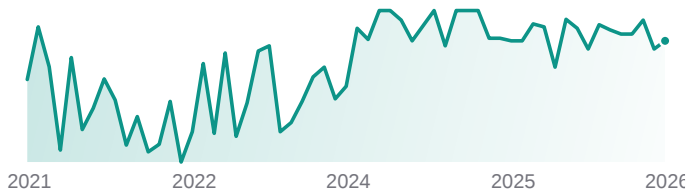
Buyer mix

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



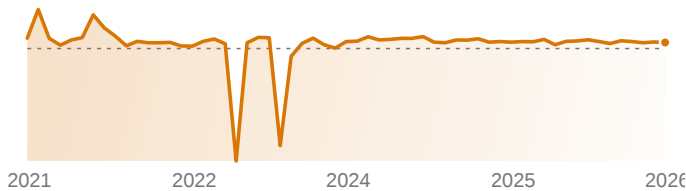
Sellers who sold at a gain

86%

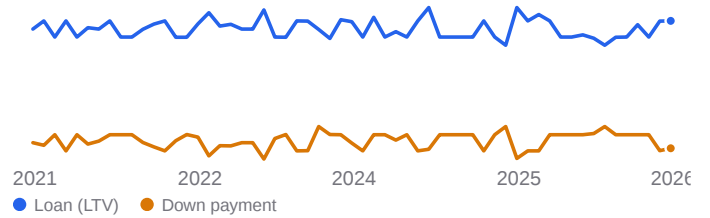


Median annualized return at resale

+4.3%

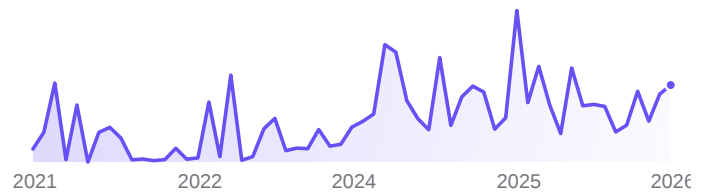


Financing (share of purchase price) Loan (LTV) 90% · Down payment 12%



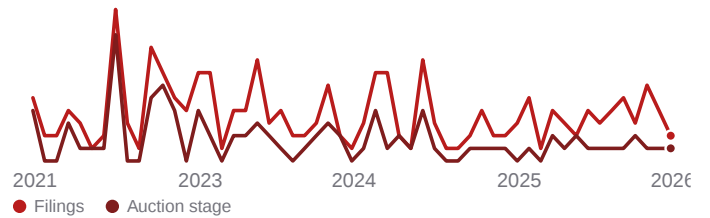
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,495
Median value (AVM)	\$909K
Median size	2,220 ft²
Median bedrooms	3
Median year built	1992
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.3%
Owner occupied	74%
Company owned	43%
Median loan-to-value	52%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	22,244
Density	198 / mi²
Median household income	\$118K
Average household income	\$138K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	312
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	8.1%
Unemployment	1.3%
Average temp	62°F
Annual precip	18 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.