

Warner Springs 92086

ZIP code · CA · California > San Diego County

BALANCED MARKET

\$324K

MEDIAN SALE PRICE

-18.5%

1-YR CHANGE

37

SALES (12 MO)

\$555K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



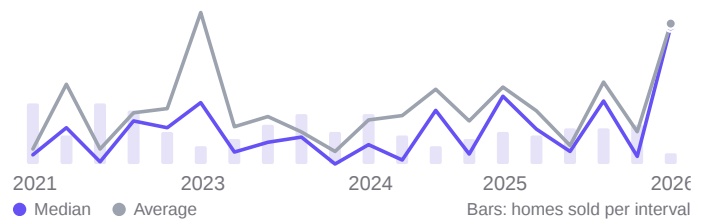
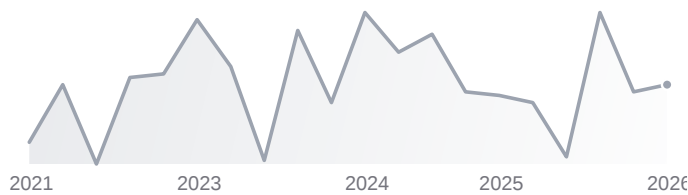
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$625K · Average \$634K

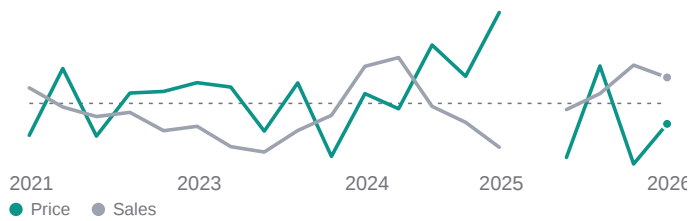


Growth (year over year)

Price -18.5% · Sales +23.3%

Price per square foot

\$290/ft²

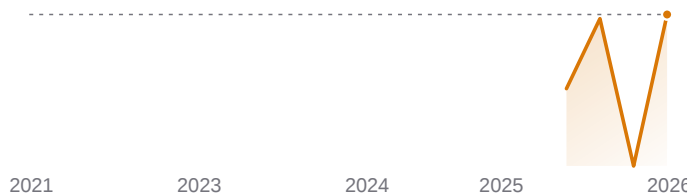


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

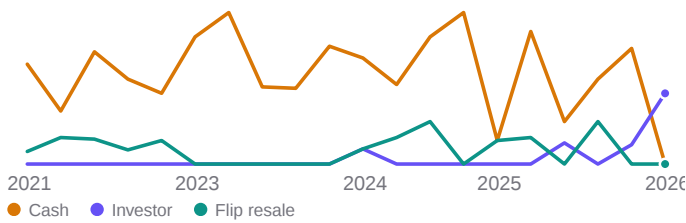
4.6%



BUYERS & OUTCOMES

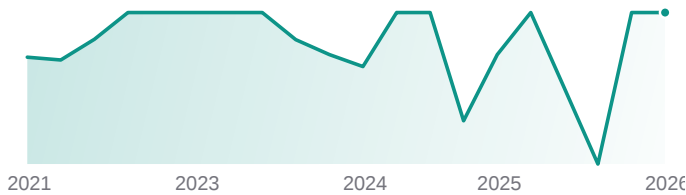
Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



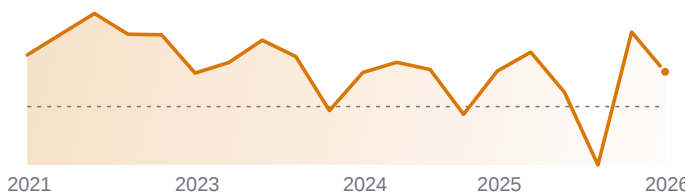
Sellers who sold at a gain

100%

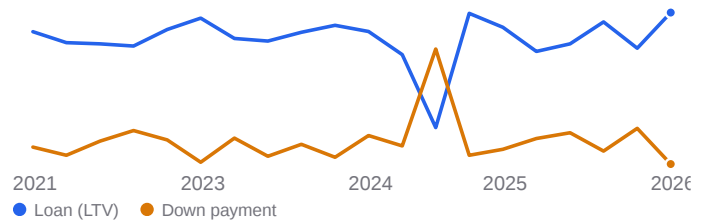


Median annualized return at resale

+4.7%

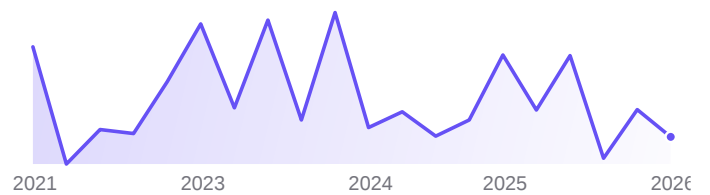


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.9%



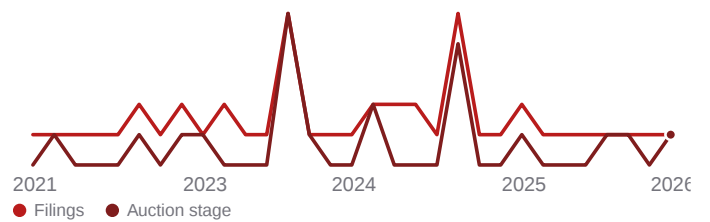
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	813
Median value (AVM)	\$555K
Median size	1,472 ft²
Median bedrooms	2
Median year built	1989
Single family	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.2%
Owner occupied	52%
Company owned	44%
Median loan-to-value	40%
Typical ownership tenure	11.8 yrs

COMMUNITY

Population	1,562
Density	7 / mi²
Median household income	\$60K
Average household income	\$85K
Crime index (US avg 100)	175
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	320
Homes occupied	78%
Bachelor's or higher	17%
Poverty rate	15.5%
Unemployment	1.1%
Average temp	58°F
Annual precip	23 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.