



San Diego-Chula Vista-Carlsbad, CA

2021

Mean Appraised Value

\$1,022,544

Mean Appraised Value in
Communities of Color

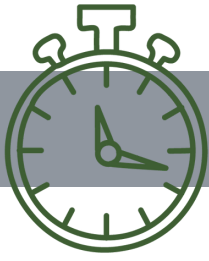
\$669,337



Mean Appraised Value in
White Neighborhoods

\$1,385,369

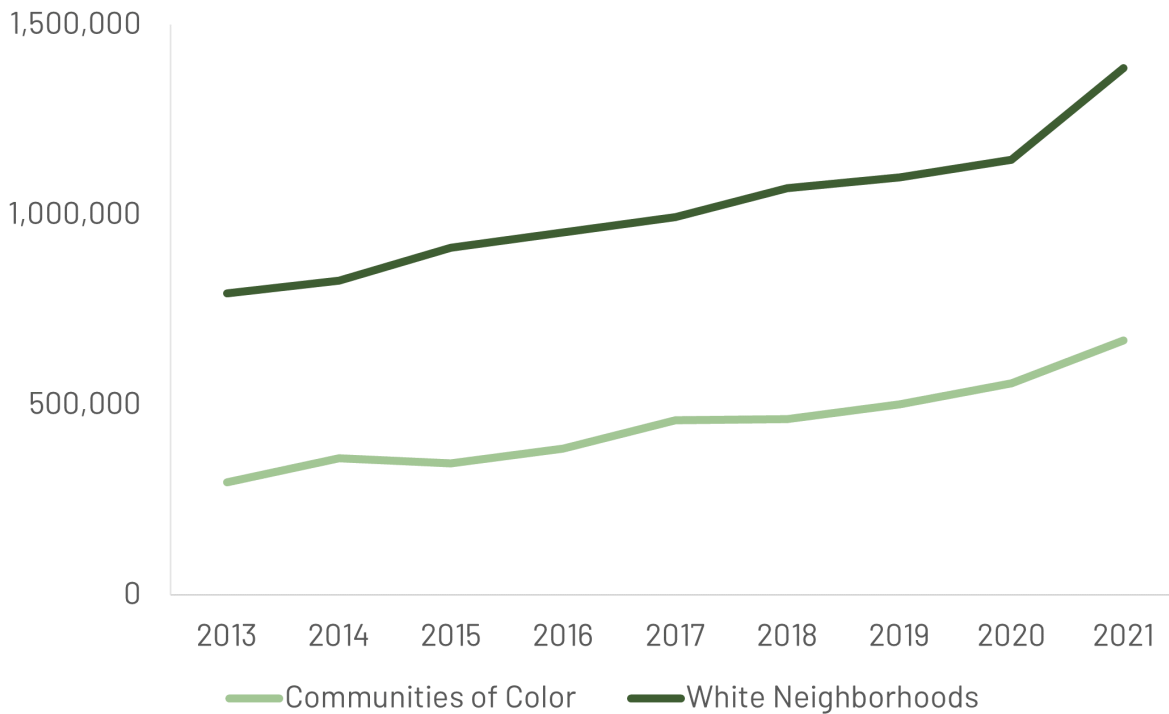
Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.



Over Time, 2013-2021

Figure 1

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

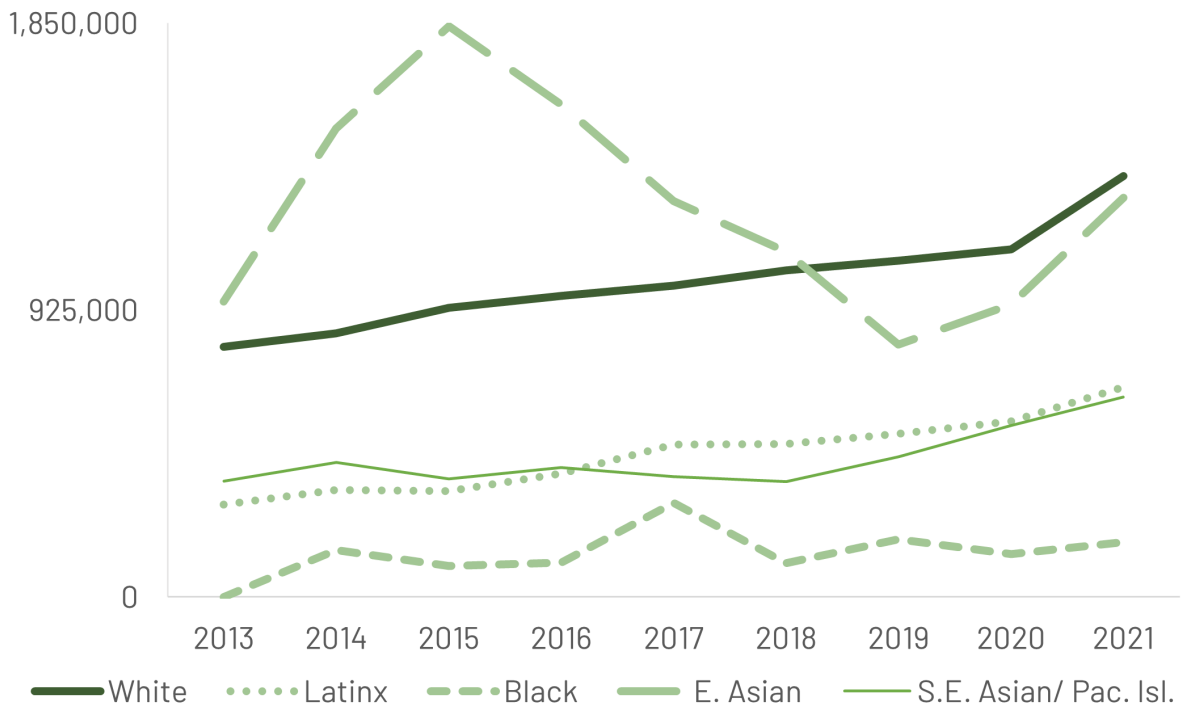
	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	295,439	359,127	345,357	383,937	458,668	461,656	501,164	555,809	669,337
White Neighborhoods	793,155	826,115	912,522	952,914	993,913	1,070,286	1,097,666	1,143,741	1,385,369



By Racial Group

Figure 2

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

Metropolitan Area Racial Group Proportions, 2021

White	Latinx	Black	East Asian	Southeast Asian & Pacific Islander	Other Communities of Color
0.47	0.36	0.05	0.04	0.07	0.02

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised