



SAN DIEGO

# Neighborhood Guide

NEIGHBORHOODS, LOCAL  
FAVORITES & MORE

 Douglas Elliman

# LET'S TALK SAN DIEGO

Whether you're considering a move from across the country or just across town, this guide has everything you need to get to know San Diego — neighborhoods, schools, price ranges, and the local spots worth knowing.

I'm Quin, a born and raised San Diego native.

Before real estate I spent years in hospitality and sales, industries that taught me the details matter and trust is earned.

My goal is to help you find not just a home, but the right neighborhood for the life you want to live.

Dig in — and when you're ready to talk, I'm just a message away.

## A few things I love about my city...

*Top-tier culinary scene*

*Small town feel, big-city perks*

*Year-round Sunshine*

*Boutique coffee & Café culture*

*Beaches + sunsets galore*

*Dozens of walkable neighborhoods*



# What makes San Diego special?

## WHY PEOPLE LOVE IT

- Direct global-flight access
- Comfortable year-round climate
- Dog-friendly everything
- 1,800+ miles of bike/walk ways
- Active sports & outdoor culture
- Creative dining + local-business hubs
- Diverse neighborhoods
- Top-tier public & private schools
- Strong education background: 68%+ hold bachelor's degrees

## DEMOGRAPHICS

- 1.41 Million residents
- Median age: 36

## FUN FACTS

- Named #1 place in the U.S to watch the sunset (#6 in the world!) by Travel + Leisure
- Averages 3,000 hours of sunshine annually
- Home to 400+ parks

# Local Favorites

*Just to name a few...*



## COFFEE

- Little While
- Selva Coffee House
- Mostra Coffee
- Elixir Espresso Bar



## SUPPORT LOCAL

- Sourdough & Moore
- Bread & Cie
- Sea Hive Station
- Venissimo Cheese



## BREAKFAST & LUNCH

- Wildland
- Madi
- Little Frenchie
- Morning Glory



## ADVENTURE

- Walk Sunset Cliffs at Sunset
- Kayak La Jolla Sea Coves
- Explore the Town of Julian
- Paragliding / hang-gliding at Torrey Pines Gliderport

## DINNER

- Herb & Wood
- Jeune et Jolie
- Wolf in the Woods
- Animae



## SWEET TREATS

- Ans Dry Cleaning
- Wayfarer Bread
- Relic Bakery
- Pop Pie Co

# If you're looking for something *specific*...

From charming historic districts to new build neighborhoods with amenities—there's something for everyone here.

## ESTABLISHED

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La Jolla  
Carmel Valley  
Rancho Bernardo

## HISTORIC

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Old Town  
Mission Hills  
South Park

## NEW BUILDS

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Fox Point Farms  
Black Mountain Ranch  
Pacific Highlands Ranch

## QUICK ACCESS TO NATURE

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Poway  
Del Mar Heights  
Rancho Peñasquitos

## WALKABLE TO SHOPS

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Little Italy  
Northpark  
Hillcrest

## < 20 MINS TO DOWNTOWN

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Point Loma  
Clairemont  
University Heights

## LARGE LOTS & ACREAGE

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Rancho Santa Fe  
Mt Helix  
Granite Hills

## > 20 MINS TO DOWNTOWN

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Encinitas  
Scripps Ranch  
Carlsbad

# Local Neighborhoods

*\*Median sale price for all property types as of Q1 2026\**

01 —————

## North Park

**MEDIAN: ~\$727K**

Creative, walkable and lively — San Diego's urban culture hub.

02 —————

## Poway

**MEDIAN: ~\$1.12M**

Spacious lots, excellent schools and quiet suburban lifestyle north of the core.

03 —————

## Clairemont

**MEDIAN: ~\$1.06M**

Centrally positioned, blending community diversity with mid-century charm and unmatched citywide access.

# Local Neighborhoods

*\*Median sale price for all property types as of Q1 2026\**

04 —————

## Mt. Helix

**MEDIAN: ~\$1.21M**

Hillside homes, spacious lots and serene suburban character.

05 —————

## Carmel Valley

**MEDIAN: ~\$2.77M**

Polished suburban comfort meets coastal convenience — parks, top schools, and a true sense of community.

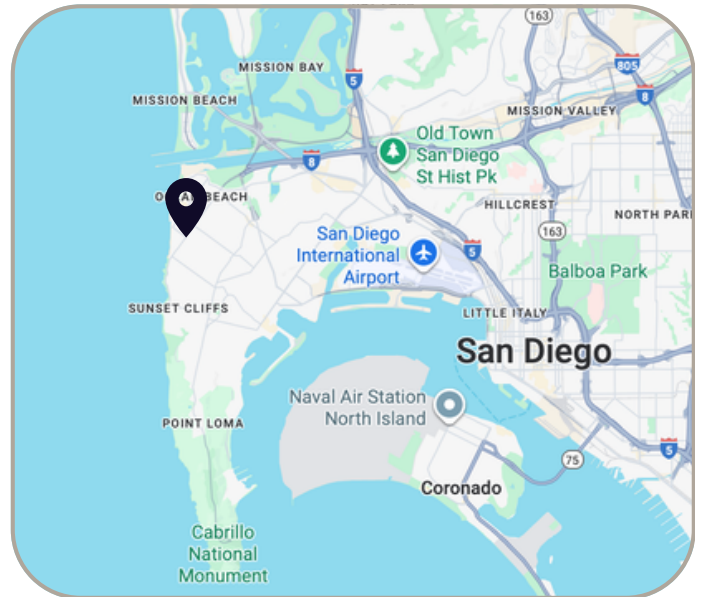
06 —————

## Encinitas

**MEDIAN: ~\$1.8M**

Laid-back surf-town energy with great schools, great beaches & lots of charm

# Welcome to *my* neighborhood: Ocean Beach



## Things locals love

- Laid-back surf town energy with vintage cafés, independent shops, and a tight local community
- Iconic Dog Beach and waterfront sunsets that feel more “community escape” than tourist zone
- Weekly farmers’ markets, live-music events on Newport Avenue, and a strong sense of neighborhood identity
- A wide variety of housing types (bungalows, cottages, newer remodels) giving entry points for various buyers

## Median Home Price

\$1,582,500

\*Median sale price for all property types as of Q1 2026\*

## Schools

OB Elementary, Silver Gate Elementary, Warren Walker Elementary

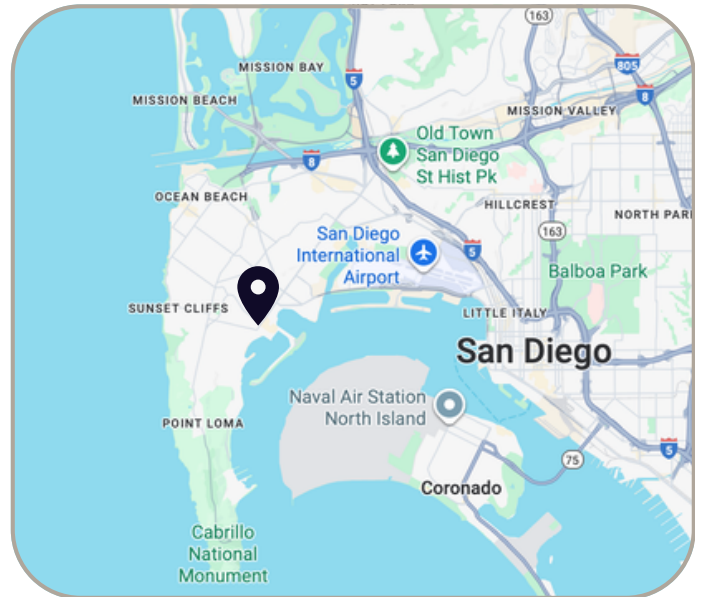
## Population

29,789

## Zip Code

92107

# Welcome to *my* neighborhood: Point Loma



## Things locals love

- Liberty Station's markets, art spaces, playhouse, and events
- Historic architecture and charming tree-lined residential streets
- Easy access to marinas, boating, and waterfront recreation
- Peaceful, family-friendly atmosphere just minutes from downtown
- Strong sense of community pride with a small-town feel

## Median Home Price

\$1,705,000

\*Median sale price for all property types as of Q1 2026\*

## Schools

Dana Middle, Correia Middle, Loma Portal, PLHS + more

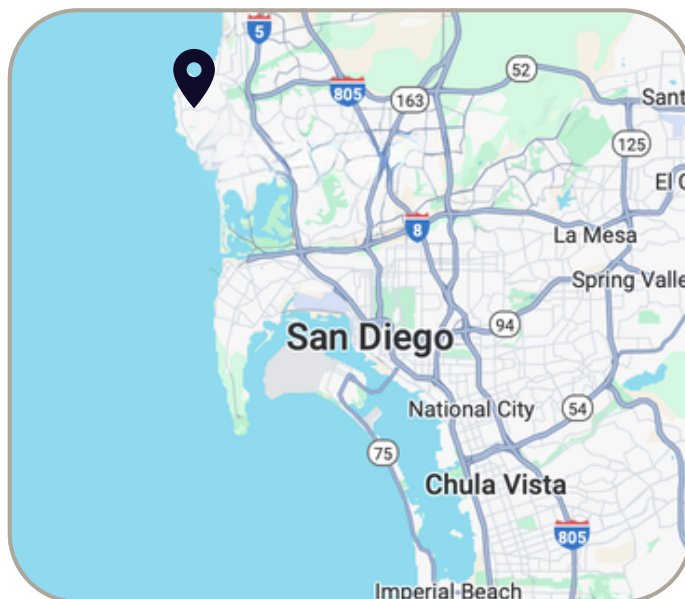
## Population

21,643

## Zip Code

92106

# Welcome to one of my *favorite* neighborhoods: La Jolla



## Things locals love

- The walkable La Jolla Village — cafés, galleries, boutiques, and brunch spots by the sea.
- Known as one of San Diego's most prestigious and picturesque coastal communities.
- La Jolla Cove — iconic cliffs, crystal water, sea lions, and sunset strolls.
- Elegant architecture — from opulent coastal estates to timeless Spanish revival homes.
- Active lifestyle options: swimming, kayaking, surfing, hiking, or golfing at Torrey Pines.

## Median Home Price

\$2,175,000

\*Median sale price for all property types as of Q1 2026\*

## Schools

Torrey Pines Elementary, La Jolla Country Day, La Jolla High, The Bishops School  
+ more

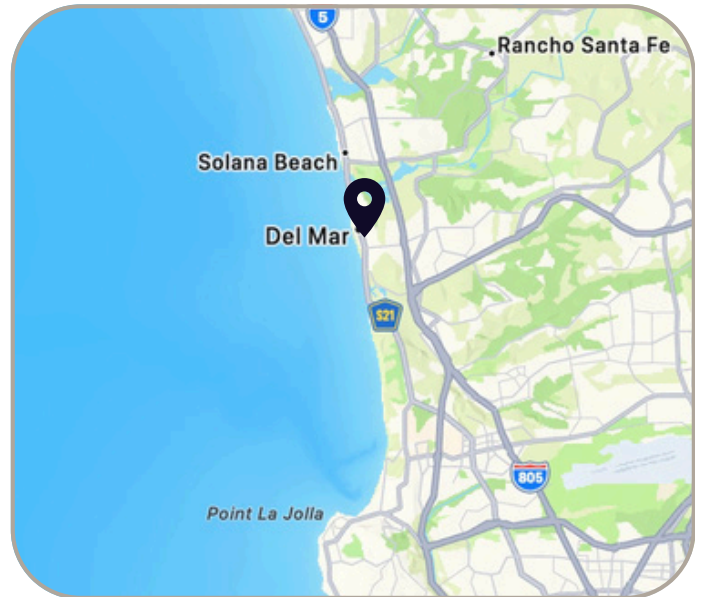
## Population

~45,000

## Zip Code

92037

# Welcome to one of my *favorite* neighborhoods: Del Mar



## Things locals love

- Walkable cafés and restaurants along 15th Street in Del Mar Village
- Bluff-top trails with sweeping ocean views
- Del Mar Beach and the iconic racetrack and fairgrounds
- Easy access to Torrey Pines hiking trails and world-class golf
- Saturday farmers market in the village

## Median Home Price

\$2,399,938

\*Median sale price for all property types as of Q1 2026\*

## Schools

Del Mar Hills Elementary, Carmel Valley Middle, Torrey Pines High + more

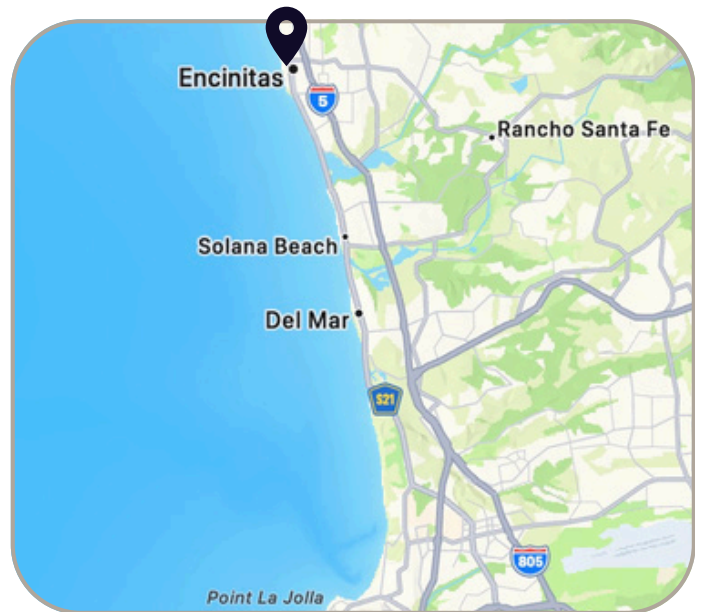
## Population

~4,300

## Zip Code

92014

# Welcome to one of my *favorite* neighborhoods: Encinitas



## Things locals love

- Bluff-top walking trails and ocean viewpoints
- Strong café and coffee culture — Swami's Café, Lofty Coffee, Beacon's
- World-class surf at Swami's and Moonlight Beach
- Outdoor fitness and wellness community
- Leucadia's stretch of Highway 101 is lined with surf shops, coffee spots, and locally owned restaurants

## Median Home Price

\$1,800,000

\*Median sale price for all property types as of Q1 2026\*

## Schools

Paul Ecke Central, Diegueno Middle, San Dieguito Academy + more

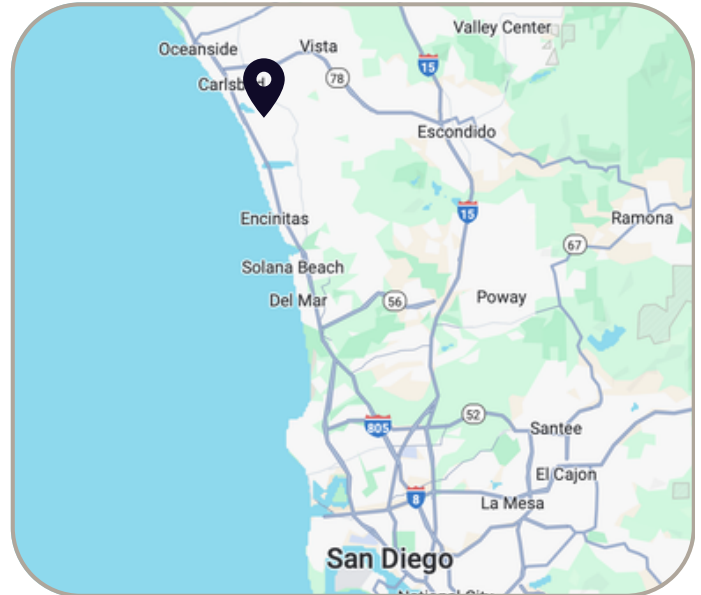
## Population

~62,000

## Zip Code

92024

# Welcome to one of my *favorite* neighborhoods: Carlsbad



## Things locals love

- The charming Carlsbad Village, filled with local shops, markets, and coastal cafés
- Miles of wide, walkable beaches and family-friendly surf breaks
- A growing food scene — home to some of my personal favorites (and 2 Michelin Stars!)
- Scenic lagoons and trails that make staying active easy
- Strong community vibe with great schools, parks, and weekend events year-round

## Median Home Price

~\$1,448,750 \*across 92011 & 92008 zip codes\*

\*Median sale price for all property types as of Q1 2026\*

## Schools

Carlsbad Unified: Valley Middle, Calavera Hills Middle, Carlsbad High, Sage Creek High + more

## Population

113,575

## Zip Codes

92008, 92009, 92010, 92011

# Planning your Move

Whether you're considering a move for work, family, or a fresh start, there are several steps to ensure a smooth transition. Below is the process I guide my clients through to get them set up for success in San Diego!



## The Process of Moving

**01** **Schedule a call.** During this call, I'll answer any questions you have about San Diego and we'll discuss your goals, budget and timeline.


Once we connect, I'll set you up on my custom client app & search portal — real-time MLS access, no Zillow lag, a built-in payment calculator, and direct messaging to me. It's how my clients stay ahead in a competitive market

**02** **Take a tour.** This is the fun part! We'll meet and see homes that match your criteria – neighborhood, price and timing. If we find a winner, we'll submit an offer! Not local yet? I provide this service virtually too.

**03** **Prepare to move.** Gather quotes for storage, movers, flights, etc. If the move is work-related, inquire with your employer about reimbursement.

**04** **Under contract on your new home.** There will be about a 30-day period where you're in the process of purchasing. We can coordinate the closing remotely or in-person!

**05** **Close on your home and make the move!** Plan for any renovations after closing and before your items arrive from movers for the easiest transition. (My trusted vendor lists is yours!)



San Diego is where I live, work, and spend my weekends — and I'd love to help you find your place in it.

These are just a few of the neighborhoods I know best — but I work with buyers and sellers all across San Diego County, at every price point.

Whether you're buying your first home, trading up, or finally making the move to the coast you've been thinking about — I'm here to make it feel less overwhelming and more like an opportunity.

When you're ready to talk, I'd love to help you find your neighborhood

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[SCHEDULE A 30 MIN CHAT](#)

“Quin is honest, reliable, and truly cares about his clients. I highly recommend him to anyone looking for a personable agent who gets the job done and goes above and beyond for his clients!”

NAZ

“If you want someone sharp, trustworthy, and all-in on getting the job done right, Quin's your guy. I highly recommend him for all your real estate needs!”

ANDREW

“Quin's intelligence, hard work and negotiating skills helped us in purchasing the home we wanted!”

PHYLLIS