

Marketwatch Report

November 2018

North San Diego County
Association of REALTORS®



A FREE RESEARCH TOOL FROM THE

North San Diego County Association of REALTORS®

Reporting on Detached Single-Family and Attached Single-Family Residential Activity Only

Counties

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San Diego County Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg
East San Diego County	\$490,500	↑ + 4.6%	96.7%	↓ - 0.3%	30	↓ - 3.2%	328	↓ - 26.8%
Metro San Diego County	\$582,500	↑ + 3.1%	96.5%	↓ - 1.1%	30	→ 0.0%	676	↓ - 20.0%
North San Diego County	\$629,500	↑ + 3.2%	96.2%	↓ - 1.1%	38	↑ + 22.6%	903	↓ - 18.8%
South San Diego County	\$504,990	↑ + 6.3%	96.6%	↓ - 1.5%	38	↑ + 40.7%	184	↓ - 28.1%
San Diego County	\$560,000	↑ + 1.8%	96.4%	↓ - 1.0%	34	↑ + 13.3%	2,124	↓ - 21.7%

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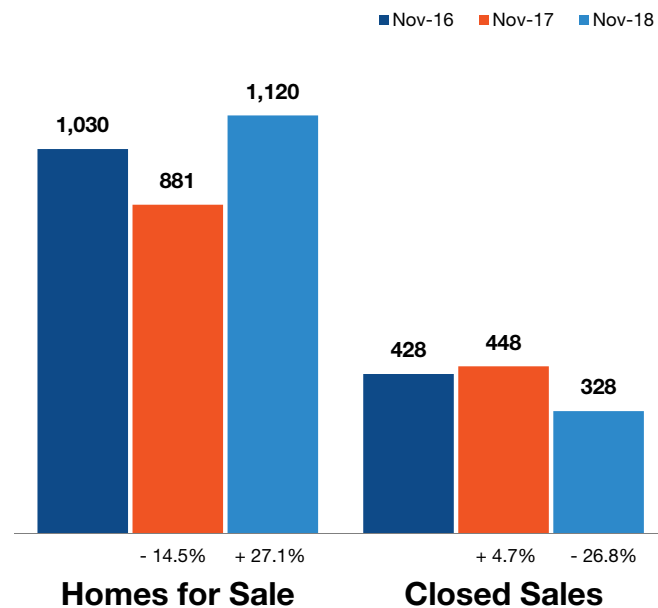
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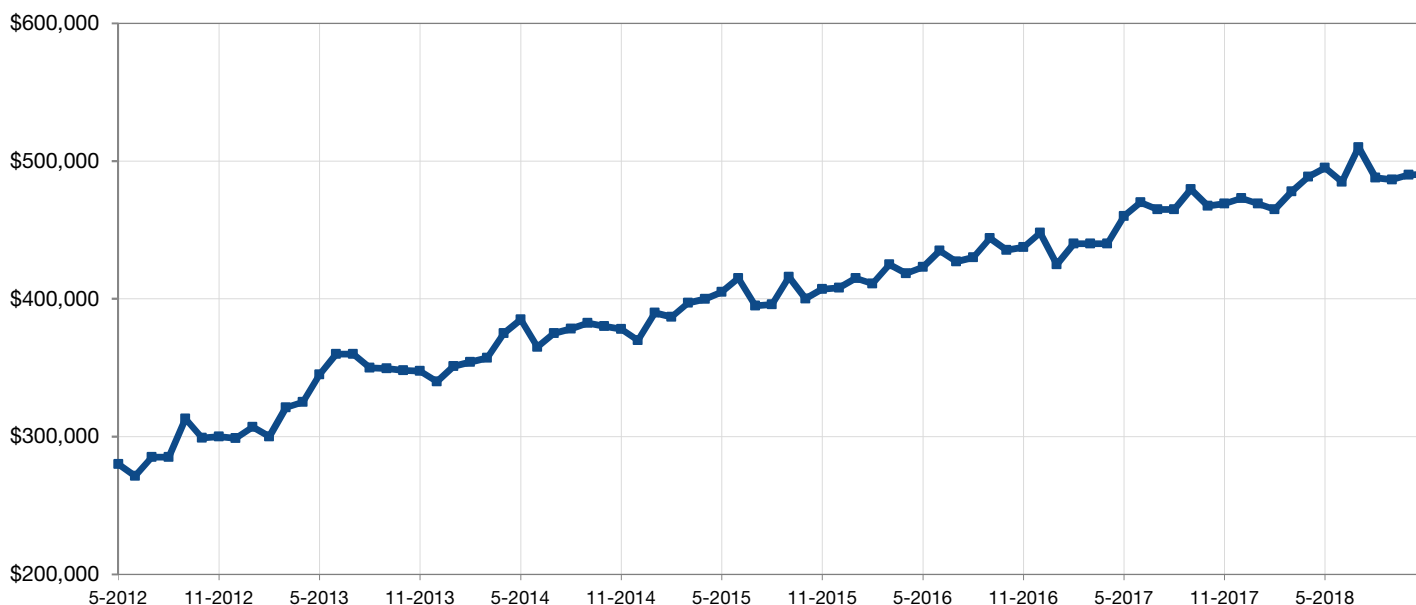
East San Diego County

Key Metrics	Nov-18	1-Yr Chg
Median Sales Price	\$490,500	+ 4.6%
Average Sales Price	\$508,526	+ 2.8%
Pct. of Orig. Price Rec'd.	96.7%	- 0.3%
Homes for Sale	1,120	+ 27.1%
Closed Sales	328	- 26.8%
Months Supply	2.5	+ 31.6%
Days on Market	30	- 3.2%

Market Activity



Historical Median Sales Price for East San Diego County



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East San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg
91901 - Alpine	\$570,000	↓ - 15.7%	96.2%	↑ + 3.7%	41	↓ - 13.7%	11	↓ - 47.6%
91905 - Boulevard	\$285,000	↓ - 18.6%	100.0%	→ 0.0%	11	--	1	→ 0.0%
91906 - Campo	\$315,000	↓ - 0.4%	87.3%	↓ - 9.6%	41	↓ - 34.7%	2	↓ - 50.0%
91916 - Descanso	\$450,000	↓ - 21.7%	95.3%	↑ + 2.8%	32	↓ - 47.0%	3	↓ - 25.0%
91917 - Dulzura	\$0	--	0.0%	--	0	--	0	--
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$0	--	0.0%	--	0	--	0	--
91935 - Jamul	\$925,000	↑ + 36.0%	96.7%	↑ + 4.6%	26	↓ - 50.7%	7	→ 0.0%
91941 - La Mesa	\$586,500	↓ - 9.2%	96.4%	↓ - 0.9%	24	↓ - 3.1%	26	↓ - 33.3%
91942 - La Mesa	\$532,500	↑ + 29.9%	98.1%	↑ + 0.8%	19	↓ - 17.3%	16	↓ - 68.0%
91945 - Lemon Grove	\$469,000	↑ + 7.6%	98.7%	↓ - 3.3%	24	↑ + 15.2%	16	↓ - 5.9%
91948 - Mount Laguna	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91962 - Pine Valley	\$427,000	↓ - 7.2%	95.7%	↓ - 1.0%	30	↓ - 40.4%	4	↑ + 33.3%
91963 - Potrero	\$560,000	↑ + 6.7%	92.6%	↓ - 1.4%	63	↑ + 23.5%	1	→ 0.0%
91977 - Spring Valley	\$447,500	↓ - 4.3%	95.8%	↓ - 1.3%	31	↑ + 19.9%	40	→ 0.0%
91978 - Spring Valley	\$480,000	↓ - 3.2%	97.4%	↓ - 3.6%	28	↓ - 17.6%	3	↓ - 40.0%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$215,000	↑ + 24.9%	96.3%	↓ - 0.4%	32	↓ - 65.1%	7	↓ - 12.5%
92019 - El Cajon	\$500,000	↑ + 2.5%	96.6%	↓ - 0.9%	33	↑ + 17.8%	23	↓ - 36.1%
92020 - El Cajon	\$489,000	↑ + 1.2%	97.8%	↓ - 0.3%	28	↑ + 50.4%	28	↓ - 20.0%
92021 - El Cajon	\$486,500	↑ + 3.0%	96.7%	↓ - 0.7%	26	↓ - 12.4%	48	↓ - 18.6%
92036 - Julian	\$330,000	↓ - 21.4%	91.2%	↓ - 1.8%	164	↑ + 66.3%	5	↓ - 28.6%
92040 - Lakeside	\$464,900	↑ + 1.1%	95.4%	↓ - 0.0%	29	↑ + 10.0%	39	↓ - 13.3%
92066 - Ranchita	\$0	--	0.0%	--	0	--	0	--
92070 - Santa Ysabel	\$0	--	0.0%	--	0	--	0	--
92071 - Santee	\$492,500	↑ + 10.8%	98.2%	↑ + 0.2%	26	↑ + 44.7%	48	↓ - 21.3%
92086 - Warner Springs	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%

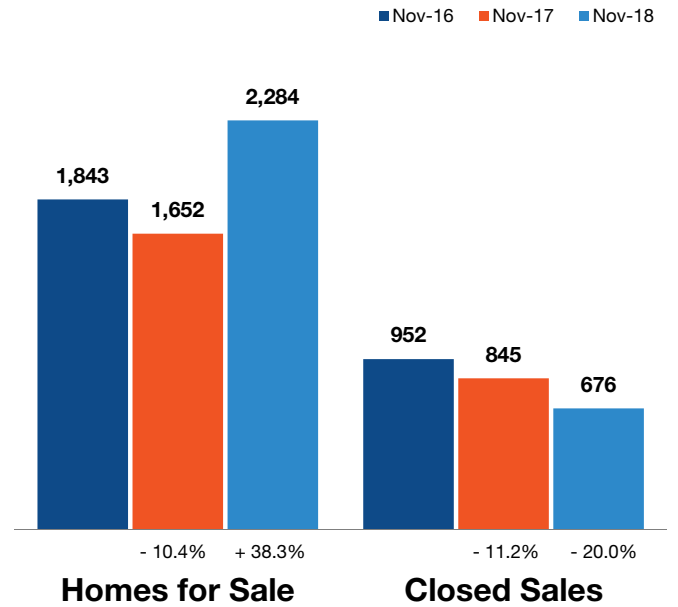
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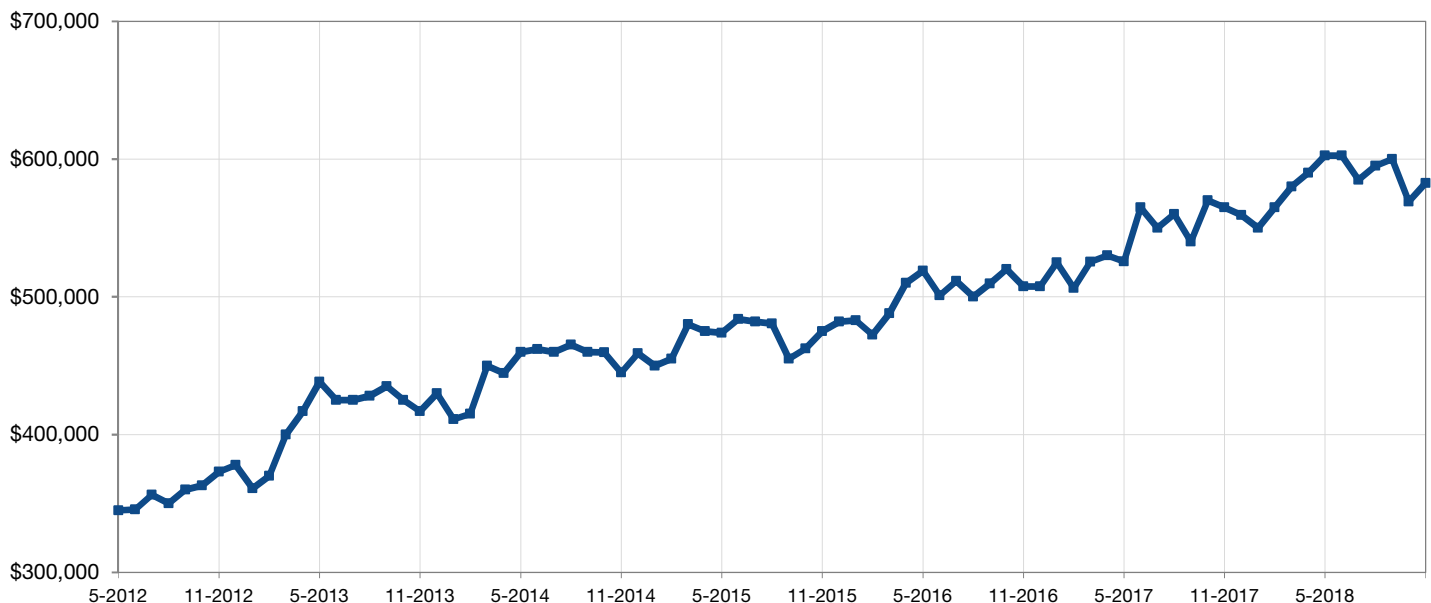
Metro San Diego County

Key Metrics	Nov-18	1-Yr Chg
Median Sales Price	\$582,500	+ 3.1%
Average Sales Price	\$1,308,275	+ 81.0%
Pct. of Orig. Price Rec'd.	96.5%	- 1.1%
Homes for Sale	2,284	+ 38.3%
Closed Sales	676	- 20.0%
Months Supply	2.6	+ 44.4%
Days on Market	30	0.0%

Market Activity



Historical Median Sales Price for Metro San Diego County



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Metro San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg
92037 - La Jolla	\$1,760,500	↑ + 42.3%	93.5%	↓ - 0.8%	62	↑ + 15.9%	40	↓ - 28.6%
92101 - San Diego Downtown	\$484,000	↓ - 8.5%	96.4%	↓ - 0.1%	33	↓ - 12.2%	46	↓ - 33.3%
92102 - San Diego Golden Hill	\$465,000	↑ + 20.8%	98.2%	↓ - 1.0%	21	↑ + 33.6%	17	→ 0.0%
92103 - Mission Hills-Hillcrest-Midtown	\$799,000	↑ + 1.5%	97.2%	↑ + 1.2%	22	↓ - 50.2%	29	↓ - 39.6%
92104 - North Park	\$530,000	↑ + 5.0%	98.1%	↑ + 1.0%	19	↓ - 14.6%	27	↓ - 18.2%
92105 - East San Diego	\$430,000	↑ + 1.8%	97.1%	↓ - 1.9%	26	↑ + 59.0%	25	↑ + 4.2%
92106 - Point Loma	\$1,300,000	↑ + 36.8%	94.7%	↓ - 4.3%	42	↑ + 64.5%	17	↓ - 10.5%
92107 - Ocean Beach	\$865,000	↑ + 0.9%	95.5%	↓ - 3.1%	21	↓ - 23.4%	17	↓ - 22.7%
92108 - Mission Valley	\$333,000	↓ - 14.0%	96.8%	↓ - 3.0%	32	↑ + 93.1%	29	↓ - 6.5%
92109 - Pacific Beach	\$925,000	↑ + 15.2%	97.6%	↑ + 0.8%	32	↓ - 7.0%	31	↓ - 20.5%
92110 - Old Town	\$536,500	↑ + 26.2%	97.0%	↓ - 1.7%	30	↑ + 68.7%	20	↓ - 28.6%
92111 - Linda Vista	\$619,000	↑ + 13.6%	97.7%	↓ - 0.5%	27	↑ + 34.7%	21	↓ - 22.2%
92113 - Logan Heights	\$343,000	↓ - 14.8%	95.5%	↓ - 2.4%	14	↓ - 32.4%	8	↓ - 33.3%
92114 - Encanto	\$445,000	↑ + 1.4%	96.7%	↓ - 0.0%	29	↓ - 16.9%	40	↓ - 2.4%
92115 - San Diego	\$420,000	↓ - 2.9%	96.5%	↓ - 0.9%	21	↓ - 12.9%	38	↑ + 15.2%
92116 - Normal Heights	\$711,000	↑ + 23.0%	96.9%	↑ + 1.0%	22	↓ - 16.6%	17	↓ - 50.0%
92117 - Clairemont Mesa	\$620,000	↓ - 1.1%	95.4%	↓ - 4.2%	25	↑ + 21.1%	31	↓ - 31.1%
92118 - Coronado	\$1,612,500	↓ - 12.6%	93.0%	↓ - 0.1%	68	↓ - 34.0%	24	↑ + 20.0%
92119 - San Carlos	\$632,500	↑ + 1.2%	96.9%	↓ - 1.5%	26	↑ + 25.1%	24	↓ - 7.7%
92120 - Del Cerro	\$656,000	↑ + 12.1%	94.9%	↓ - 2.9%	27	↑ + 29.9%	31	↑ + 6.9%
92121 - Sorrento Valley	\$577,500	↓ - 14.2%	97.7%	↓ - 2.8%	22	↑ + 29.4%	6	↑ + 200.0%
92122 - University City	\$781,500	↑ + 42.3%	96.8%	↓ - 1.7%	29	↑ + 6.2%	24	↓ - 27.3%
92123 - Mission Valley	\$562,500	↑ + 5.4%	97.3%	↓ - 2.3%	20	↑ + 126.3%	16	↓ - 20.0%
92124 - Tierrasanta	\$622,500	↑ + 16.8%	97.6%	↓ - 2.0%	18	↓ - 31.1%	12	↓ - 29.4%
92126 - Mira Mesa	\$600,000	↑ + 7.6%	97.2%	↓ - 2.6%	20	↓ - 19.7%	38	↓ - 24.0%
92131 - Scripps Miramar	\$785,000	↓ - 8.0%	97.2%	↓ - 1.1%	25	↑ + 12.9%	31	↓ - 34.0%
92139 - Paradise Hills	\$405,000	↓ - 1.2%	97.9%	↑ + 0.5%	32	↑ + 31.9%	17	↓ - 26.1%

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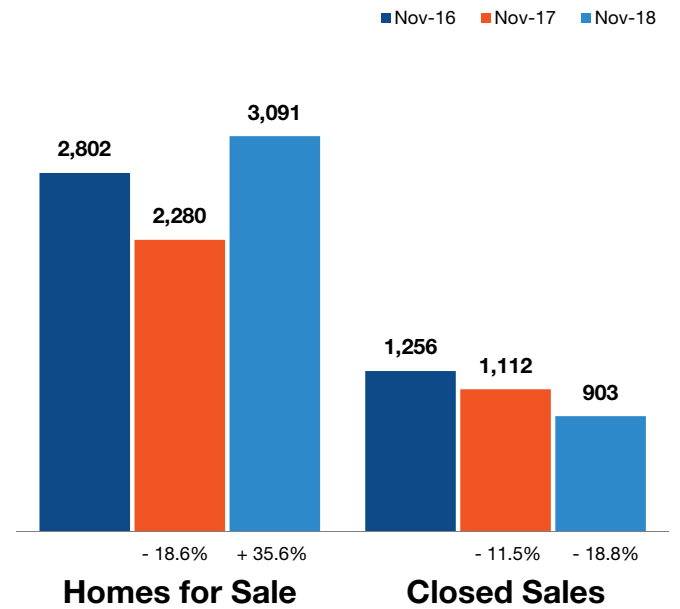
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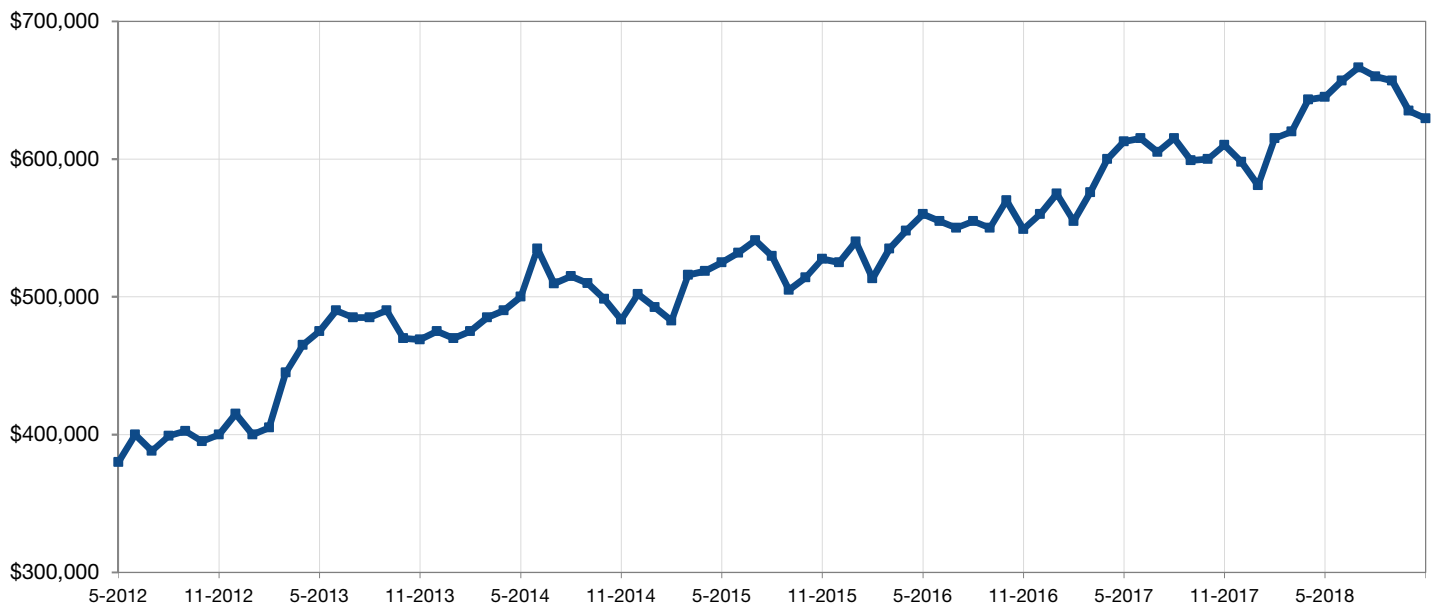
North San Diego County

Key Metrics	Nov-18	1-Yr Chg
Median Sales Price	\$629,500	+ 3.2%
Average Sales Price	\$811,535	+ 8.4%
Pct. of Orig. Price Rec'd.	96.2%	- 1.1%
Homes for Sale	3,091	+ 35.6%
Closed Sales	903	- 18.8%
Months Supply	2.7	+ 50.0%
Days on Market	38	+ 22.6%

Market Activity



Historical Median Sales Price for North San Diego County



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	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg
92003 - Bonsall	\$665,000	↑ + 21.7%	96.2%	↑ + 0.4%	37	↓ - 37.4%	5	↓ - 50.0%
92007 - Cardiff	\$1,762,500	↑ + 34.3%	100.6%	↓ - 3.2%	85	↑ + 130.2%	6	↓ - 25.0%
92008 - Carlsbad	\$864,500	↓ - 0.4%	96.1%	↑ + 1.0%	58	↑ + 90.6%	16	↓ - 38.5%
92009 - Carlsbad	\$914,750	↑ + 16.5%	96.5%	↓ - 0.6%	29	↓ - 10.9%	42	↓ - 33.3%
92010 - Carlsbad	\$807,000	↑ + 10.5%	96.6%	↓ - 1.9%	27	↑ + 10.3%	13	↓ - 38.1%
92011 - Carlsbad	\$850,000	↓ - 3.4%	95.4%	↓ - 2.3%	36	↑ + 93.9%	32	↑ + 28.0%
92014 - Del Mar	\$1,412,500	↓ - 0.7%	90.9%	↓ - 0.6%	53	↓ - 10.4%	10	↓ - 50.0%
92024 - Encinitas	\$950,000	↓ - 3.8%	96.1%	↑ + 0.7%	26	↓ - 16.7%	47	↑ + 17.5%
92025 - Escondido	\$590,000	↑ + 4.0%	95.5%	↓ - 1.2%	43	↑ + 55.8%	27	↓ - 10.0%
92026 - Escondido	\$485,000	↑ + 1.0%	96.5%	↓ - 0.8%	35	↑ + 8.7%	41	↓ - 22.6%
92027 - Escondido	\$495,000	↑ + 10.0%	98.4%	↑ + 0.8%	28	↑ + 3.7%	35	↓ - 10.3%
92028 - Fallbrook	\$537,500	↓ - 8.9%	96.4%	↑ + 1.3%	43	↓ - 17.5%	27	↓ - 44.9%
92029 - Escondido	\$731,950	↑ + 10.2%	97.0%	↓ - 0.9%	24	↓ - 32.4%	10	↓ - 44.4%
92054 - Oceanside	\$609,000	↑ + 9.7%	95.3%	↓ - 2.2%	40	↑ + 29.7%	15	↓ - 48.3%
92056 - Oceanside	\$542,500	↑ + 5.0%	95.8%	↓ - 2.9%	32	↑ + 23.2%	50	↓ - 7.4%
92057 - Oceanside	\$413,000	↓ - 8.4%	96.4%	↓ - 1.8%	40	↑ + 25.6%	56	↑ + 7.7%
92058 - Oceanside	\$393,500	↑ + 1.9%	96.2%	↓ - 1.8%	38	↑ + 74.3%	22	↑ + 69.2%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	\$422,500	↓ - 14.2%	89.2%	↑ + 3.6%	123	↓ - 27.0%	3	↑ + 50.0%
92064 - Poway	\$680,000	↑ + 0.7%	95.2%	↓ - 0.7%	36	↑ + 9.1%	33	↓ - 44.1%
92065 - Ramona	\$535,000	↑ + 7.0%	96.9%	↓ - 0.1%	36	↓ - 14.5%	33	↓ - 37.7%
92067 - Rancho Santa Fe	\$2,142,500	↓ - 17.6%	88.6%	↓ - 0.3%	127	↑ + 20.6%	24	↑ + 41.2%
92069 - San Marcos	\$612,000	↑ + 11.5%	98.0%	↓ - 0.2%	38	↑ + 76.0%	31	↓ - 24.4%
92075 - Solana Beach	\$1,285,000	↑ + 40.3%	91.2%	↓ - 5.7%	59	↑ + 136.8%	15	↓ - 6.3%
92078 - San Marcos	\$632,500	↑ + 0.4%	97.6%	↓ - 0.8%	27	↑ + 37.8%	50	↓ - 29.6%
92081 - Vista	\$568,000	↑ + 0.5%	97.9%	↓ - 0.2%	26	↑ + 36.1%	35	↑ + 12.9%
92082 - Valley Center	\$640,000	↑ + 6.8%	97.1%	↓ - 0.1%	61	↑ + 45.0%	17	↓ - 10.5%
92083 - Vista	\$441,768	↓ - 1.7%	95.1%	↓ - 0.8%	35	↓ - 14.7%	11	↓ - 31.3%
92084 - Vista	\$496,250	↓ - 11.7%	97.0%	↑ + 1.5%	32	↓ - 6.2%	24	↓ - 27.3%
92091 - Rancho Santa Fe	\$1,063,250	↓ - 33.5%	89.8%	↓ - 3.0%	47	↓ - 27.7%	2	↓ - 33.3%
92127 - Rancho Bernardo	\$835,000	↑ + 5.7%	97.1%	↓ - 2.4%	31	↑ + 29.8%	55	↑ + 27.9%
92128 - Rancho Bernardo	\$560,000	↓ - 13.2%	96.1%	↓ - 3.0%	29	↑ + 71.3%	60	↓ - 10.4%
92129 - Rancho Penasquitos	\$755,000	↓ - 3.6%	96.7%	↓ - 3.0%	26	↑ + 60.0%	24	↓ - 29.4%
92130 - Carmel Valley	\$1,110,000	↑ + 5.7%	96.6%	↓ - 1.6%	33	↑ + 17.8%	32	↓ - 43.9%

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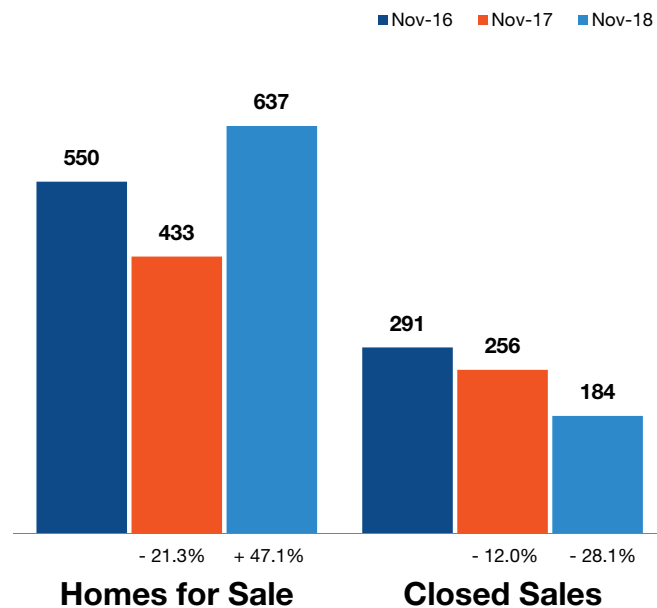
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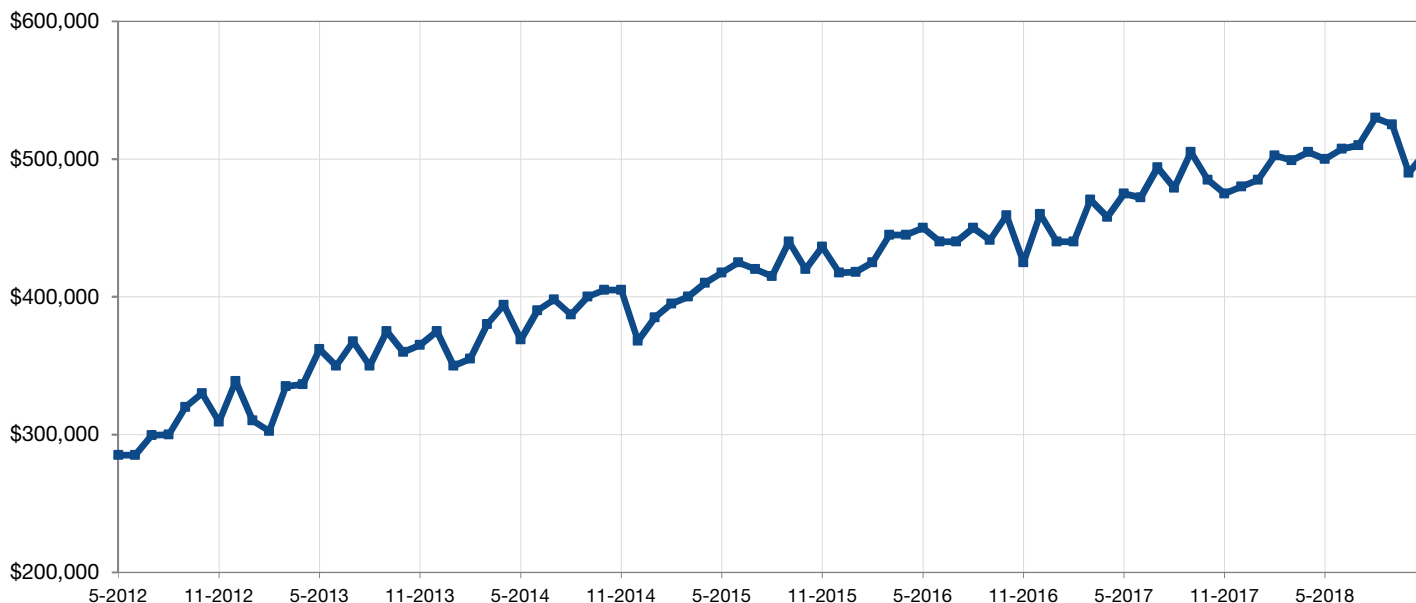
South San Diego County

Key Metrics	Nov-18	1-Yr Chg
Median Sales Price	\$504,990	+ 6.3%
Average Sales Price	\$529,010	+ 4.0%
Pct. of Orig. Price Rec'd.	96.6%	- 1.5%
Homes for Sale	637	+ 47.1%
Closed Sales	184	- 28.1%
Months Supply	2.5	+ 66.7%
Days on Market	38	+ 40.7%

Market Activity



Historical Median Sales Price for South San Diego County



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South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg	Nov-18	1-Yr Chg
91902 - Bonita	\$680,000	↑ + 11.5%	95.3%	↑ + 1.5%	42	↑ + 18.8%	15	→ 0.0%
91910 - Chula Vista	\$516,000	↑ + 12.2%	96.7%	↓ - 1.1%	34	↑ + 60.8%	28	↓ - 22.2%
91911 - Chula Vista	\$479,000	↑ + 3.0%	97.3%	↓ - 0.5%	26	↑ + 13.2%	27	→ 0.0%
91913 - Chula Vista	\$525,000	↑ + 1.4%	97.1%	↓ - 2.1%	34	↑ + 27.9%	43	↓ - 25.9%
91914 - Chula Vista	\$650,000	→ 0.0%	93.7%	↓ - 3.3%	69	↑ + 200.2%	9	↓ - 60.9%
91915 - Chula Vista	\$575,000	↑ + 27.1%	98.2%	↓ - 0.7%	48	↑ + 72.2%	29	↓ - 37.0%
91932 - Imperial Beach	\$504,990	↓ - 14.8%	94.8%	↓ - 2.0%	43	↑ + 48.9%	13	↓ - 7.1%
91950 - National City	\$431,000	↑ + 5.1%	95.5%	↓ - 3.1%	37	↓ - 1.0%	16	↓ - 33.3%
92154 - Otay Mesa	\$485,000	↑ + 15.0%	97.1%	↓ - 0.3%	32	↓ - 15.1%	32	↓ - 38.5%
92173 - San Ysidro	\$279,000	↓ - 32.0%	96.0%	↓ - 3.3%	16	↓ - 28.3%	4	↓ - 69.2%