

Marketwatch Report

February 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

All Counties Overview	2
East San Diego County	3
Metro San Diego County	5
North San Diego County	7
South San Diego County	9

Marketwatch Report

February 2018

North San Diego County
Association of REALTORS®



San Diego County Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg
East San Diego County	\$465,000	↑ + 5.7%	98.1%	↑ + 0.8%	29	↓ - 22.0%	371	↑ + 3.3%
Metro San Diego County	\$570,000	↑ + 12.6%	98.4%	↑ + 1.0%	31	↓ - 9.6%	685	↓ - 7.7%
North San Diego County	\$620,000	↑ + 11.7%	98.1%	↑ + 0.6%	29	↓ - 18.0%	775	↓ - 15.1%
South San Diego County	\$505,366	↑ + 14.9%	98.9%	↑ + 0.8%	24	↓ - 18.1%	180	↓ - 14.7%
San Diego County	\$549,000	↑ + 9.8%	98.3%	↑ + 0.7%	29	↓ - 16.6%	2,044	↓ - 9.6%

Marketwatch Report

February 2018

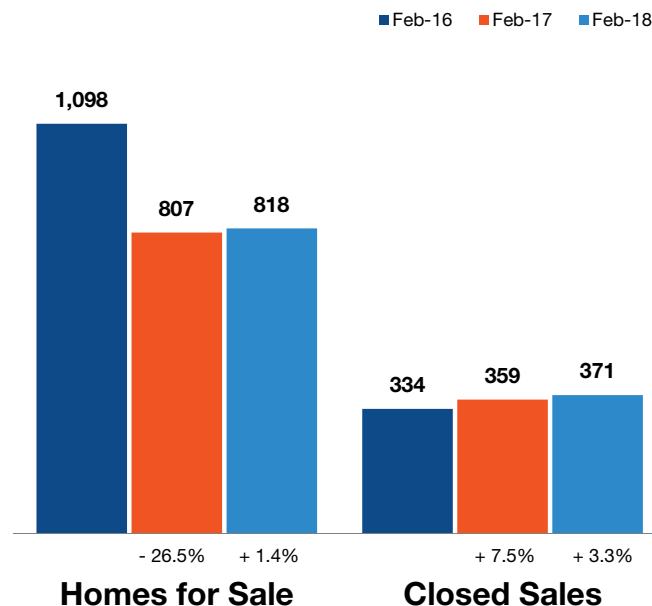
North San Diego County
Association of REALTORS®



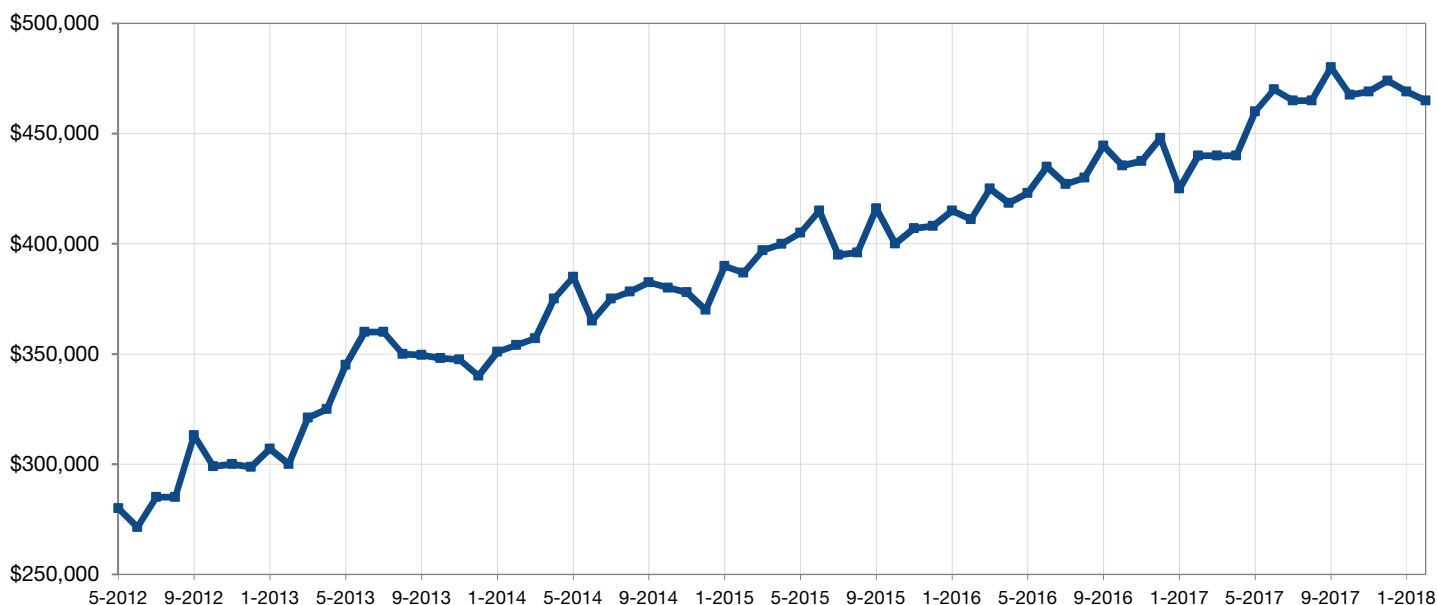
East San Diego County

Key Metrics	Feb-18	1-Yr Chg
Median Sales Price	\$465,000	+ 5.7%
Average Sales Price	\$485,198	+ 5.8%
Pct. of Orig. Price Rec'd.	98.1%	+ 0.8%
Homes for Sale	818	+ 1.4%
Closed Sales	371	+ 3.3%
Months Supply	1.8	- 0.1%
Days on Market	29	- 22.0%

Market Activity



Historical Median Sales Price for East San Diego County



Marketwatch Report

February 2018

North San Diego County
Association of REALTORS®



East San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg
91901 - Alpine	\$654,500	↑ + 46.4%	96.1%	↓ - 1.2%	57	↑ + 35.3%	10	↓ - 41.2%
91905 - Boulevard	\$357,750	↑ + 79.8%	94.7%	↑ + 0.7%	9	↓ - 88.8%	2	↓ - 33.3%
91906 - Campo	\$320,000	↑ + 28.0%	93.5%	↓ - 0.8%	29	↑ + 41.5%	7	→ 0.0%
91916 - Descanso	\$575,000	--	94.1%	--	72	--	3	--
91917 - Dulzura	\$0	--	0.0%	--	0	--	0	--
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$0	--	0.0%	--	0	--	0	--
91935 - Jamul	\$712,500	↓ - 1.7%	95.9%	↑ + 2.0%	29	↓ - 14.7%	8	→ 0.0%
91941 - La Mesa	\$600,000	↑ + 0.2%	99.5%	↑ + 2.5%	30	↓ - 13.4%	25	↓ - 19.4%
91942 - La Mesa	\$439,900	↑ + 2.1%	97.4%	↓ - 1.4%	32	↑ + 32.6%	37	↑ + 8.8%
91945 - Lemon Grove	\$455,000	↑ + 6.1%	99.9%	↑ + 1.3%	20	↓ - 21.0%	22	↑ + 144.4%
91948 - Mount Laguna	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91962 - Pine Valley	\$378,700	↑ + 2.8%	95.4%	↑ + 2.9%	35	↓ - 17.6%	2	→ 0.0%
91963 - Potrero	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91977 - Spring Valley	\$452,000	↑ + 2.7%	98.8%	↑ + 2.5%	20	↓ - 48.1%	39	↓ - 20.4%
91978 - Spring Valley	\$542,500	↑ + 22.6%	96.9%	↑ + 0.8%	28	↓ - 41.8%	8	↑ + 100.0%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$197,500	↓ - 10.2%	95.8%	↑ + 3.0%	90	↑ + 15.6%	10	↓ - 9.1%
92019 - El Cajon	\$495,000	↑ + 6.5%	98.6%	↑ + 0.0%	24	↓ - 38.6%	44	↑ + 25.7%
92020 - El Cajon	\$495,000	↑ + 11.2%	98.6%	↑ + 0.4%	26	↓ - 34.2%	30	↓ - 3.2%
92021 - El Cajon	\$437,500	↑ + 8.3%	98.2%	↓ - 0.4%	29	↑ + 16.3%	32	↓ - 13.5%
92036 - Julian	\$369,500	↑ + 10.3%	97.3%	↑ + 4.3%	43	↓ - 63.2%	6	↑ + 20.0%
92040 - Lakeside	\$480,000	↑ + 1.1%	97.3%	↓ - 0.3%	22	↓ - 47.2%	35	↑ + 52.2%
92066 - Ranchita	\$0	--	0.0%	--	0	--	0	--
92070 - Santa Ysabel	\$0	--	0.0%	--	0	--	0	--
92071 - Santee	\$487,000	↑ + 9.4%	98.6%	↑ + 0.4%	22	↑ + 4.6%	50	→ 0.0%
92086 - Warner Springs	\$429,000	↑ + 133.2%	100.0%	↑ + 52.2%	93	↑ + 38.8%	1	→ 0.0%

Marketwatch Report

February 2018

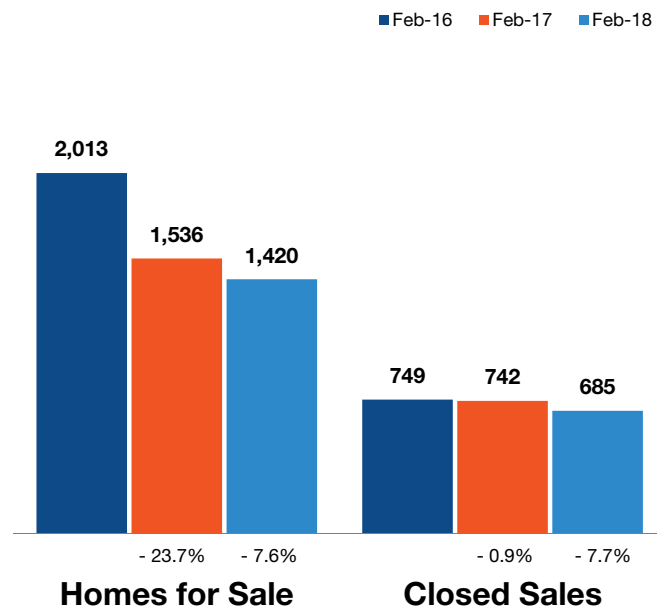
North San Diego County
Association of REALTORS®



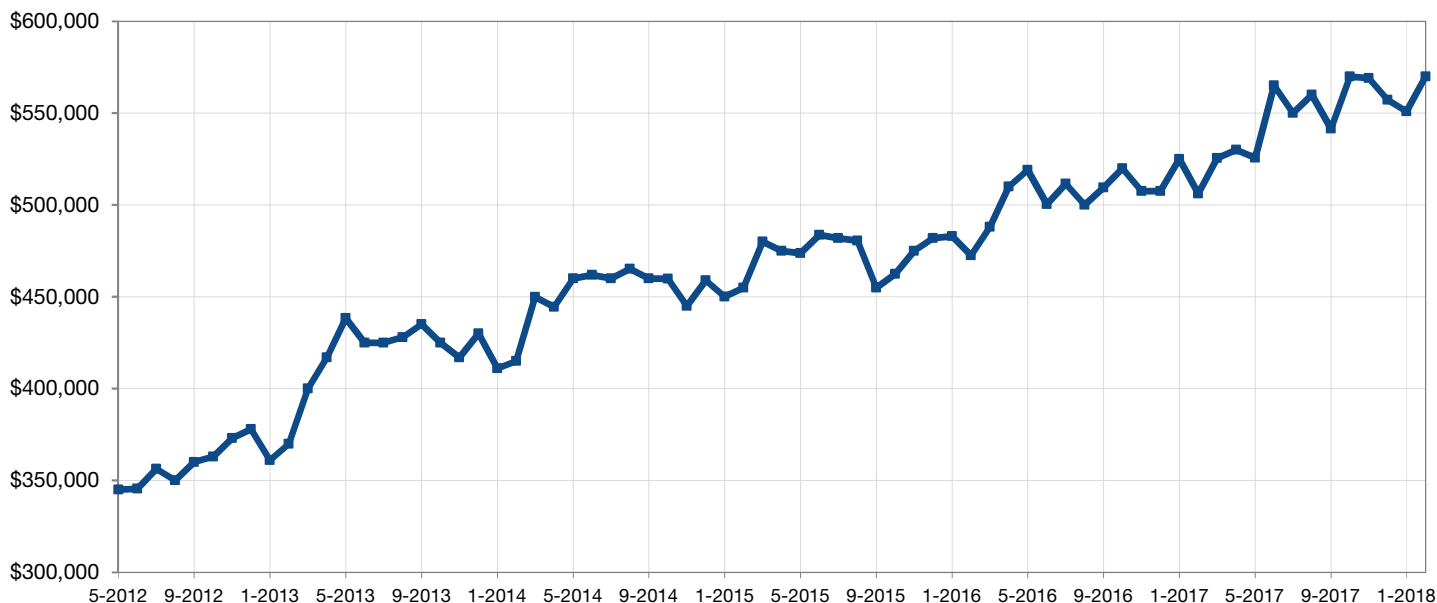
Metro San Diego County

Key Metrics	Feb-18	1-Yr Chg
Median Sales Price	\$570,000	+ 12.6%
Average Sales Price	\$702,558	+ 1.7%
Pct. of Orig. Price Rec'd.	98.4%	+ 1.0%
Homes for Sale	1,420	- 7.6%
Closed Sales	685	- 7.7%
Months Supply	1.5	- 4.2%
Days on Market	31	- 9.6%

Market Activity



Historical Median Sales Price for Metro San Diego County



Marketwatch Report

February 2018

North San Diego County
Association of REALTORS®



Metro San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg
92037 - La Jolla	\$987,500	↓ - 38.2%	97.5%	↑ + 3.3%	40	↓ - 38.8%	46	↑ + 12.2%
92101 - San Diego Downtown	\$472,500	↓ - 5.5%	97.5%	↑ + 0.9%	33	↓ - 11.4%	60	↓ - 1.6%
92102 - San Diego Golden Hill	\$407,000	↑ + 7.1%	96.9%	↓ - 0.4%	22	↓ - 4.4%	17	↑ + 70.0%
92103 - Mission Hills-Hillcrest-Midtown	\$590,000	↓ - 8.0%	98.1%	↑ + 3.7%	29	↓ - 53.0%	39	↑ + 30.0%
92104 - North Park	\$571,000	↑ + 29.5%	97.8%	↓ - 1.1%	14	↓ - 27.9%	18	↓ - 48.6%
92105 - East San Diego	\$371,000	↓ - 2.4%	99.2%	↑ + 1.7%	65	↑ + 61.5%	19	↓ - 17.4%
92106 - Point Loma	\$1,172,000	↑ + 11.9%	96.8%	↑ + 6.7%	80	↑ + 106.7%	10	↓ - 44.4%
92107 - Ocean Beach	\$928,000	↑ + 17.3%	97.6%	↓ - 0.0%	24	↓ - 24.7%	13	↑ + 18.2%
92108 - Mission Valley	\$365,000	↑ + 18.9%	99.0%	↑ + 0.6%	20	↑ + 8.0%	21	↑ + 16.7%
92109 - Pacific Beach	\$960,000	↑ + 9.9%	97.5%	↓ - 1.7%	40	↓ - 6.4%	35	↓ - 14.6%
92110 - Old Town	\$550,000	↑ + 53.5%	98.2%	↓ - 0.5%	24	↑ + 33.7%	31	↑ + 121.4%
92111 - Linda Vista	\$571,000	↑ + 6.6%	99.1%	↓ - 0.7%	19	↓ - 16.9%	26	→ 0.0%
92113 - Logan Heights	\$385,000	↑ + 7.7%	99.7%	↑ + 3.6%	46	↑ + 39.5%	11	↓ - 45.0%
92114 - Encanto	\$423,000	↑ + 9.9%	99.5%	↑ + 2.0%	29	↓ - 14.2%	32	↑ + 6.7%
92115 - San Diego	\$470,000	↑ + 6.8%	100.5%	↑ + 1.7%	19	↓ - 27.5%	34	↓ - 8.1%
92116 - Normal Heights	\$574,225	↑ + 22.7%	98.9%	↑ + 0.6%	26	↑ + 42.0%	30	↑ + 15.4%
92117 - Clairemont Mesa	\$647,000	↑ + 12.0%	98.8%	↑ + 0.9%	21	↓ - 4.9%	34	↓ - 10.5%
92118 - Coronado	\$1,580,387	↑ + 1.0%	93.3%	↓ - 0.7%	81	↓ - 7.4%	24	↓ - 14.3%
92119 - San Carlos	\$576,200	↑ + 12.4%	99.8%	↑ + 2.3%	16	↓ - 32.0%	22	↓ - 45.0%
92120 - Del Cerro	\$620,000	↑ + 19.4%	98.5%	↑ + 0.6%	25	↑ + 3.3%	25	↓ - 24.2%
92121 - Sorrento Valley	\$722,250	↑ + 36.8%	99.7%	↓ - 0.5%	37	↑ + 17.1%	4	↓ - 20.0%
92122 - University City	\$510,000	↓ - 22.1%	100.3%	↑ + 2.8%	22	↓ - 36.1%	29	↓ - 17.1%
92123 - Mission Valley	\$587,000	↑ + 12.8%	98.5%	↑ + 0.1%	24	↓ - 47.1%	22	↑ + 22.2%
92124 - Tierrasanta	\$642,500	↑ + 53.0%	98.4%	↑ + 0.2%	37	↓ - 5.2%	14	↑ + 27.3%
92126 - Mira Mesa	\$570,000	↑ + 15.3%	99.8%	↓ - 0.4%	43	↑ + 113.2%	31	↓ - 34.0%
92131 - Scripps Miramar	\$834,500	↑ + 11.6%	99.4%	↑ + 1.3%	18	↓ - 40.1%	28	↑ + 16.7%
92139 - Paradise Hills	\$432,450	↑ + 6.1%	97.9%	↓ - 0.7%	21	↓ - 18.3%	10	↓ - 54.5%

Marketwatch Report

February 2018

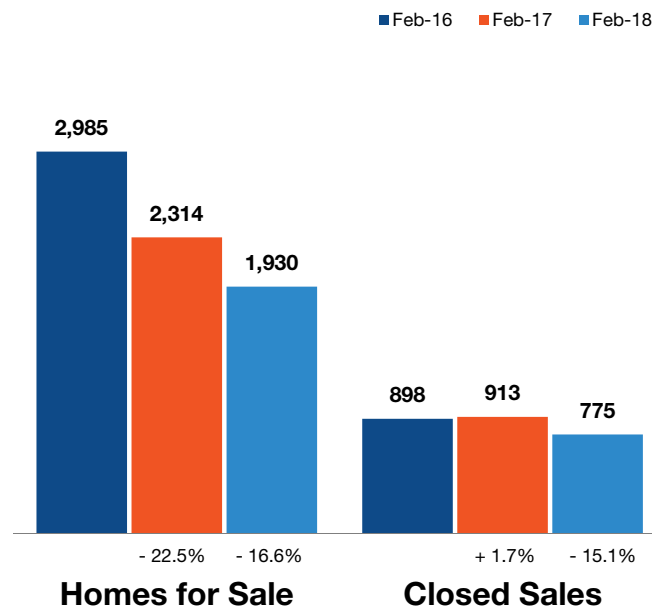
North San Diego County
Association of REALTORS®



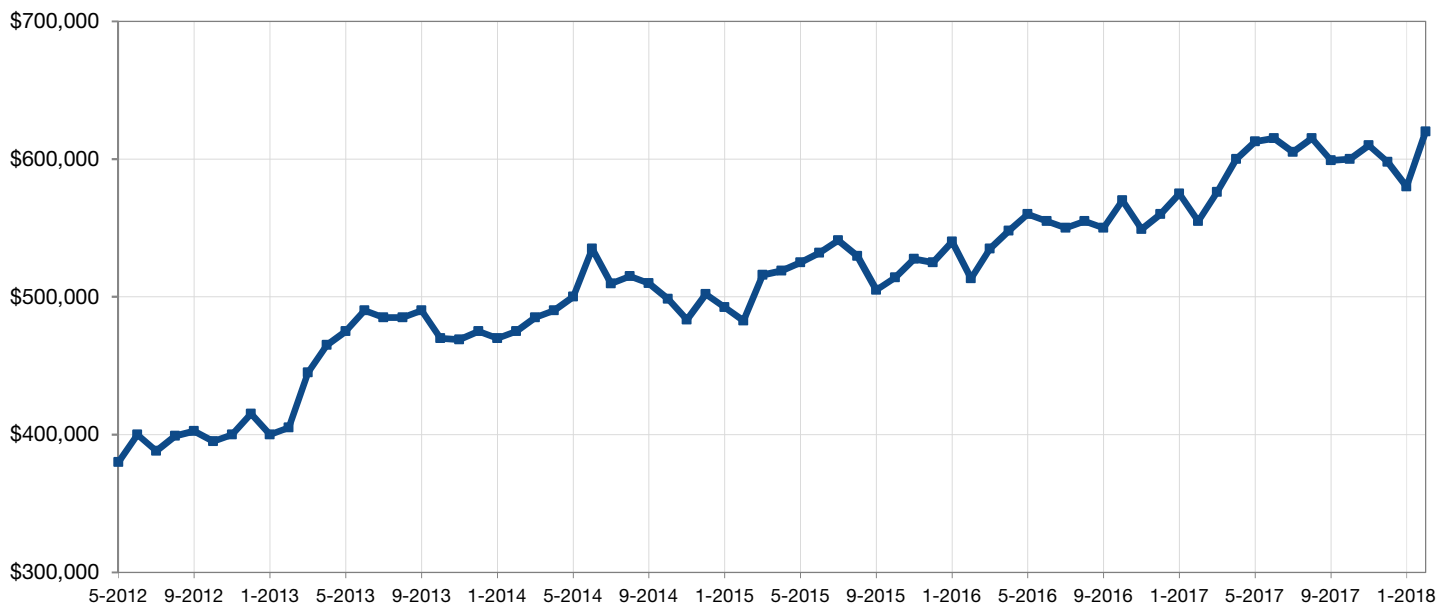
North San Diego County

Key Metrics	Feb-18	1-Yr Chg
Median Sales Price	\$620,000	+ 11.7%
Average Sales Price	\$814,686	+ 15.0%
Pct. of Orig. Price Rec'd.	98.1%	+ 0.6%
Homes for Sale	1,930	- 16.6%
Closed Sales	775	- 15.1%
Months Supply	1.5	- 13.1%
Days on Market	29	- 18.0%

Market Activity



Historical Median Sales Price for North San Diego County



Marketwatch Report

February 2018

North San Diego County
Association of REALTORS®



North San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg
92003 - Bonsall	\$529,950	↓ - 24.3%	97.7%	↑ + 4.6%	19	↓ - 83.3%	2	↓ - 60.0%
92007 - Cardiff	\$1,066,500	↑ + 48.7%	97.8%	↑ + 2.4%	22	↓ - 39.1%	10	↑ + 42.9%
92008 - Carlsbad	\$1,185,000	↑ + 49.2%	96.3%	↓ - 2.1%	43	↑ + 40.0%	20	↑ + 53.8%
92009 - Carlsbad	\$825,500	↑ + 9.7%	98.5%	↑ + 1.0%	24	↓ - 14.8%	37	↓ - 33.9%
92010 - Carlsbad	\$541,917	↑ + 7.8%	99.2%	↓ - 0.5%	19	↓ - 25.0%	22	↑ + 120.0%
92011 - Carlsbad	\$988,000	↑ + 39.2%	98.8%	↑ + 0.6%	28	↓ - 8.3%	14	↓ - 53.3%
92014 - Del Mar	\$1,776,875	↑ + 38.3%	95.7%	↑ + 0.2%	34	↓ - 26.7%	16	↑ + 6.7%
92024 - Encinitas	\$1,087,500	↑ + 14.5%	99.1%	↑ + 2.4%	23	↓ - 46.9%	40	↑ + 33.3%
92025 - Escondido	\$495,000	↑ + 16.7%	98.5%	↑ + 0.1%	36	↓ - 3.3%	22	↓ - 31.3%
92026 - Escondido	\$525,000	↑ + 12.9%	97.6%	↑ + 1.0%	35	↑ + 9.5%	31	↓ - 20.5%
92027 - Escondido	\$463,000	↑ + 11.8%	98.8%	↑ + 2.0%	35	↑ + 5.9%	26	↑ + 23.8%
92028 - Fallbrook	\$615,000	↑ + 31.1%	97.6%	↑ + 1.0%	42	↓ - 21.0%	20	↓ - 54.5%
92029 - Escondido	\$680,500	↓ - 12.0%	97.2%	↑ + 0.7%	29	↓ - 46.1%	16	↑ + 77.8%
92054 - Oceanside	\$651,000	↓ - 0.6%	95.1%	↓ - 1.3%	39	↑ + 16.4%	28	↓ - 28.2%
92056 - Oceanside	\$538,000	↑ + 22.3%	98.3%	↓ - 0.1%	24	↑ + 12.7%	43	↓ - 8.5%
92057 - Oceanside	\$425,000	↑ + 2.4%	99.4%	↑ + 0.7%	20	↓ - 36.9%	39	↓ - 17.0%
92058 - Oceanside	\$383,000	↑ + 12.6%	97.6%	↓ - 1.2%	69	↑ + 312.6%	17	→ 0.0%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	\$709,000	↑ + 12.7%	94.0%	↑ + 4.2%	67	↓ - 69.7%	2	↓ - 33.3%
92064 - Poway	\$739,500	↑ + 13.8%	97.9%	↑ + 0.0%	22	↓ - 43.9%	32	↓ - 25.6%
92065 - Ramona	\$527,750	↑ + 6.6%	97.6%	↓ - 0.3%	32	↓ - 36.1%	28	↓ - 37.8%
92067 - Rancho Santa Fe	\$2,612,500	↑ + 55.1%	91.1%	↑ + 4.5%	58	↓ - 38.5%	10	↓ - 37.5%
92069 - San Marcos	\$545,000	↑ + 12.3%	97.1%	↓ - 1.8%	33	↑ + 0.2%	23	↑ + 35.3%
92075 - Solana Beach	\$1,335,000	↑ + 13.9%	97.3%	↓ - 1.5%	34	↑ + 135.1%	15	↑ + 87.5%
92078 - San Marcos	\$610,000	↑ + 15.1%	99.2%	↑ + 1.3%	19	↓ - 47.6%	41	↑ + 5.1%
92081 - Vista	\$575,000	↑ + 11.7%	99.2%	↑ + 0.1%	19	↑ + 12.2%	17	↓ - 41.4%
92082 - Valley Center	\$698,000	↑ + 18.3%	93.8%	↓ - 3.3%	95	↑ + 97.8%	11	↑ + 37.5%
92083 - Vista	\$426,000	↑ + 7.8%	98.8%	↑ + 2.6%	24	↓ - 16.0%	15	↓ - 11.8%
92084 - Vista	\$556,250	↑ + 8.7%	98.1%	↑ + 1.8%	33	↓ - 26.9%	34	↓ - 8.1%
92091 - Rancho Santa Fe	\$935,000	↑ + 22.2%	97.8%	↑ + 2.8%	28	↓ - 55.1%	3	↓ - 57.1%
92127 - Rancho Bernardo	\$930,000	↑ + 36.0%	99.8%	↑ + 1.7%	24	↓ - 18.2%	39	↓ - 27.8%
92128 - Rancho Bernardo	\$640,050	↑ + 18.5%	99.4%	↑ + 0.8%	14	↓ - 46.7%	40	↓ - 28.6%
92129 - Rancho Penasquitos	\$705,000	↓ - 3.4%	98.9%	↑ + 0.2%	18	↑ + 3.6%	27	→ 0.0%
92130 - Carmel Valley	\$845,000	↓ - 16.3%	98.4%	↓ - 0.0%	26	↓ - 9.7%	35	↓ - 23.9%

Marketwatch Report

February 2018

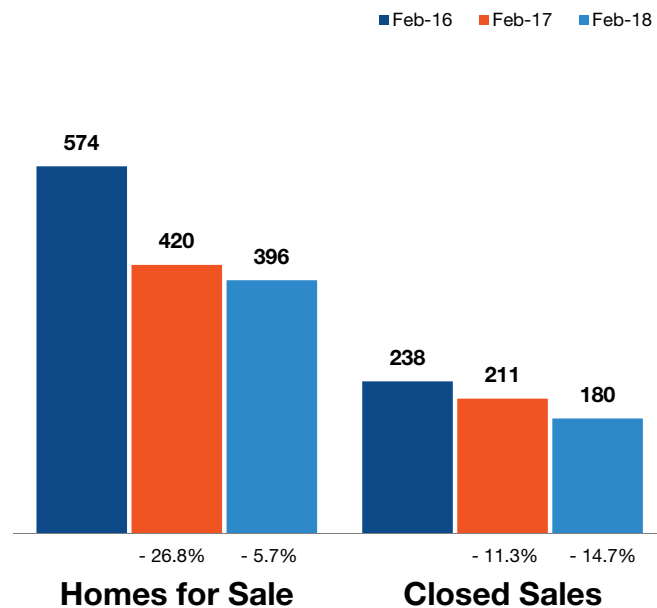
North San Diego County
Association of REALTORS®



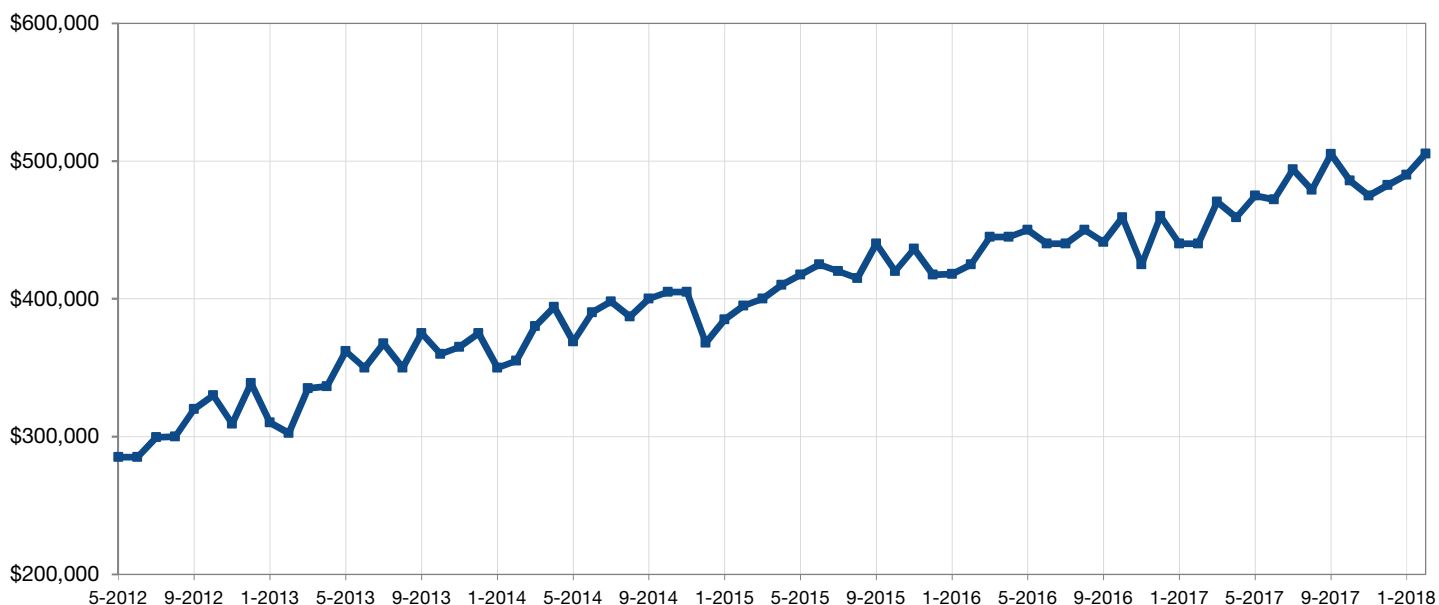
South San Diego County

Key Metrics	Feb-18	1-Yr Chg
Median Sales Price	\$505,366	+ 14.9%
Average Sales Price	\$528,791	+ 12.4%
Pct. of Orig. Price Rec'd.	98.9%	+ 0.8%
Homes for Sale	396	- 5.7%
Closed Sales	180	- 14.7%
Months Supply	1.4	- 2.1%
Days on Market	24	- 18.1%

Market Activity



Historical Median Sales Price for South San Diego County



Marketwatch Report

February 2018

North San Diego County
Association of REALTORS®



South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg	Feb-18	1-Yr Chg
91902 - Bonita	\$725,000	↑ + 17.9%	98.7%	↑ + 1.6%	36	↑ + 46.6%	11	↓ - 8.3%
91910 - Chula Vista	\$540,000	↑ + 23.4%	99.1%	↑ + 2.5%	24	↓ - 24.4%	29	↓ - 25.6%
91911 - Chula Vista	\$466,000	↑ + 8.5%	98.8%	↑ + 0.6%	20	↓ - 48.9%	32	↓ - 5.9%
91913 - Chula Vista	\$505,000	↑ + 9.8%	99.3%	↓ - 0.1%	19	↓ - 21.0%	42	↓ - 10.6%
91914 - Chula Vista	\$827,500	↑ + 18.0%	100.3%	↑ + 2.8%	48	↑ + 105.7%	14	↑ + 7.7%
91915 - Chula Vista	\$502,500	↑ + 11.4%	98.4%	↓ - 0.8%	20	↓ - 32.6%	24	↓ - 25.0%
91932 - Imperial Beach	\$580,000	↑ + 16.0%	94.1%	↓ - 2.5%	20	↓ - 56.3%	7	↓ - 22.2%
91950 - National City	\$422,500	↑ + 8.3%	100.2%	↑ + 1.3%	27	↑ + 23.8%	18	↓ - 10.0%
92154 - Otay Mesa	\$485,000	↑ + 6.0%	98.3%	↓ - 1.1%	21	↓ - 53.5%	32	↓ - 11.1%
92173 - San Ysidro	\$300,000	↓ - 17.8%	97.1%	↑ + 0.5%	10	↓ - 58.7%	3	↓ - 40.0%